



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

SWANSON RANCH
6186 Arena Way, Livingston, CA 95334
Merced County APN: 143-140-023

Purchase Price: \$839,000



Irrigated Cropland with Residential Improvements

±19.80 Assessed Acres Devoted to Irrigated Cropland and Improved Farmstead

Exclusively Offered By:

ELT Ranch Properties, Inc. Agricultural Brokerage Services CA DRE Corp. ID# 02105819

Randal H. Edwards, ARA, Pres./CEO/Broker CA DRE ID# 01424270 (209) 495-3112 randy@eltbrokers.com

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Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

PROPERTY DESCRIPTION:

Land Area/Property Size: ±19.80 total assessed acres.

Land Use: Open irrigated cropland and improved farmstead area.

Structural/Site Improvements:



Dwelling: Reportedly constructed in 1948. Two-story, wood-frame/brick residence with partial vinyl siding, composition tile roof on a raised foundation. Home provides approximately ±2,400 square feet and includes 4 bedrooms, 3 bathrooms, multi-purpose room, office, kitchen, dining room, living room and laundry room. There is an attached ±732 SF wraparound porch (east, south and north sides), along with a covered (partially enclosed masonry sides) patio of ±168 SF off the northeast corner of the dwelling. Home has been renovated over the years. Recent renovations include the kitchen and living room with some work done in bedrooms/bathrooms. It is equipped with lower and upper level HVAC units.



Car Port: Measures approximately ±800 square feet and is of metal pole construction with galvanized iron roof on concrete foundation.



Detached Garage: Measures to approximately 820 square feet. Garage area is +/-556 SF and a small studio or office of ±264 SF makes up the remaining square footage. There is a ±480-square-foot lean-to along east side of the structure. Garage is constructed of wood framing, stucco siding, galvanized iron (GI) roof on a concrete slab foundation.

Also includes a ground-mounted solar array located north of the farmstead. This system was installed in 2024. Also there is an above ground, dough boy pool installed in 2018. This swimming pool and appurtenances thereto are rated as personal property and may or may not be excluded from sale. There are two small (+/-280 and +/-484 SF) metal patio covers anchored to a slab.

Site improvements primarily consist of one domestic well system, basic residential landscaping, flatwork and fencing.

Non-Agricultural Influence: Semi-rural residential.

Flood Zone Rating: Zone X, area of minimal flood hazard. Community Panel No. 06047C0200G, dated 12/2/2008.

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Ag. Preserve Status: Is NOT enrolled in the Williamson Act.

Zoning: A-1, Exclusive Agriculture – 20 acre minimum parcel size.

Soils: +/-46.7% Delhi sand, 0 to 3 percent slopes, MLRA 17, CU 3.
+/-40.2% Snelling sandy loam, 0 to 3 percent slopes, CU 1.
+/-13.1% Atwater sand, 0 to 3 percent slopes, CU 3.

Water Supply: Property is located within the service boundaries of the Merced Irrigation District (MID) and is eligible to receive surface water supplies. Water application is flood via pipeline with surface valves. Land irrigates from the south to the north.

GSA: Property is located in the San Joaquin Valley, Merced Basin (Basin #5-022.04). San Joaquin Merced Basin is categorized as a “High Priority” Basin, similar to most of the Central San Joaquin Valley. Parcel is within the Merced Irrigation-Urban Groundwater Sustainability Agency.

General Sale Conditions: Property offered in its as is condition. All cash to seller. No owner carry offered.



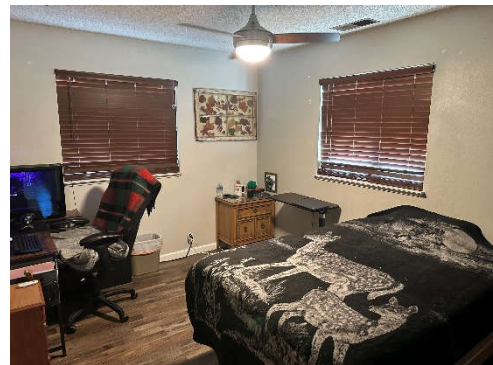
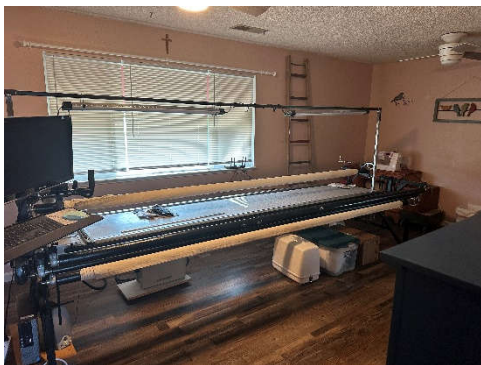
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HOME INTERIOR PHOTOS:

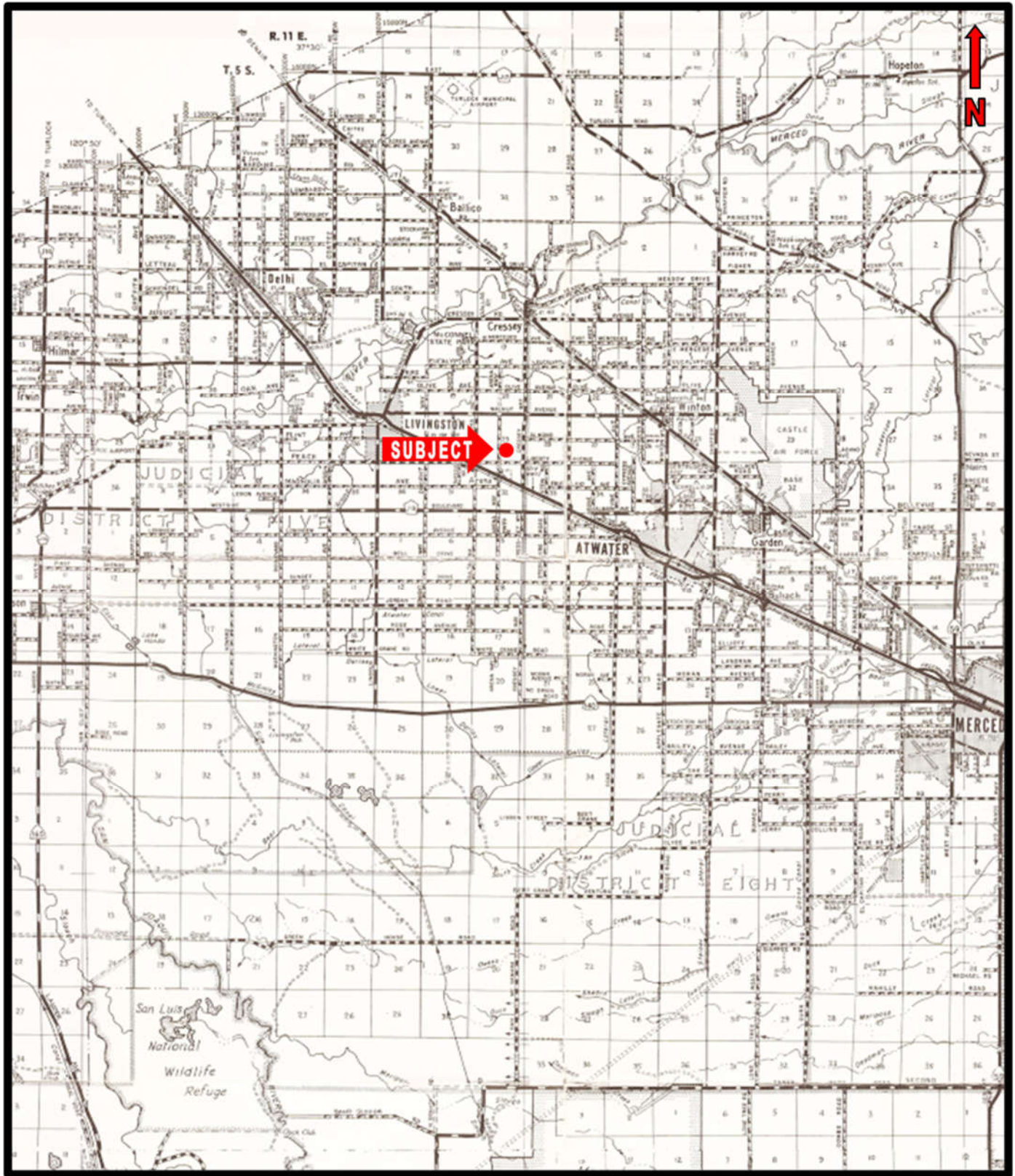


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MARKET AREA LOCATION MAP:

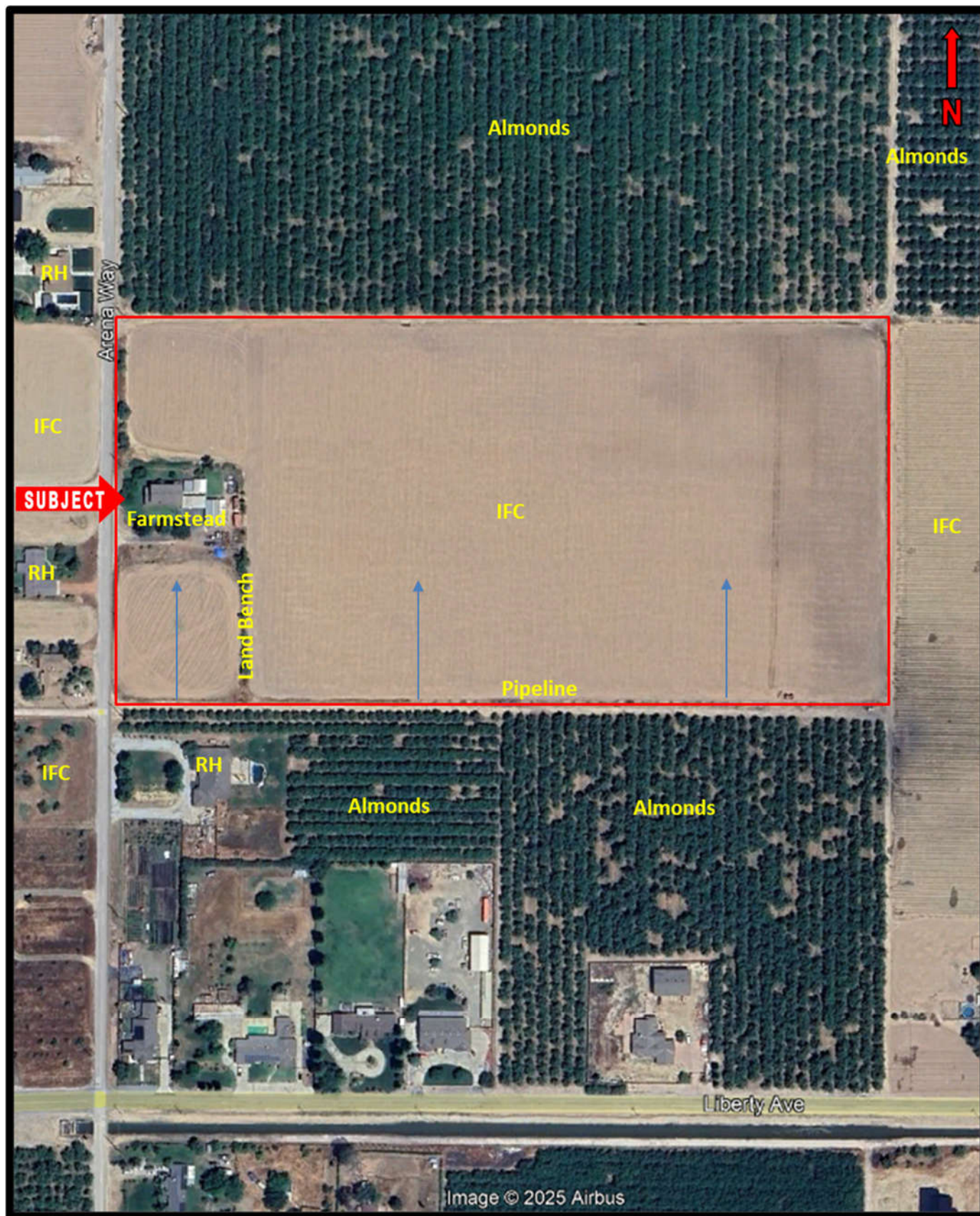


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AERIAL PLAT MAP:



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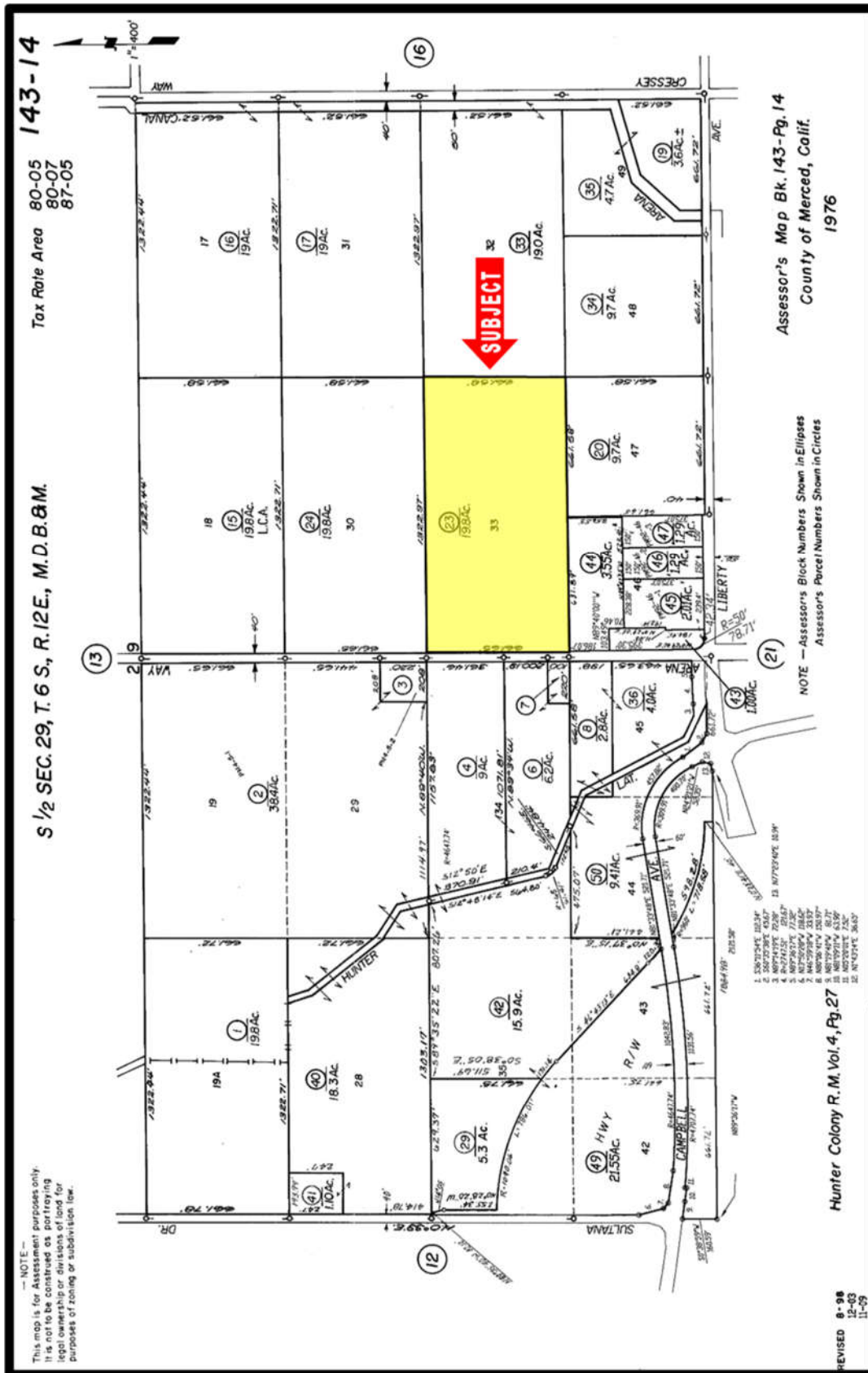
AERIAL FARMSTEAD PLAT MAP:



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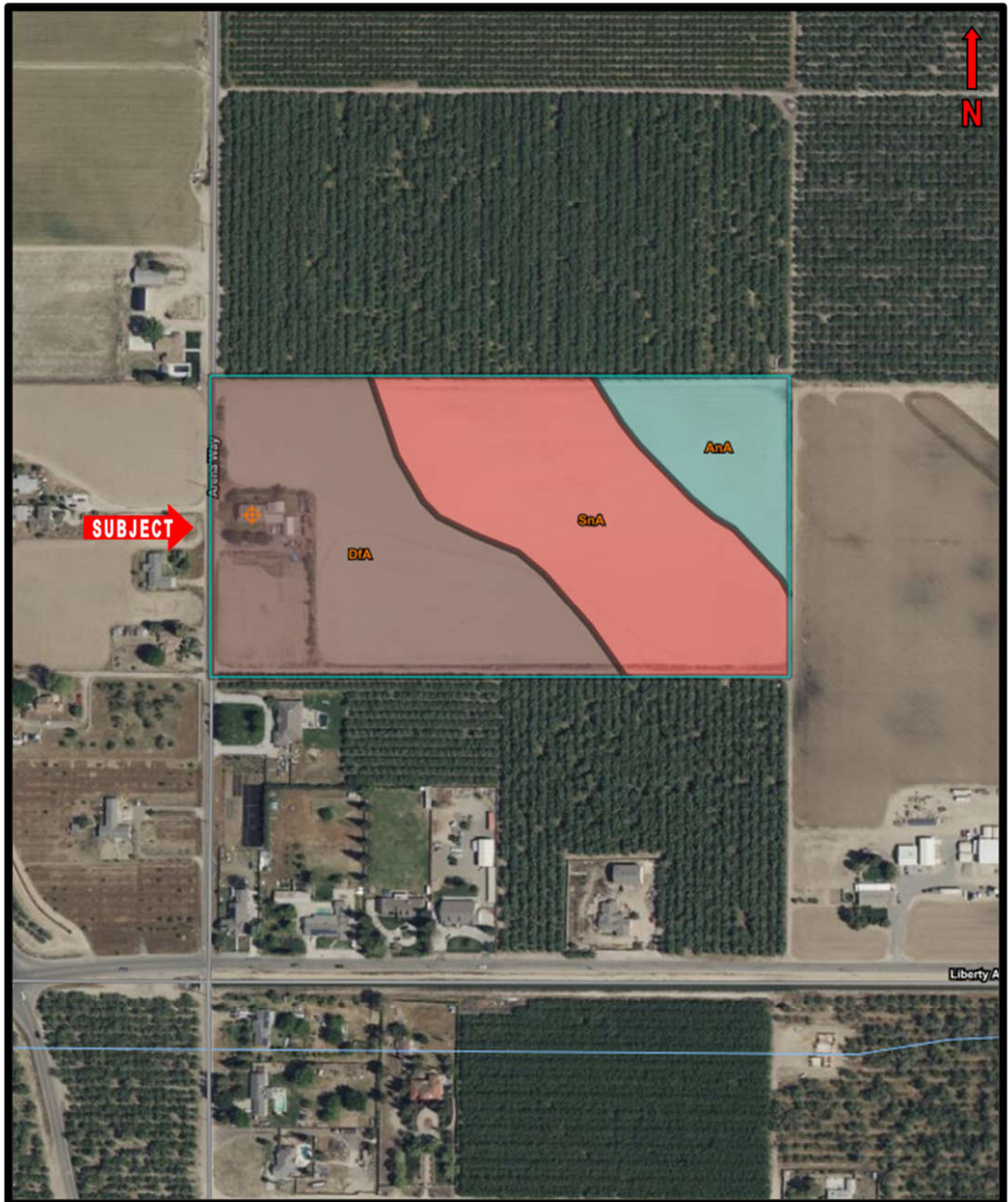
ASSESSOR PARCEL MAP:



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SOIL MAP:



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