

Vierra Farms
0 Henry Miller Road
Los Banos, CA 93635

\$855,000
58,500± Acres
Merced County



Vierra Farms
Los Banos, CA / Merced County

SUMMARY

Address

0 Henry Miller Road

City, State Zip

Los Banos, CA 93635

County

Merced County

Type

Farms, Ranches

Latitude / Longitude

37.099629 / -120.825952

Acreage

58.500

Price

\$855,000

Property Website

<https://www.landleader.com/property/vierra-farms-merced-california/39659>



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PROPERTY DESCRIPTION

Welcome to Vierra Farms of the fertile San Joaquin Valley! This property is a rare gem in the heart of Los Banos, situated on three parcels totaling approximately 58.5 acres of prime irrigated farmland.

Vierra Farms is located in the west/central portion of Merced County, which is known for its fertile soil and bountiful harvests. With easy access to I-5 freeway, this property offers convenience and accessibility.

The Williamson Act designation of Vierra Farms provides a wonderful opportunity for the new owners to enjoy lower property taxes, while still being able to actively farm the land. A 60-horsepower turbine pump supplies irrigation water, with pumping capacity in excess of 1200 gpm, ensuring that your crops will thrive all year round.

The property is zoned A-1: General Agriculture Zoning, which allows for a wide range of farming and agricultural activities. The approximate elevation of 118 feet makes this property ideal for many crops.

Don't miss out on the chance to own this land in the heart of the San Joaquin Valley. Vierra Farms is truly a unique property. Schedule a tour today and discover the endless possibilities that await you at Vierra Farms!

Property Highlights: Miller

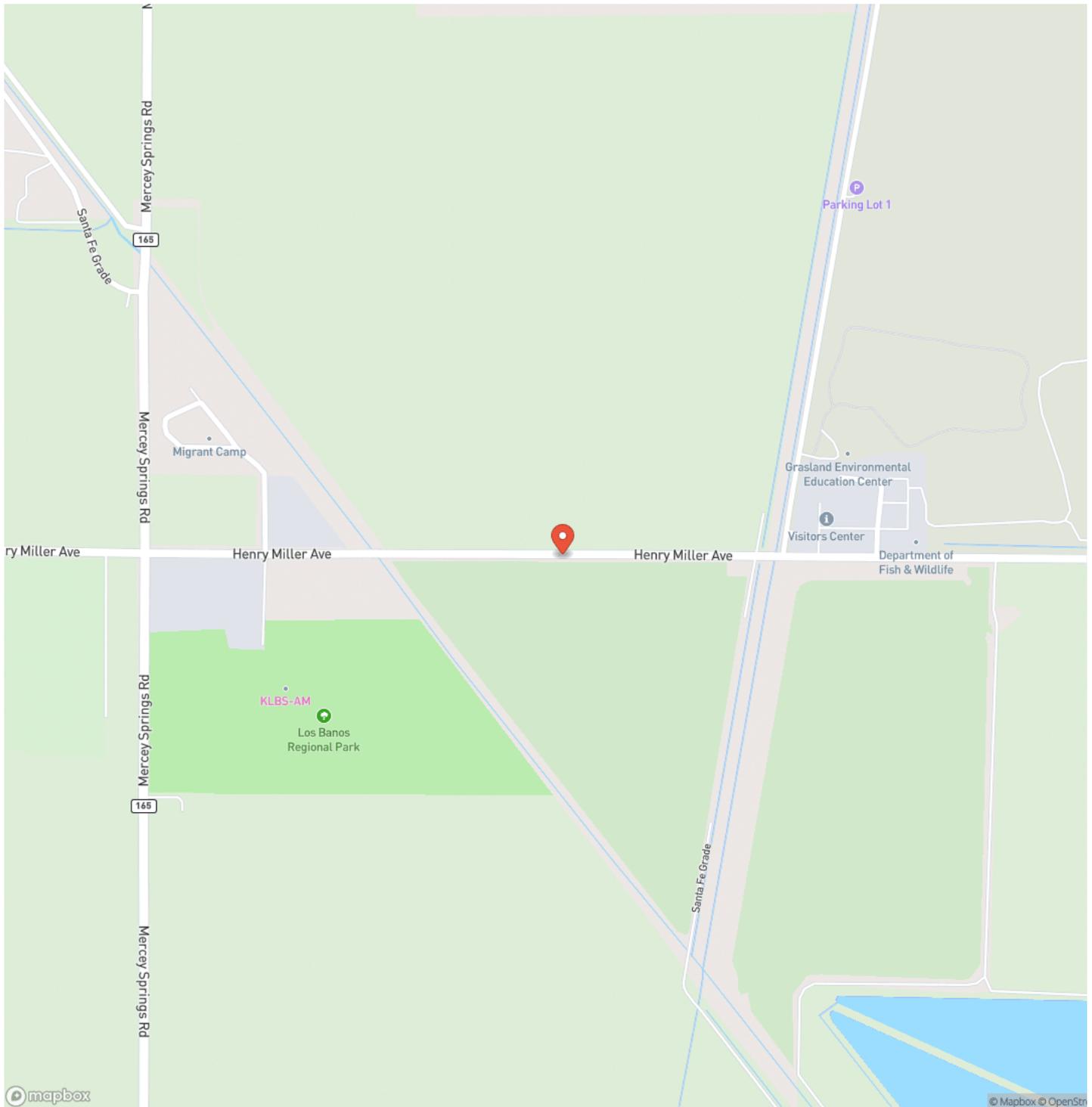
- San Joaquin Fertile Valley Ag Property
- 3 Parcels: APN's [070-202-015-000 \(18.30 ac\)](#), [070-202-016-000 \(20.10 ac\)](#), [070-202-017-000 \(20.10 ac\)](#)
- Easy Access
- 1200 + gpm Ag well
- Great for row crops or orchards
- Close to I-5
- Close to Los Banos City, Merced County
- Williamson Act



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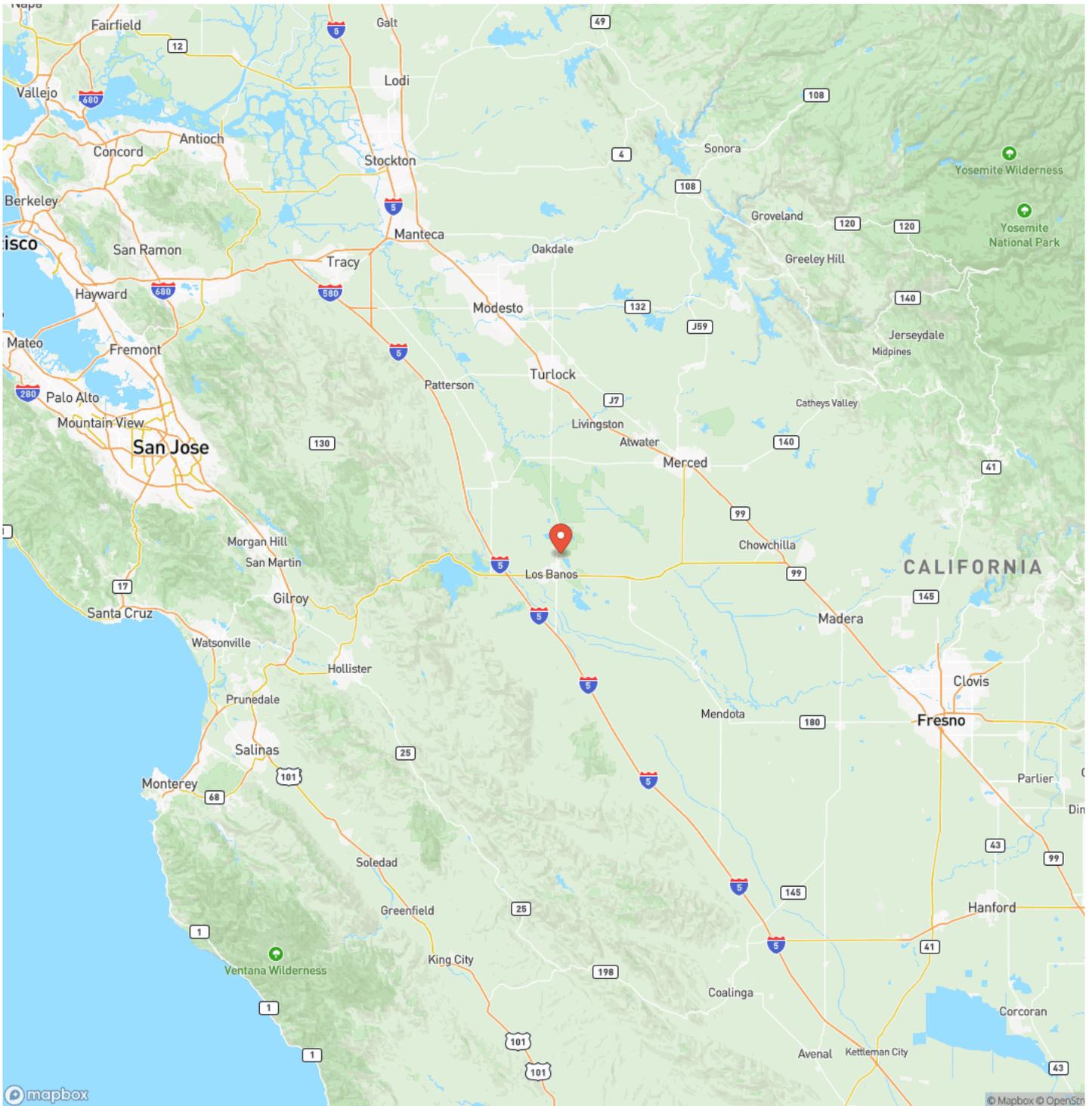
Locator Map



MORE INFO ONLINE:



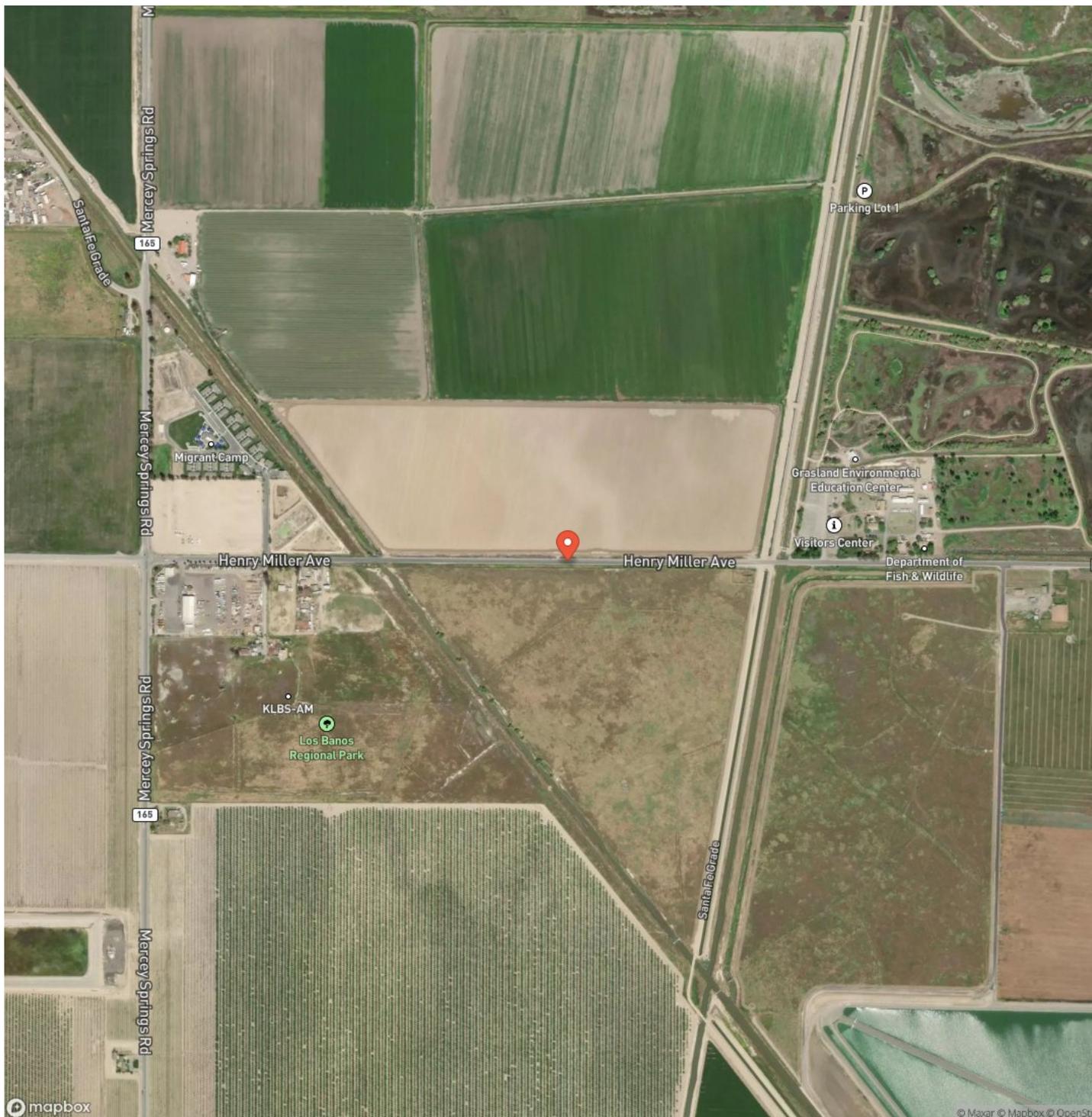
Locator Map



MORE INFO ONLINE:



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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