

FOR SALE



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AGRICULTURAL PROPERTIES
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Sanger Riverbottom Ranch



149.49± Acres
Fresno County, California

- Kings River Water District
- Irrigated pasture
- Beautiful oak trees & sloughs

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CA BRE #00020875



Sanger Riverbottom Ranch

149.49± Assessed Acres

\$3,812,000

LOCATION:

1/4± mile north of Annadale Avenue at the intersection of MacDonough and Annadale Avenues, approximately 2 1/2 miles east of the City of Sanger, CA.

ACCESS:

The property is accessed from the north along Lone Oak Road and Rio Vista Avenue (dirt avenue).

LEGAL:

Fresno County APN: 333-210-23. Located in a portion of the W 1/2 of Section 16, T14S, R23E, M.D.B.&M.

ZONING:

AL-20 (Limited Agricultural District - 20 acre minimum parcel size). The property is under the Williamson Act.

LAND USE:

Currently in irrigated pasture with beautiful oak trees and sloughs situated in the Sanger riverbottom. The property includes fencing.

WATER:

Kings River Water District
(1) Irrigation ditch pump

SOILS:

Grangeville fine sandy loam, 0-1% slopes
Tujunga soils, channeled, 0-9% slopes
Grangeville fine sandy loam, water table
Grangeville fine sandy loam, gravelly substratum
Grangeville soils, channeled
Grangeville fine sandy loam, saline alkali

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$3,812,000 cash at the close of escrow.

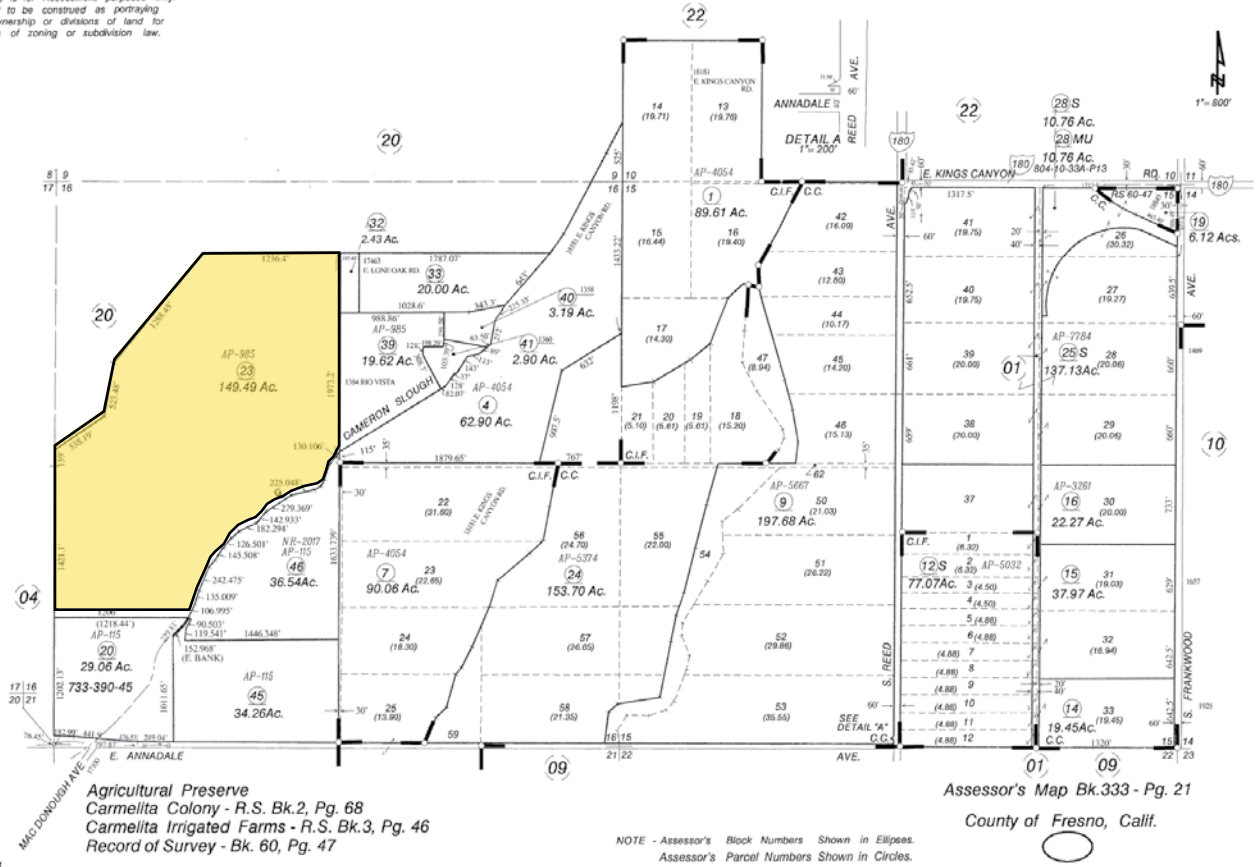
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND & POR. SEC'S. 9, 10, 15, & 16, T.14S, R.23E., M.D.B.&M.

Tax Area
71-004

333-21

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Agricultural Preserve
Carmelita Colony - R.S. Bk.2, Pg. 68
Carmelita Irrigated Farms - R.S. Bk.3, Pg. 46
Record of Survey - Bk. 60, Pg. 47

Assessor's Map Bk.333 - Pg. 21
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

PROPERTY PHOTO





PROPERTY PHOTO



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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