

OPEN GRAZING LAND

2,671.33± ACRES
Fresno County, CA



ETCHEVERRY RANCH

Exclusively Presented by:



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REALTY**
AGRICULTURAL PROPERTIES



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CA DRE# 00020875

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Aerial Map



Property Information

LOCATION:

Property is located on the north & south side of Little Panoche Road, approx. 3 miles west of Interstate 5.

PROPERTY DESCRIPTION:

2,761.33± assessed acres of open grazing land

WATER DISTRIBUTION:

53 acres of parcel 009-060-80s is in San Luis Water District. The balance of property has no water. Seasonal creek runs through a portion of the property.

BUILDINGS: None

NOTE:

The Sellers currently hold a BLM grazing permit and a Buyer can apply for the transfer of the permit. Contact the Hollister, CA BLM office for more information.

PRICE:

\$2,137,064 cash to seller at close of escrow.

LEGAL: Fresno County Parcels:

009-041-18S
009-041-25S
009-041-31S
009-041-20S
009-060-20S
009-060-71S
009-060-84S
009-060-80S
009-070-51S
017-010-02S
017-010-03S
009-060-19S
009-060-56S
009-060-06S
009-060-11S
009-060-53S
009-060-69S
009-060-79S
009-060-83S
009-070-31S
009-070-52S
009-060-15S
009-060-17S
009-060-63S
009-041-44S



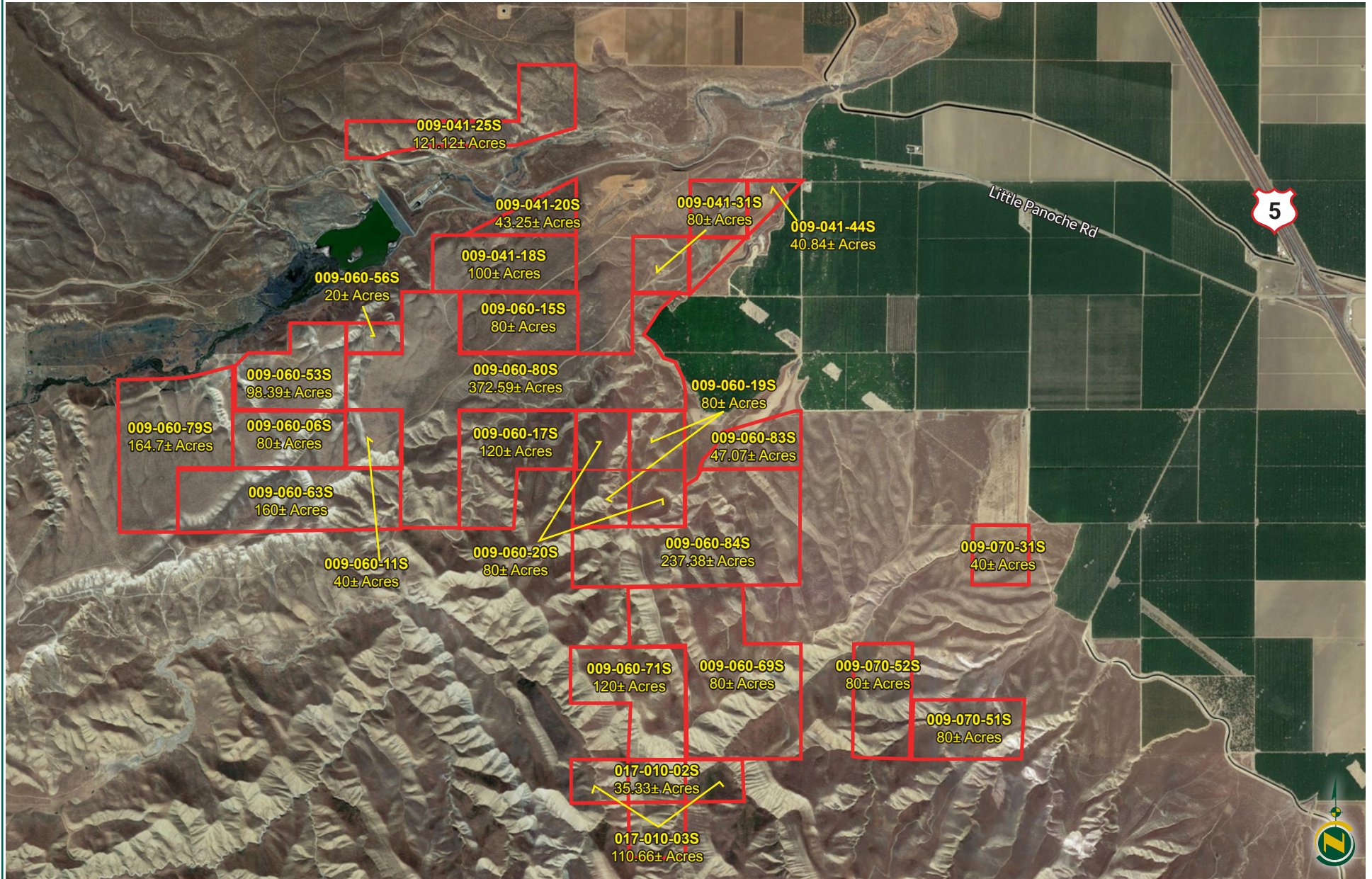
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OPEN GRAZING LAND

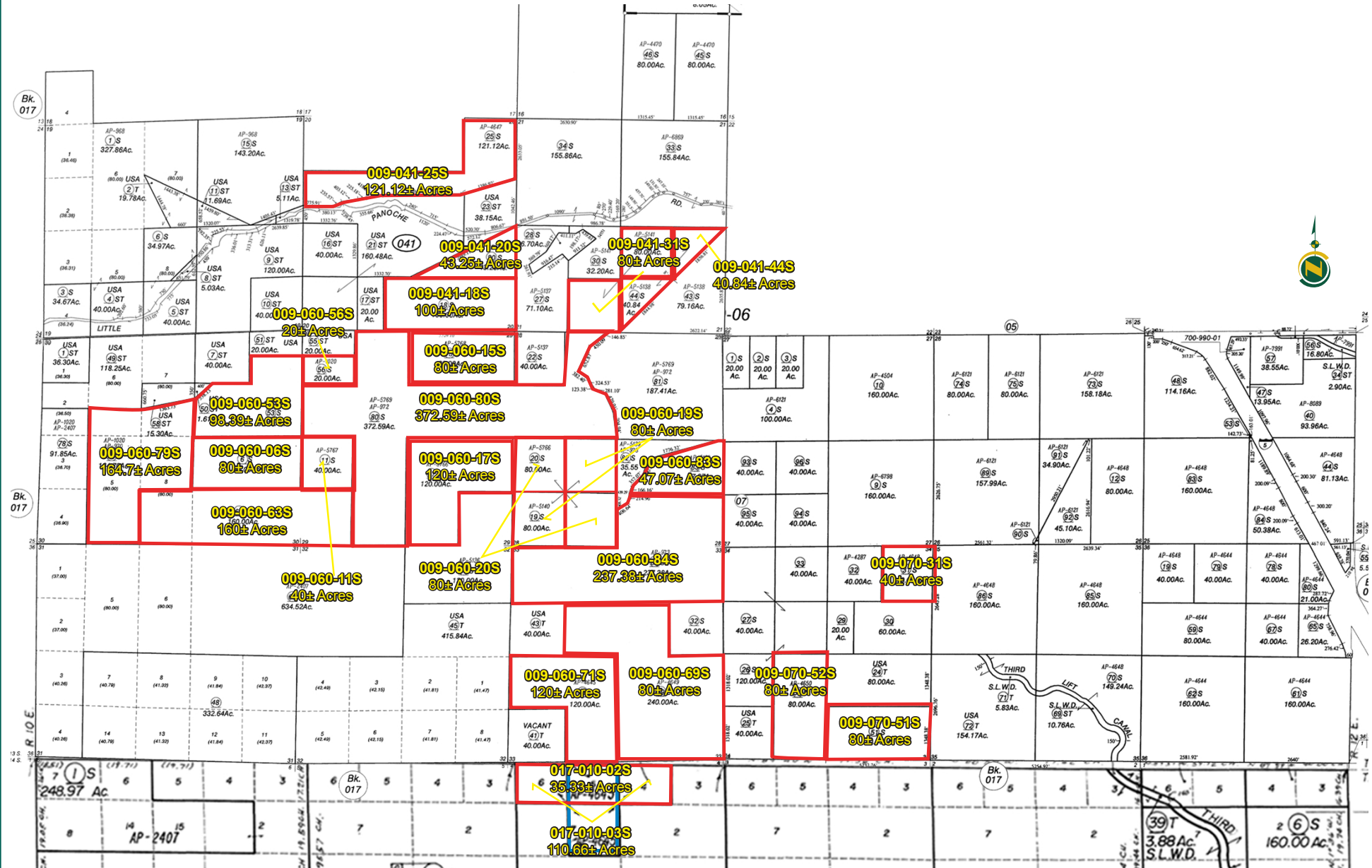
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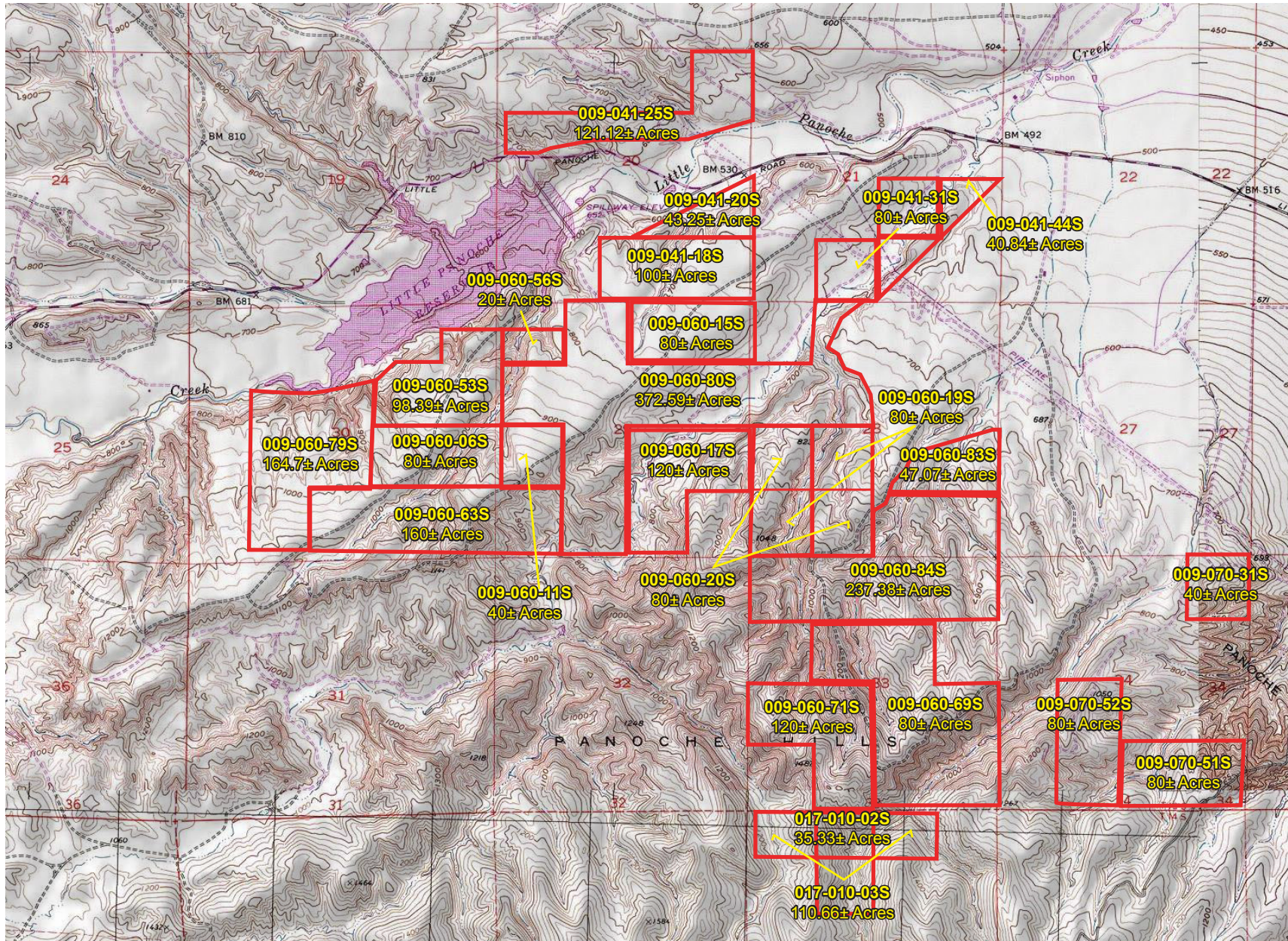
Property Aerial



Parcel Map



Topography Map



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Photos



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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

Policy on cooperation:

*All real estate licensees are
invited to offer this property
to prospective buyers.*

*Do not offer to other
agents without
prior approval.*



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