

**FOR SALE**



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# North Reedley Ranch



**145.52± Acres**  
**Fresno County, California**

- (4) Pumps and Wells
- Alta Irrigation Water District

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CA DRE #00020875



# North Reedley Ranch

**145.52± Acres**

**\$3,710,760**  
**(\$25,500/acre)**

**LOCATION:**

6.5± miles north of Reedley on a private road, just east of Frankwood Avenue and 2± miles south of the School House Restaurant on Hwy. 180.

**DESCRIPTION:**

145.52± acres of open ground. 14± acres of older Mandarines and Tangerines.

**LEGAL:**

Fresno County APN: 333-050-50 and 333-100-23. Located in a portion of Section 23, T14S, R23E, M.D.B.&M. Sellers are in the process of splitting off 1.50± - 2.50± acres of the subject property. The location will be adjacent to the existing 2.50± acre parcel in the southwest corner of the property .

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

**TAXES:**

2019 - \$9,892.74. Williamson Act Contract #3727.

**WATER:**

Alta Irrigation Water District - Outlet B01.00-09  
100% entitlement, \$2,903 assessment plus \$4.75/A.F. water charge  
(5) pumps and wells (no information available on condition of pumps & wells)  
Concrete pipeline, various pot sizes

**SOILS:**

Porterville clay, 0-3% slopes  
Hanford fine sandy loam, gravelly substratum  
Hanford fine sandy loam  
Porterville clay, 3-15% slopes  
Hanford fine sandy loam, hard substratum  
Los Robles loam, 0-3% slopes  
(See soils map)

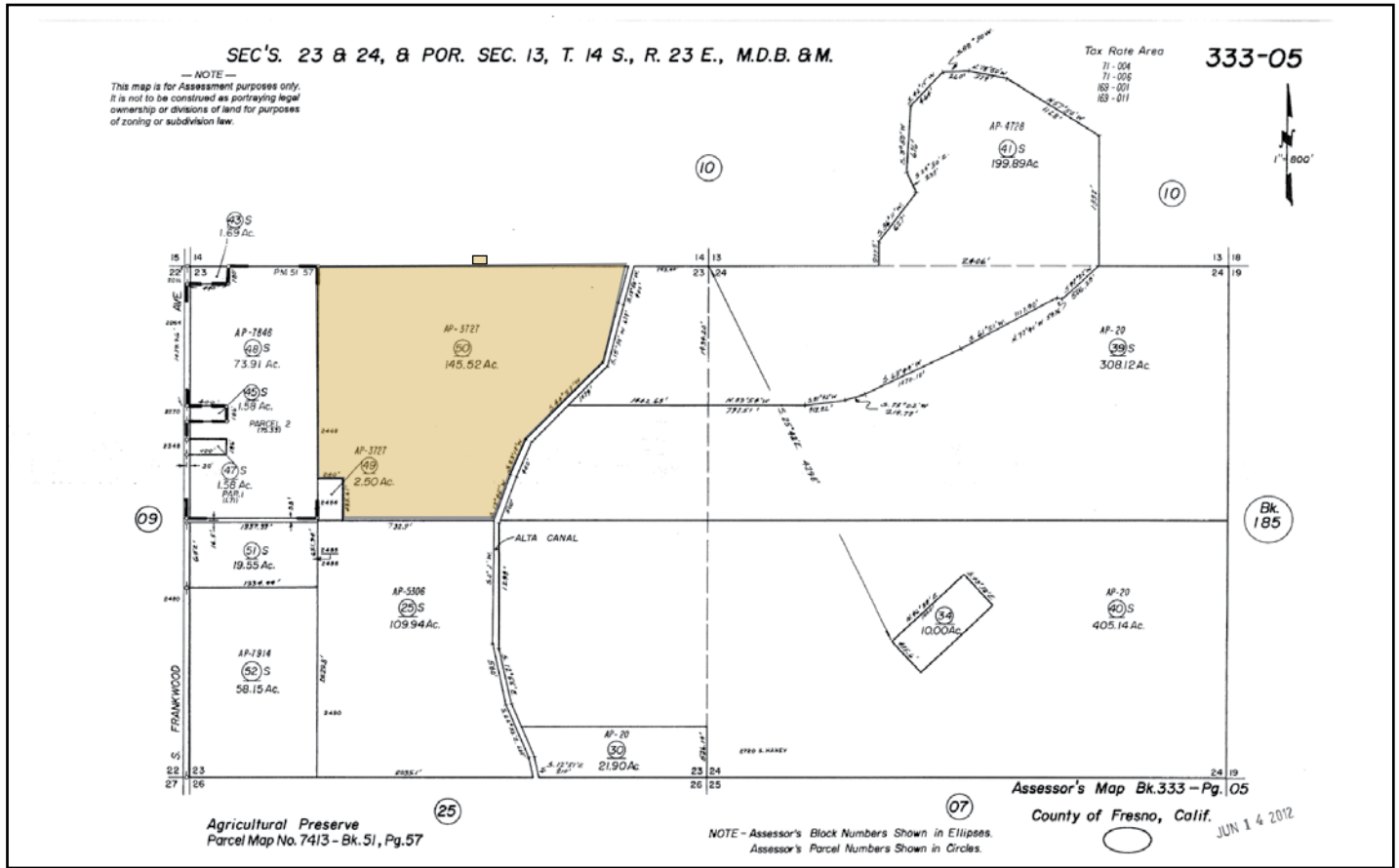
**BUILDINGS/  
IMPROVEMENTS:**

(1) Propane wind machine.

**PRICE/TERMS:**

\$3,710,760 All cash. Final sales price will be adjusted depending upon how many acres the Sellers retain on the parcel split.

# ASSESSOR'S PARCEL MAP

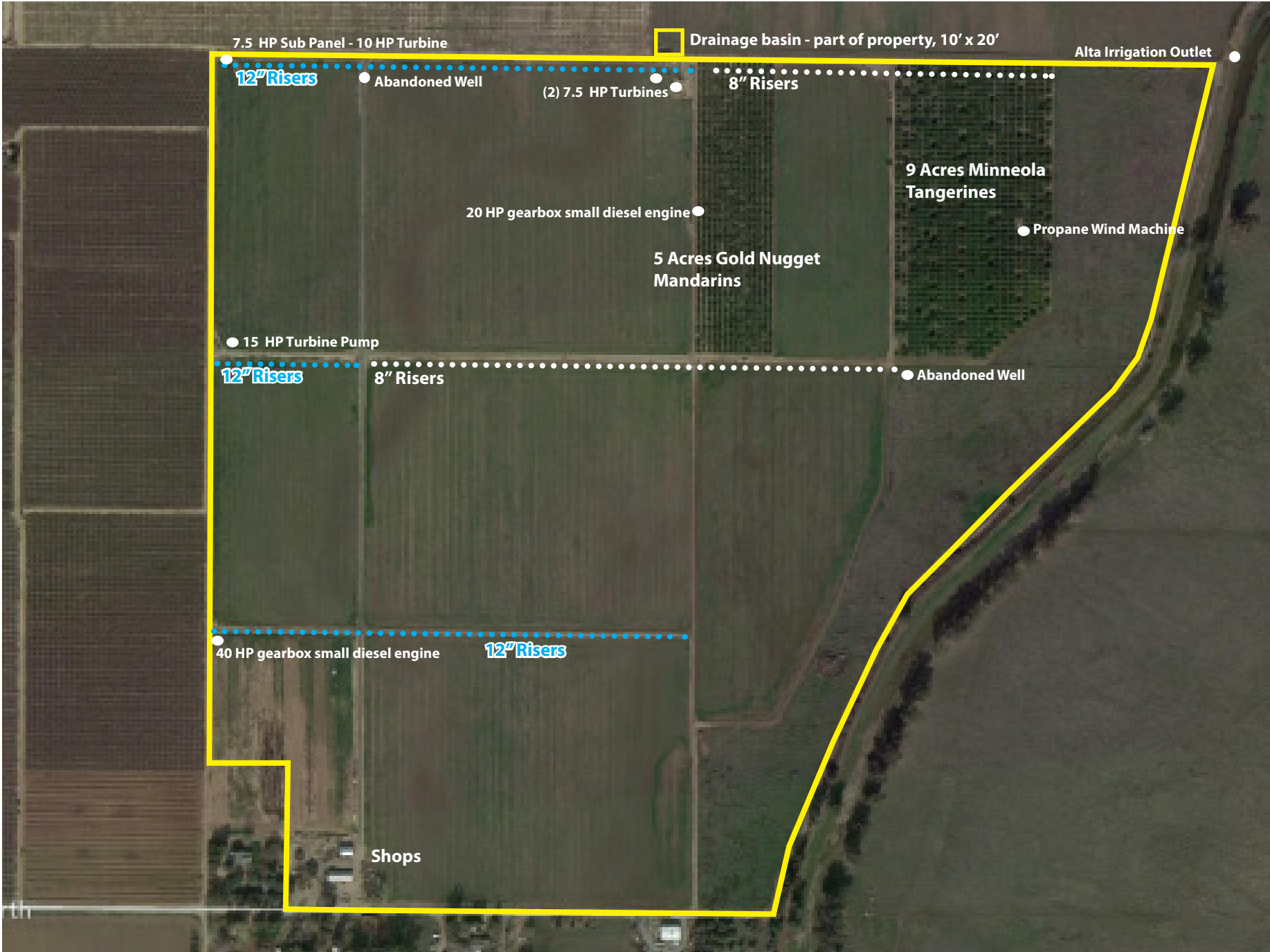


# SOILS MAP

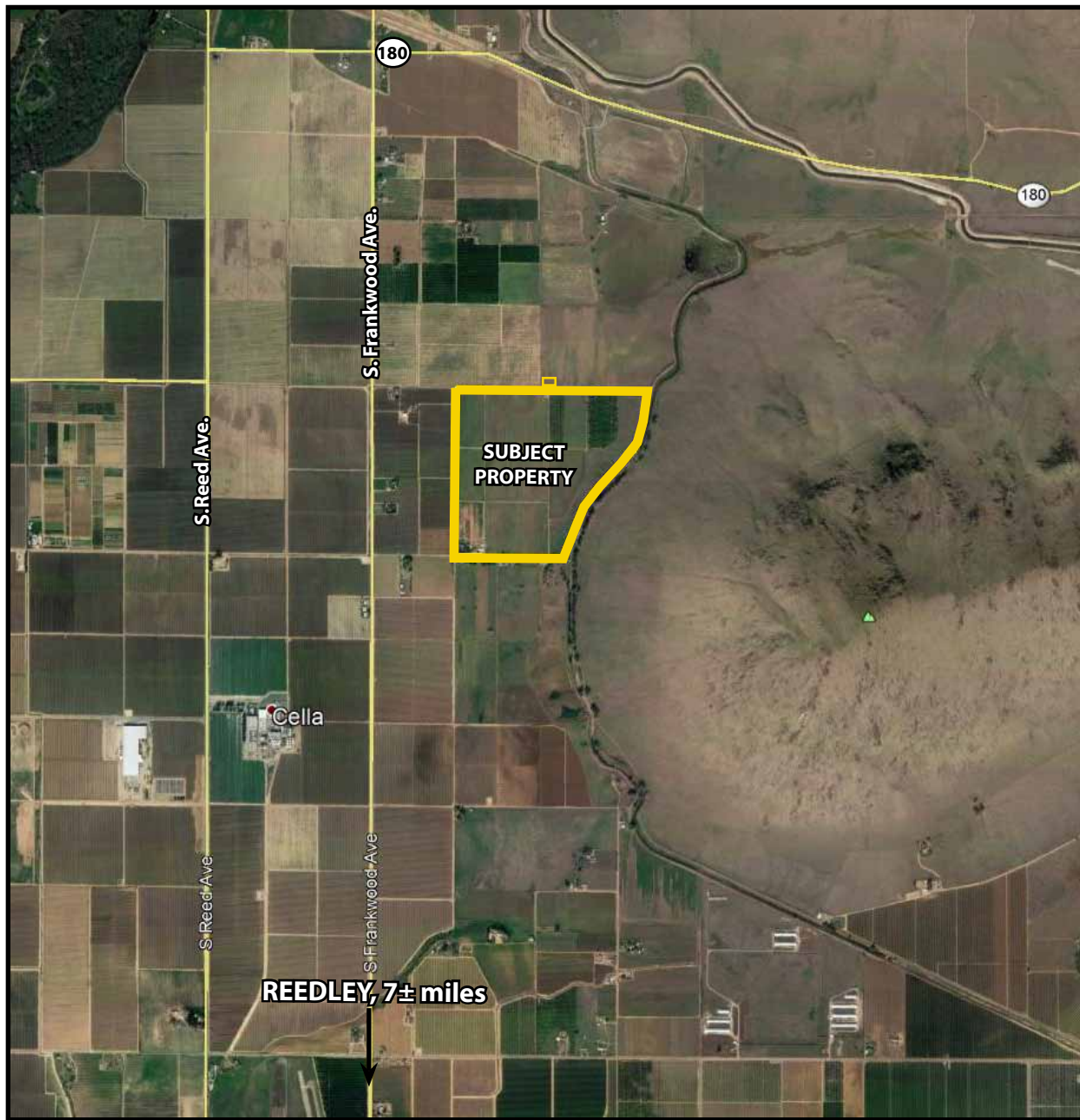
## California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI
Hm	Hanford fine sandy loam	Grade 1 - Excellent	Hanford (85%)	27.9
Hn	Hanford fine sandy loam, gravelly substratum	Grade 1 - Excellent	Hanford (85%)	27.8
Hr	Hanford fine sandy loam, hard substratum	Grade 1 - Excellent	Hanford (85%)	8.7
LmA	Los Robles loam, 0 to 3 percent slopes	Grade 1 - Excellent	Los Robles (85%)	4.6
PxA	Porterville clay, 0 to 3 percent slopes	Grade 3 - Fair	Porterville (80%)	61.3
PxC	Porterville clay, 3 to 15 percent slopes	Grade 3 - Fair	Porterville (85%)	16.7
W	Water	Not Applicable for Storie Index	Water (100%)	0.1
<b>Totals for Area of Interest</b>				<b>147.1</b>





# LOCATION MAP



**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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