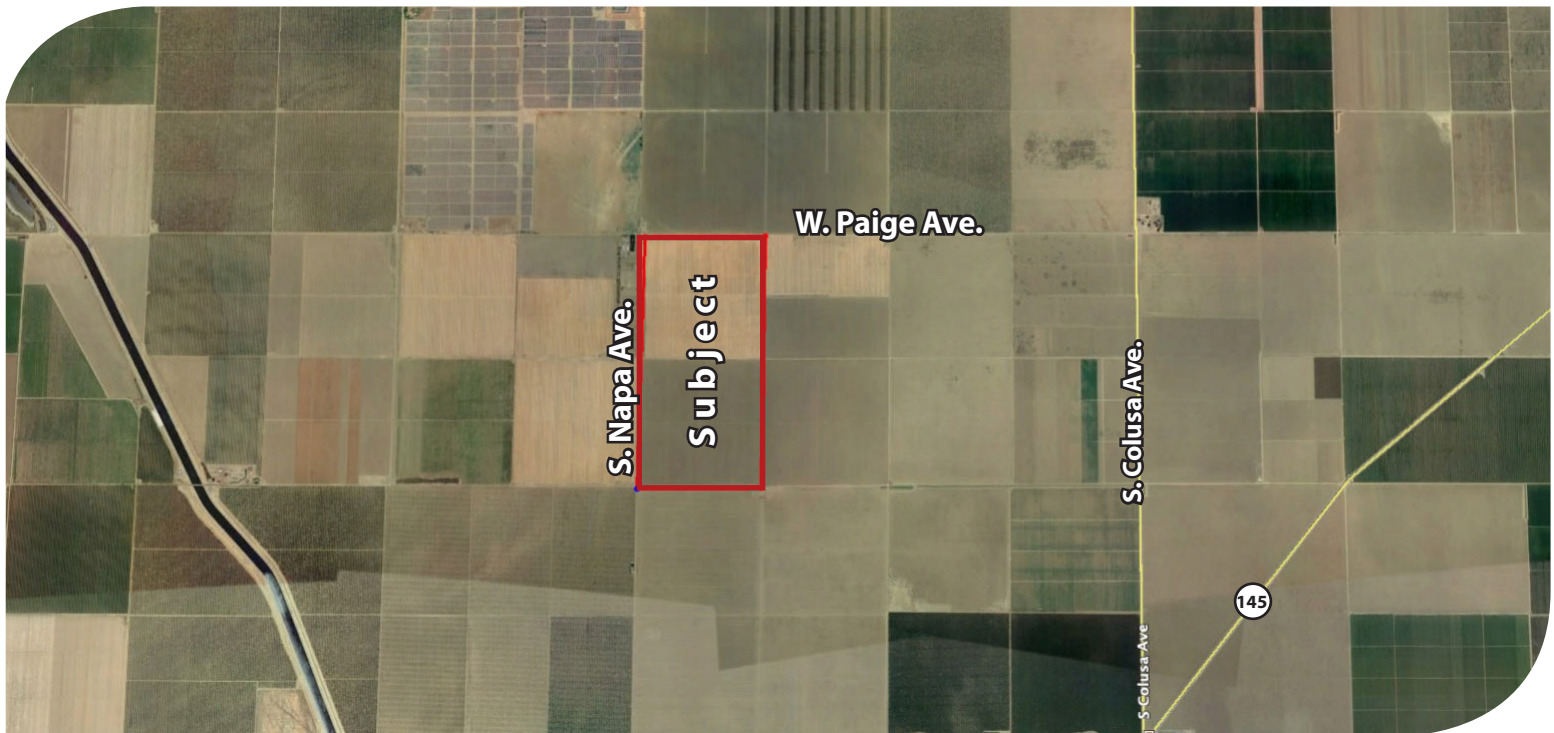


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# Westlands Open Land



**320.00± Acres**  
**Fresno County, California**

- Westlands Water District
- Portion irrigated w/drip irrigation system
- Pistachio plantings on adjacent properties

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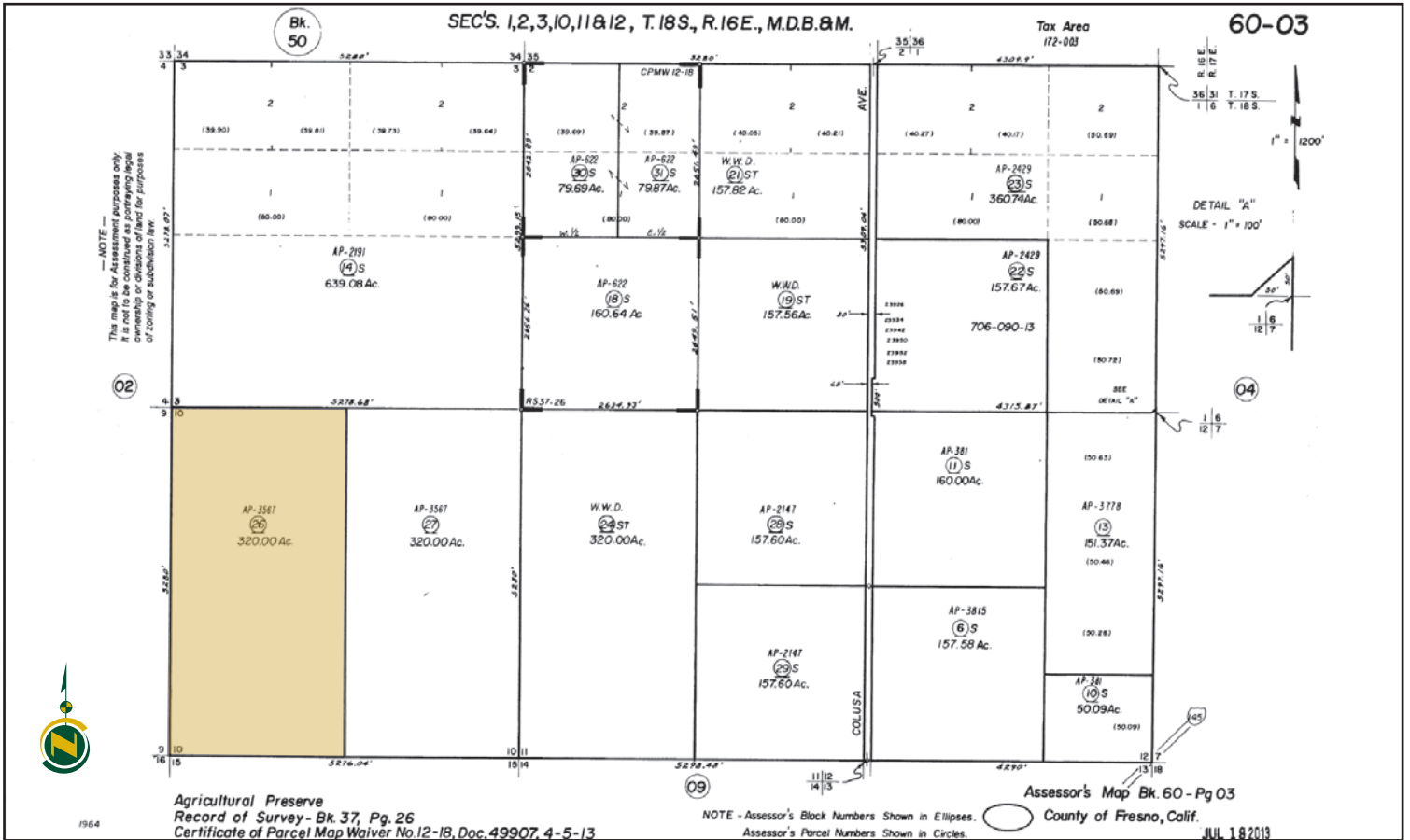
# Westlands Open Land

**320.00± Assessed Acres**

**\$2,720,000**

<b>LOCATION:</b>	Property is located on the southeast corner of W. Paige Avenue & S. Napa Avenue, approximately 7 miles southwest of Five Points, CA.
<b>DESCRIPTION:</b>	320± assessed acres of open ag land historically farmed to row crops.
<b>LEGAL:</b>	Fresno County APN: 060-030-26. Located in the western half of Section 10, T18S, R16E, M.D.B.&M.
<b>ZONING:</b>	Zoning is AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is enrolled in the Williamson Act Land Preserve.
<b>PLANTINGS:</b>	Open land.
<b>WATER:</b>	Property is in the Westlands Water District. The south 1/4 section has an existing drip irrigation system.
<b>SOILS:</b>	Ciervo clay and Ciervo. (See soils map)
<b>BUILDINGS/ IMPROVEMENTS:</b>	None.
<b>PRICE/TERMS:</b>	\$2,720,000 cash to Seller at close of escrow.

# ASSESSOR'S PARCEL MAP



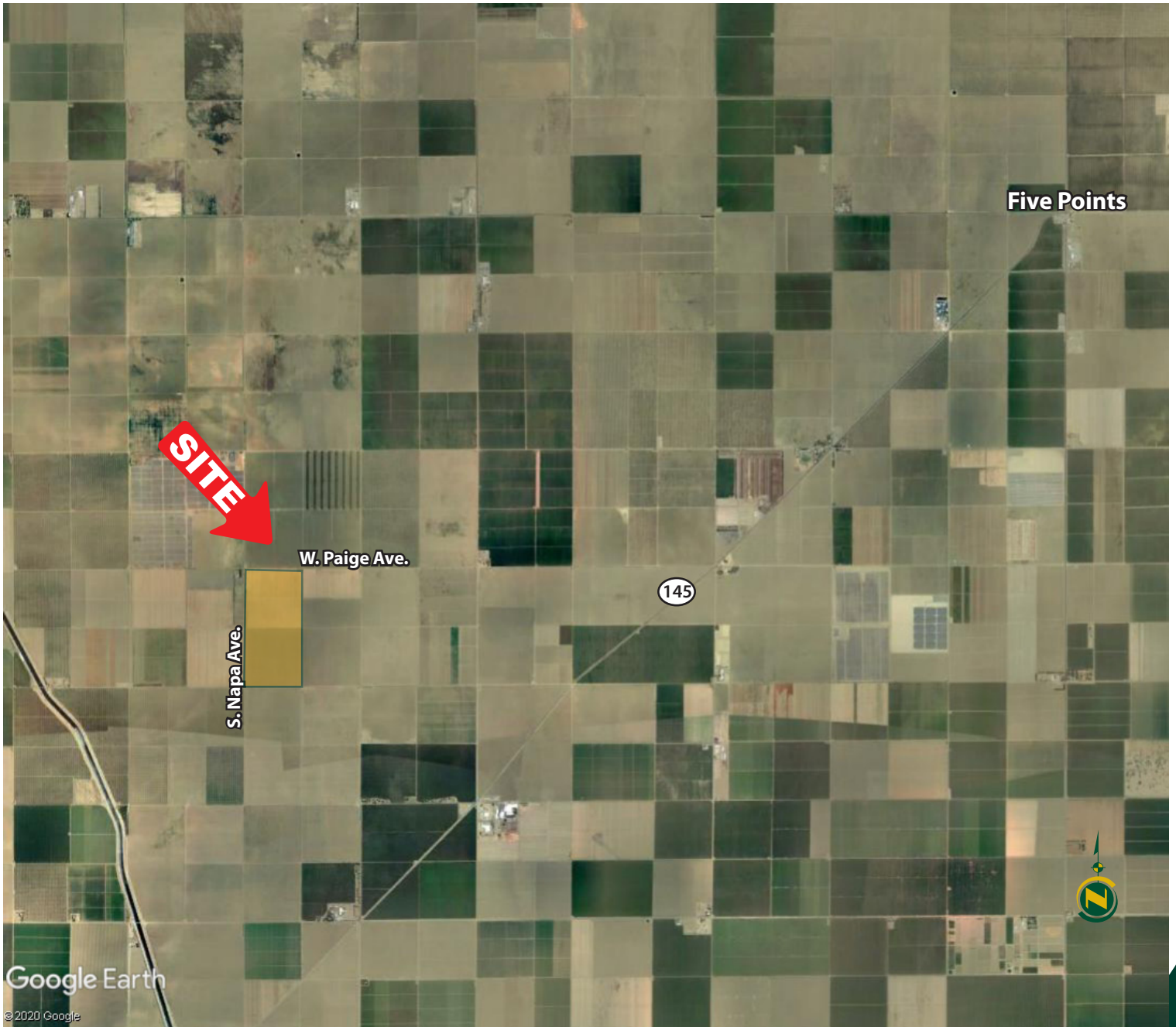
# SOILS MAP

## SOILS LEGEND

- 461 = Ciervo clay, saline-sodic, wet, 0-1% slopes
- 462 = Ciervo, wet-Cierco complex saline-sodic, 0-1% slopes



# 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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