

FOR SALE



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AGRICULTURAL PROPERTIES
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Westlands Section 30-31 Open Land



630.59± Acres
Fresno County, California

- Permanent Crops Planted Nearby
- Westlands Water District
- California Opportunity Zone

Exclusively Presented By:
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CA DRE #00020875



Westlands Section 30-31

Open Land

630.59± Acres

\$3,975,000
(\$6,304± per acre)

LOCATION:

To view the property, drive approximately 5 miles west of San Joaquin on Manning Ave. It is located on the southeast corner of Calaveras and Manning Avenue. The ranch can be accessed by driving on Calaveras Ave or on the canal bank that goes along the northeast side of the property.

DESCRIPTION:

This property is entirely open farmland that was previously planted to row crops. There are almonds and pistachios planted nearby. It is within a California Opportunity Zone which may provide tax incentives for investment in designated census tracts. (Buyer to verify.)

LEGAL:

Fresno County APN 030-080-29s & 030-090-16s. Located in portions of Sections 30 and 31, T15S, R16E, M.D.B.&M.

ZONING:

The current zoning is AE20 (Agriculture Exclusive 20 acre minimum) and it is in the Williamson Act contract.

WATER:

The property is located within Westlands Water District and receives water when it is available.

SOILS:

- Lillis Clay, 0 to 1 percent slopes
- Tranquility, 0 to 1 percent slopes
- Calflax clay loam, 0 to 1 percent slopes

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$3,975,000 (\$6,304± per ac) cash at the close of escrow. Seller to retain all oil, gas, or mineral rights. Buyer to cooperate with Seller, if they choose, to perform a 1031 exchange.

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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