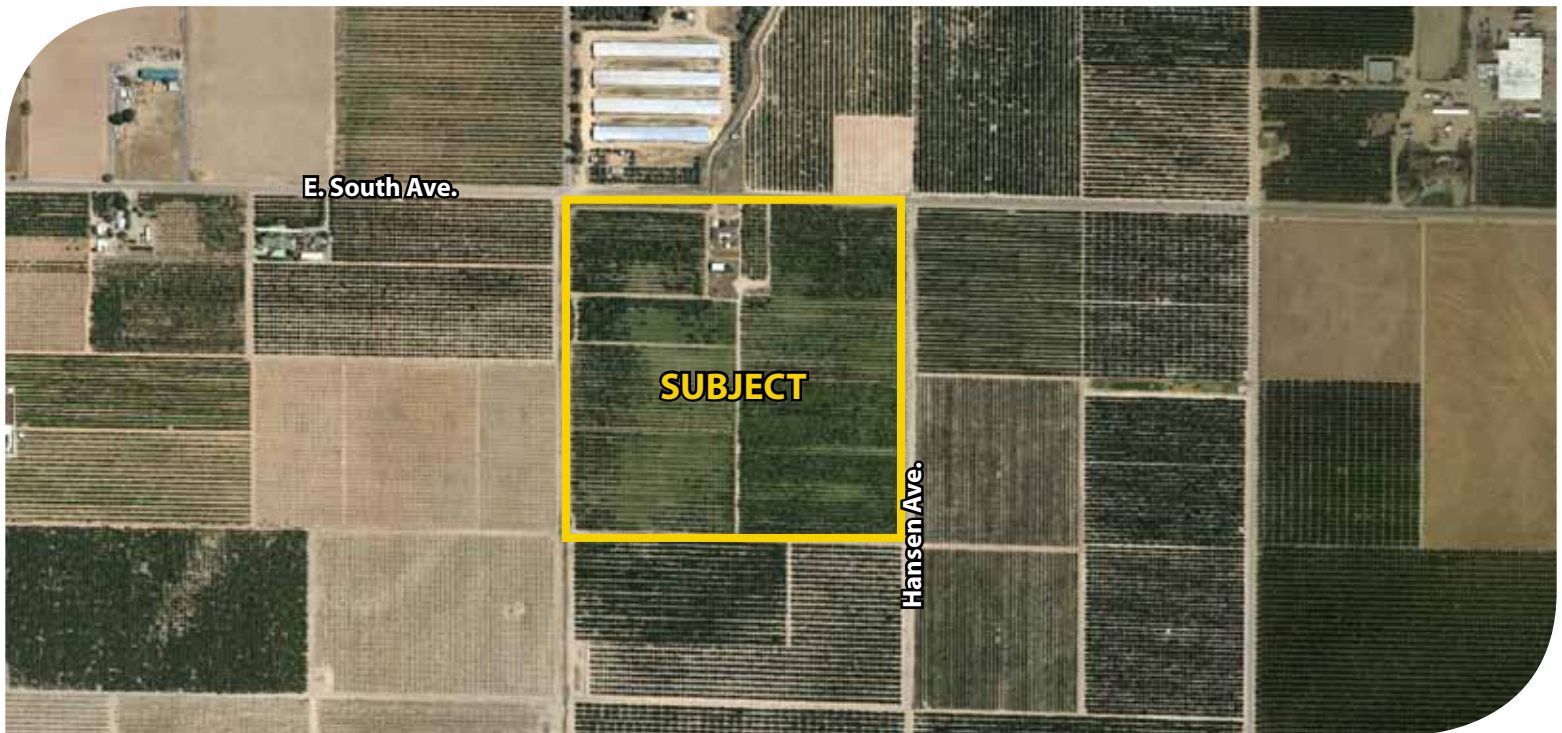


FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Reedley Organic Treefruit & Citrus



40.00± Acres
Fresno County, California

- Variety of organic treefruit
- Alta I. D.

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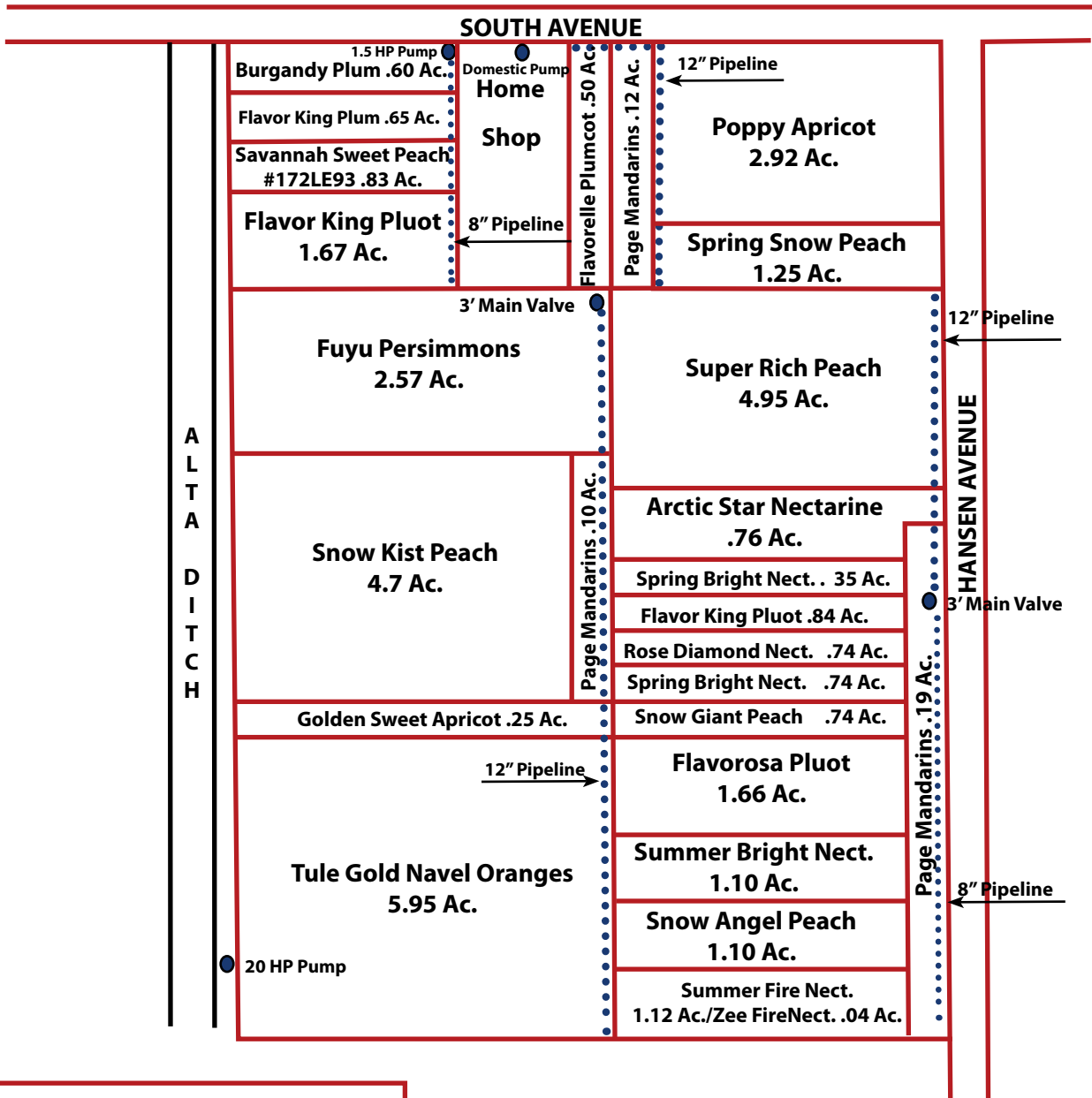
Reedley Organic Treefruit & Citrus

40.00± Acres

\$1,100,000

LOCATION:	Located in Reedley, CA on the SWC of South & Hansen Avenues, 2± miles west of Orange Cove, CA.
DESCRIPTION:	Organically farmed treefruit, oranges, apricots, peaches and persimmons. Some older trees, some grafts and some interplants.
LEGAL:	Fresno County APN: 373-100-15 located in the NW 1/4 of the NW 1/4 of Section 22, T15S, R24E, M.D.B.&M. Property is in the Williamson Act.
ZONING:	AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
PLANTINGS:	See planting map. Most plantings are on 18' row spacing.
WATER:	100% entitlement Alta I.D. Property is fully pipelined with 8" and 12" pipeline & risers. 20 HP pump - main ag pump 1.5 HP lift pump for ditch water 1.5 HP domestic pump \$19.95 per acre plus \$4.75/AF water charge.
SOILS:	Greenfield sandy loam, moderately deep, 0 to 3 percent slopes Greenfield coarse sandy loam, 0 to 3 percent slopes Madera loam
BUILDINGS/ IMPROVEMENTS:	Older home, 1,611± s/f plus large garage. (See Price/Terms re: home) Older shop, 30'x50' wood & steel with concrete floor.
PRICE/TERMS:	\$1,100,000 All cash. Property is leased until after the 2020 growing crops are harvested. <i>Owner to remain in the home at no charge for a period of 3 years from the date of close of escrow.</i>

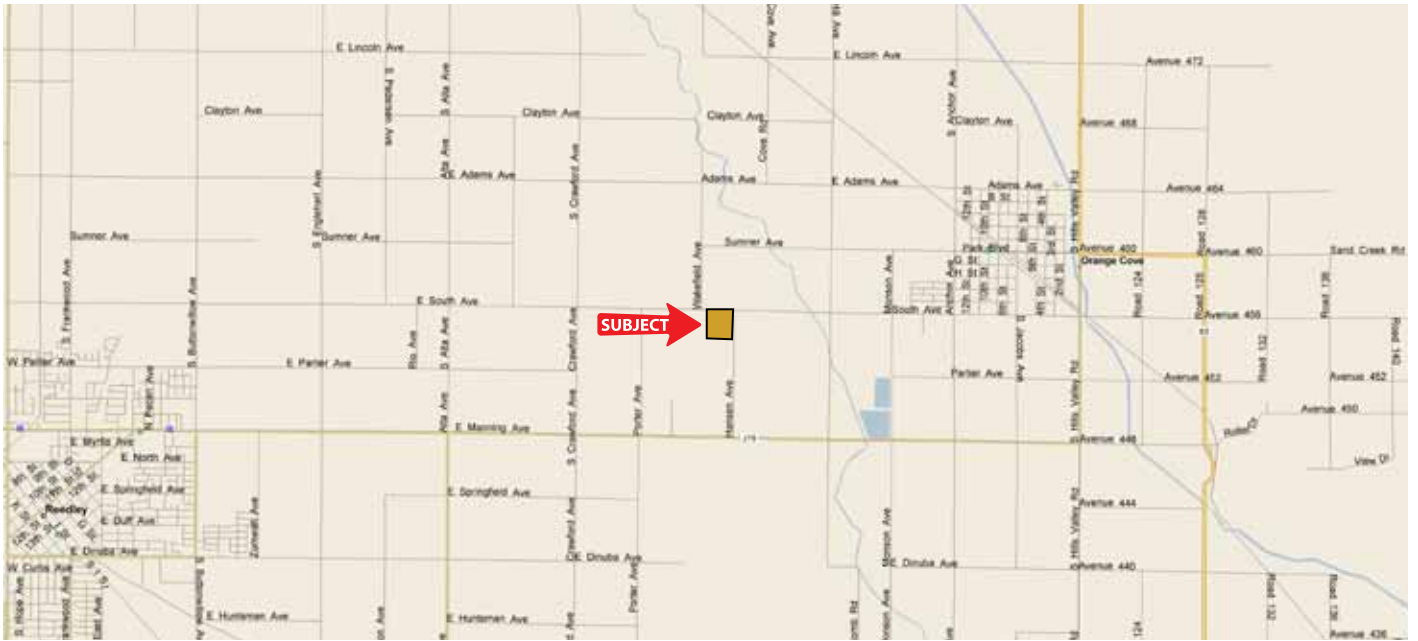
**REEDLEY ORGANIC TREEFRUIT & CITRUS
YAMADA RANCH**



Mandarins	0.41 Acs.
Peaches	13.57 Acs.
Plums	0.6 Acs.
Pluots	5.32 Acs.
Persimmons	2.57 Acs.
Navel Oranges	5.95 Acs.
Nectarines	4.85 Acs.
Apricots	3.17 Acs.
Total	36.44 Acs.

Map, plantings & acreages provided by Tenant. Buyer to verify.

LOCATION MAP

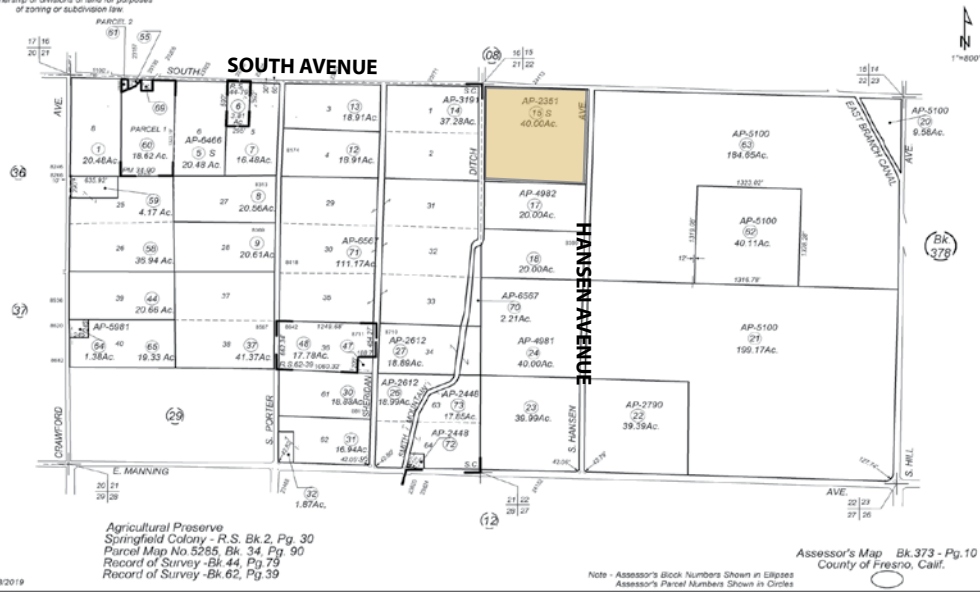


ASSESSOR'S PARCEL MAP

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.

SEC.'S 21 & 22, T.15S., R.24E., M.D.B.&M.

Tax Rate Area **373-10**
169-007
169-011



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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