

LATON OPEN LAND

Fresno County, California

\$3,809,950

(\$23,000/Acre)



165.65± Acres

- Laguna Irrigation District
- Irrigation Pumps & Wells
- Suitable for Trees & Vines

EXCLUSIVELY PRESENTED BY:

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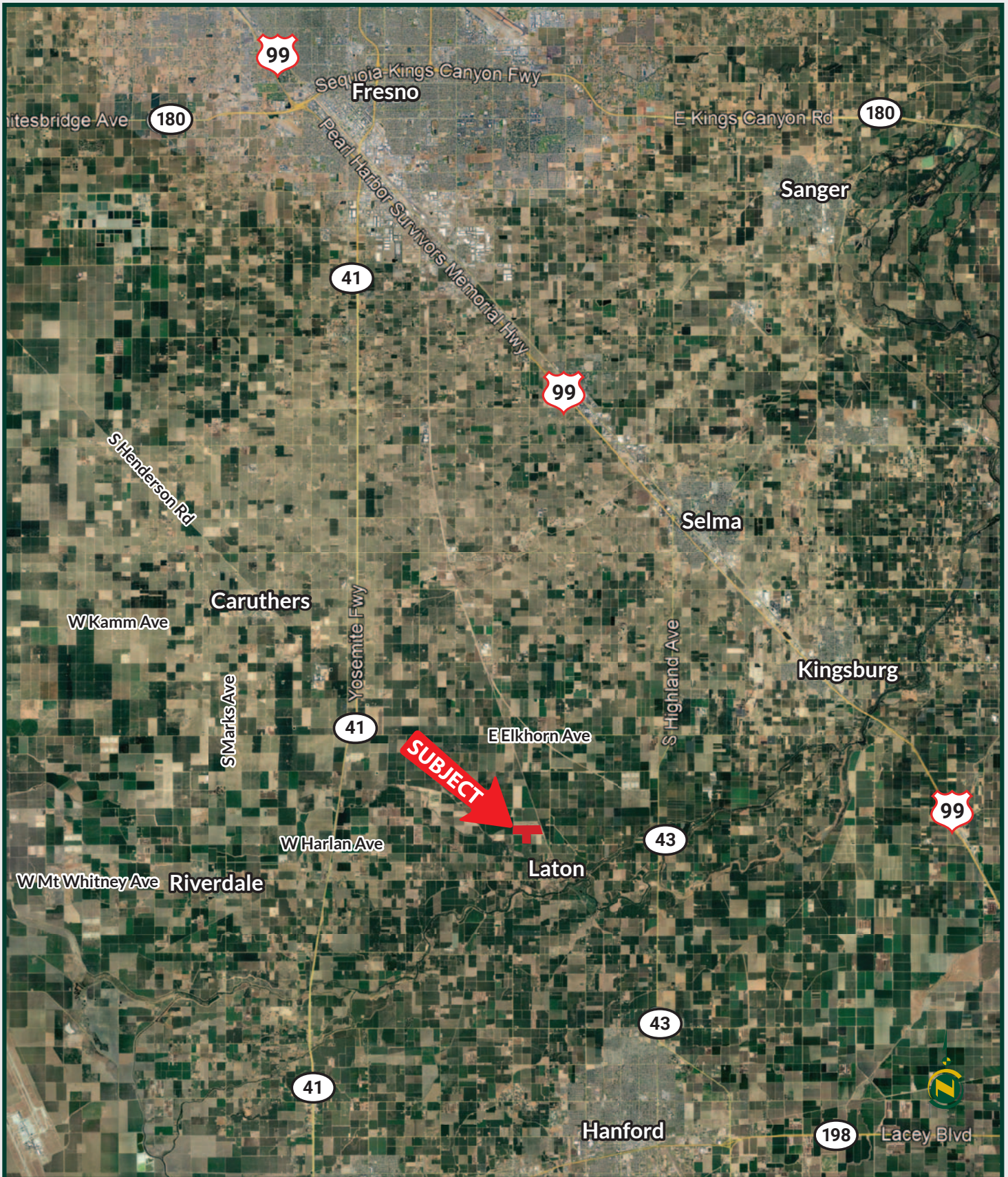
DRE #00020875

LATON OPEN LAND

165.65± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

ACRES

165.65± Assessed acres

LOCATION

The southeast corner of Barrett and Clovis Avenues. Approximately 1/2 mile northwest of the community of Laton, California.

LEGAL DESCRIPTION

A portion of the N 1/2 of the S 1/2 and the SE 1/4 of the SW 1/4 of Section 16, T17S, R12E, M.D.B.&M.

Fresno County APN: 056-070-30s

ZONING

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

The property is not subject to the Williamson Act.

PLANTINGS

The property is located in area surrounded by permanent plantings, though has historically been farmed to row crops, including alfalfa, cotton, wheat and corn.

WATER

Laguna Irrigation District (does not receive surface water).

(1) 60 HP Irrigation pump and well

(1) 40 HP Irrigation pump and well

(1) Irrigation pump and well (out of service)

(1) Irrigation well (abandoned)

Flood irrigation

GROUNDWATER SUSTAINABILITY AGENCY

The property is located in the North Fork Kings GSA. Potential Buyers can contact Eric Osterling, the Program Administrator at (559) 237-5567 or by e-mail at eric@northforkkings.org.

Groundwater sustainability plans are available to be reviewed on their website at: <http://www.northforkkings.org>.

BUILDINGS & EQUIPMENT

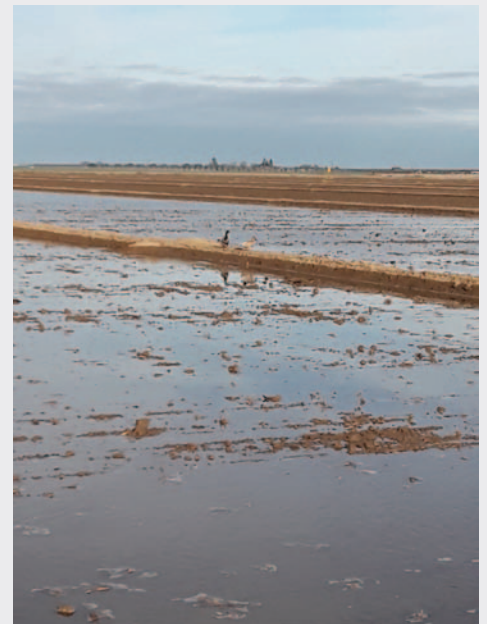
None

PRICE

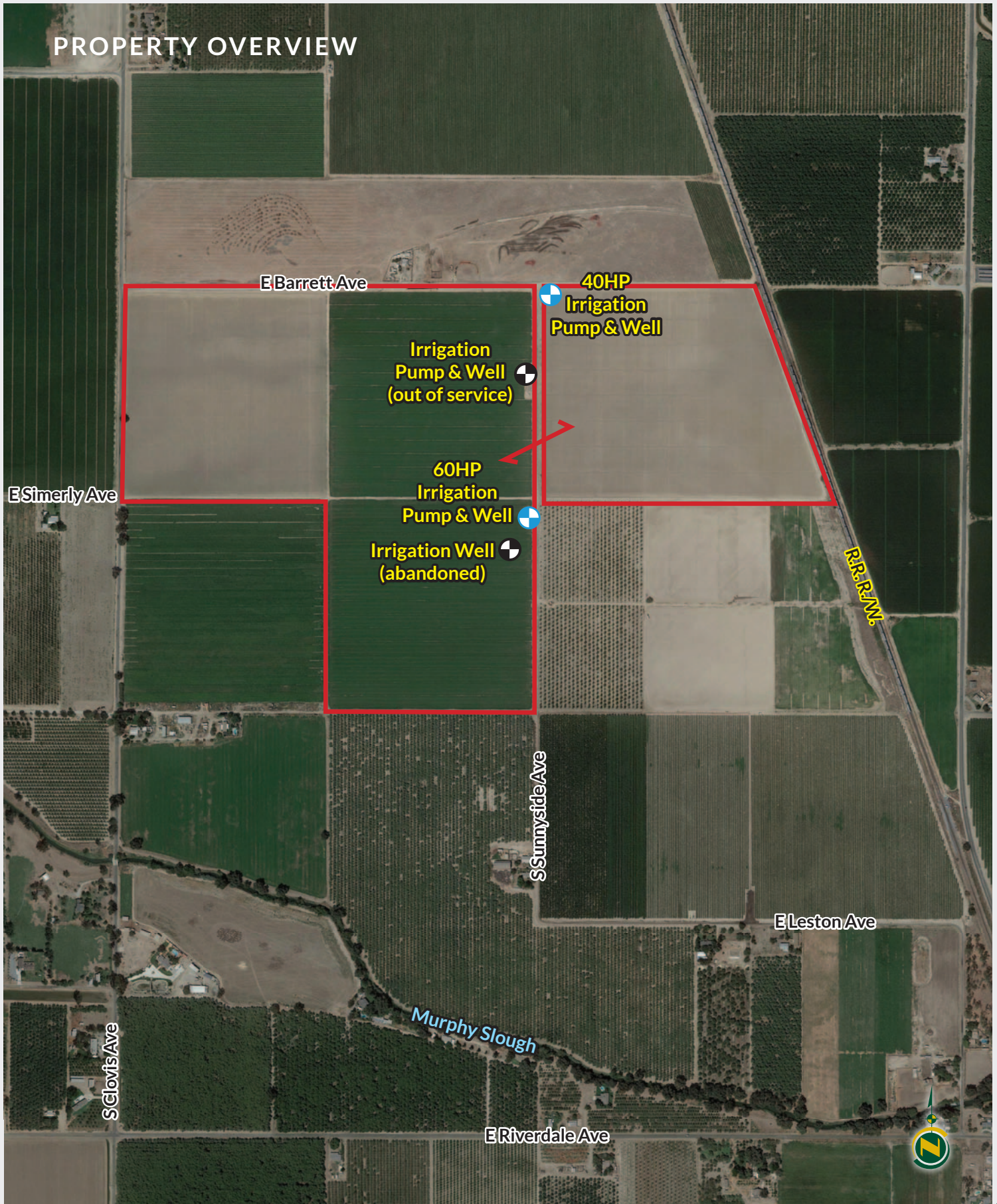
\$3,809,950 (\$23,000 per acre)

TERMS

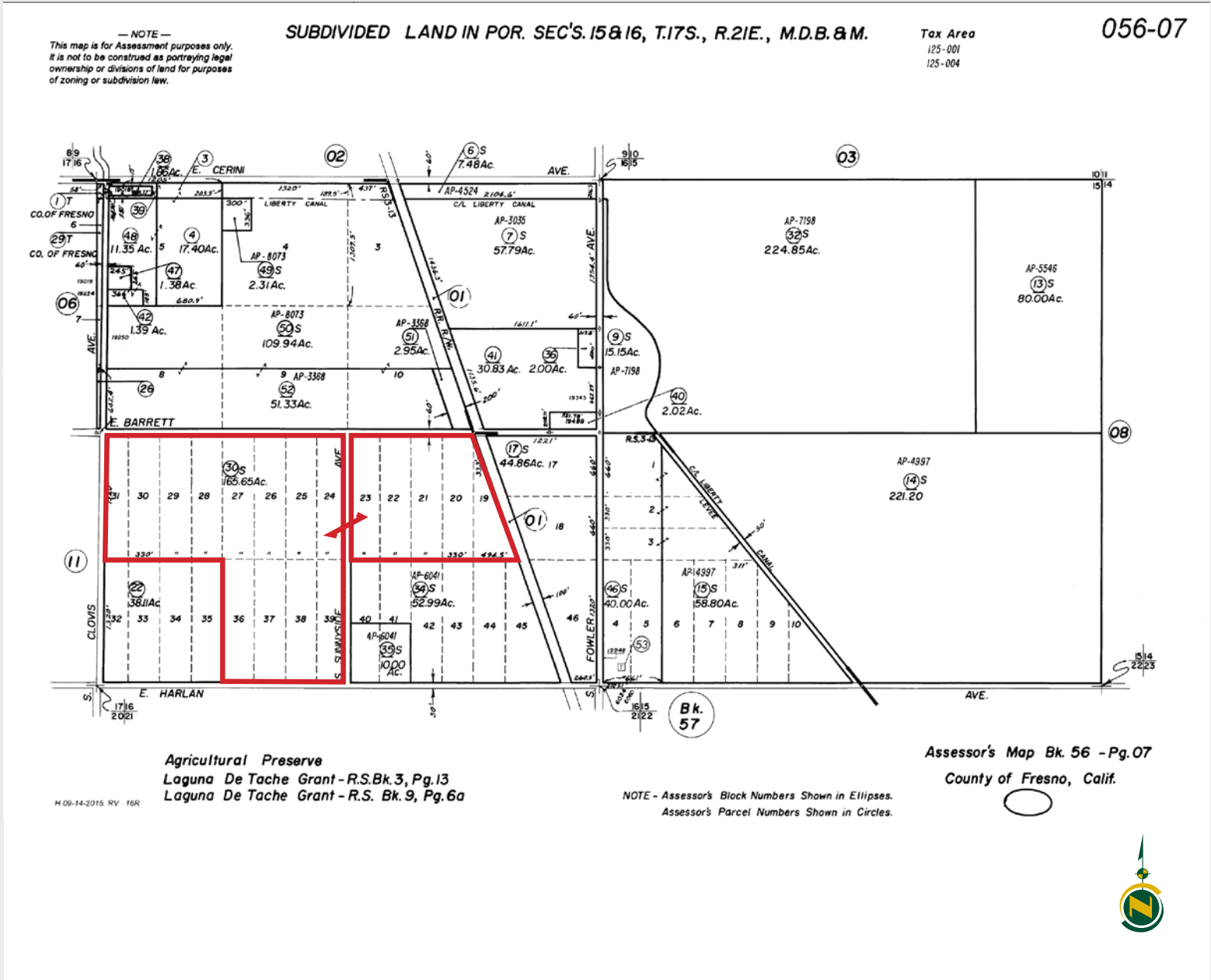
Cash at the close of escrow.



PROPERTY OVERVIEW



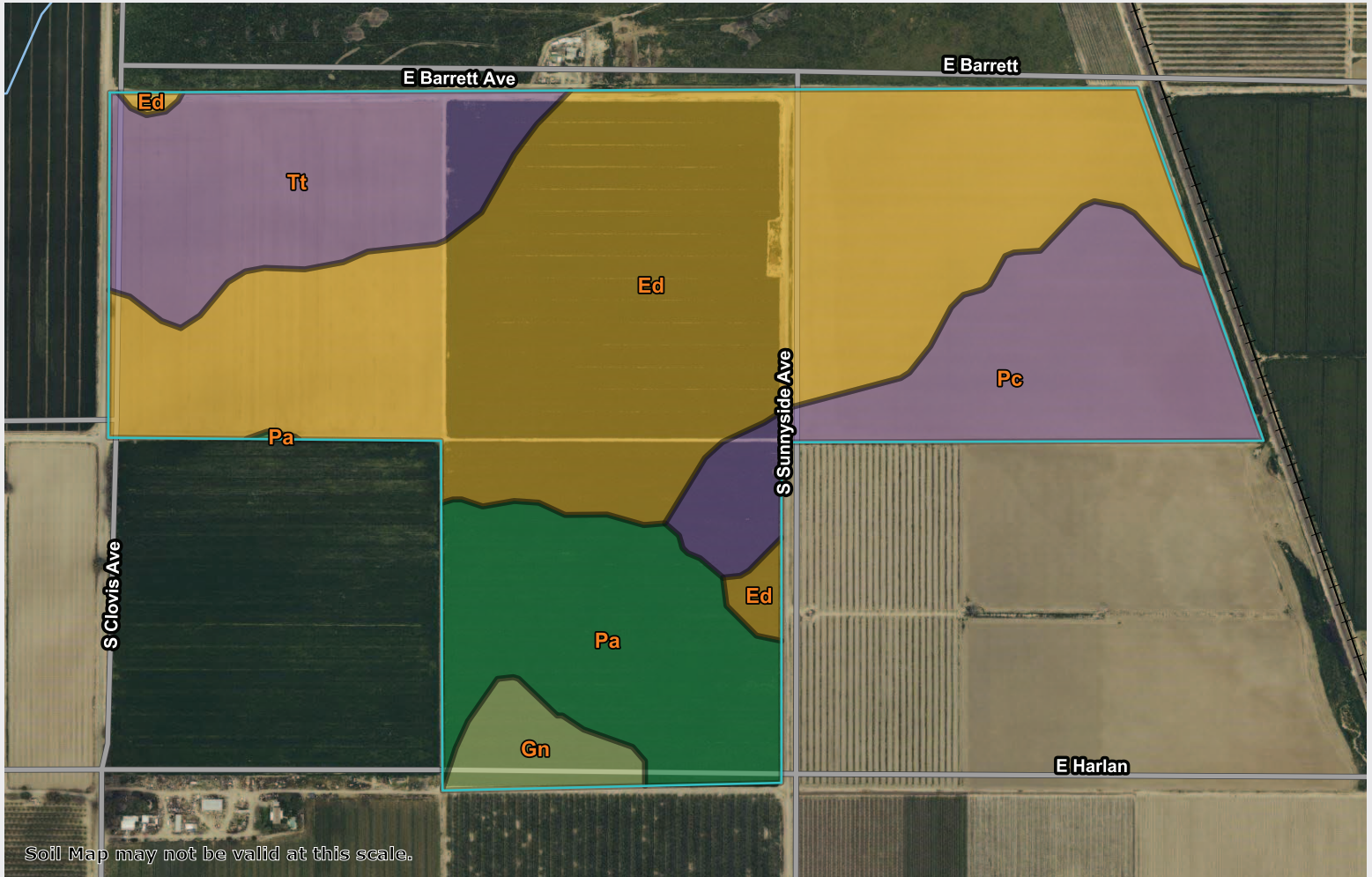
PARCEL MAP



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Fresno County APN: 056-070-30s

SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
Ed	El Peco fine sandy loam
Gn	Grangeville fine sandy loam, hard substratum
Pa	Pachappa loam
Pc	Pachappa loam, saline alkali
Tt	Traver fine sandy loam



PROPERTY PHOTOS



STATE MAP

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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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