

C.C.I.D. OPEN

Fresno County, California

376.53± Acres

\$8,660,190
(\$23,000/Acre)

PRICE REDUCED



- Central California Irrigation District
- Irrigated Field Crops



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

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

Approximately 1/4 mile west of Fairfax Avenue, lying in Camp 13 between the C.C.I.D. Outside and Main Canals. Situated 5± miles south of the city of Dos Palos.

LEGAL

Portions of Sections 5, 8 & 17, T12S, R13E, M.D.B.&M. Fresno County APN's: 006-090-22, 24 & 07 and 006-020-17 & 18.

ZONING

AE-20 (Agricultural Exclusive - 20 acre minimum parcel size).
The property is enrolled in the Williamson Act.

PLANTINGS

Open land only suitable to farm a variety of row crops.

WATER

Central California Irrigation District.

SOILS

Wekoda clay, partially drained, 0-1% slopes
Agnal silty clay, 0-1% slopes

IMPROVEMENTS

C.C.I.D. maintains two tile drain pumps that discharge water into the Outside Canal that is collected from a C.C.I.D. interceptor along the south boundary of the property.

BUILDINGS

None.

PRICE/TERMS

\$8,660,190 cash at the close of escrow.



C.C.I.D. OPEN

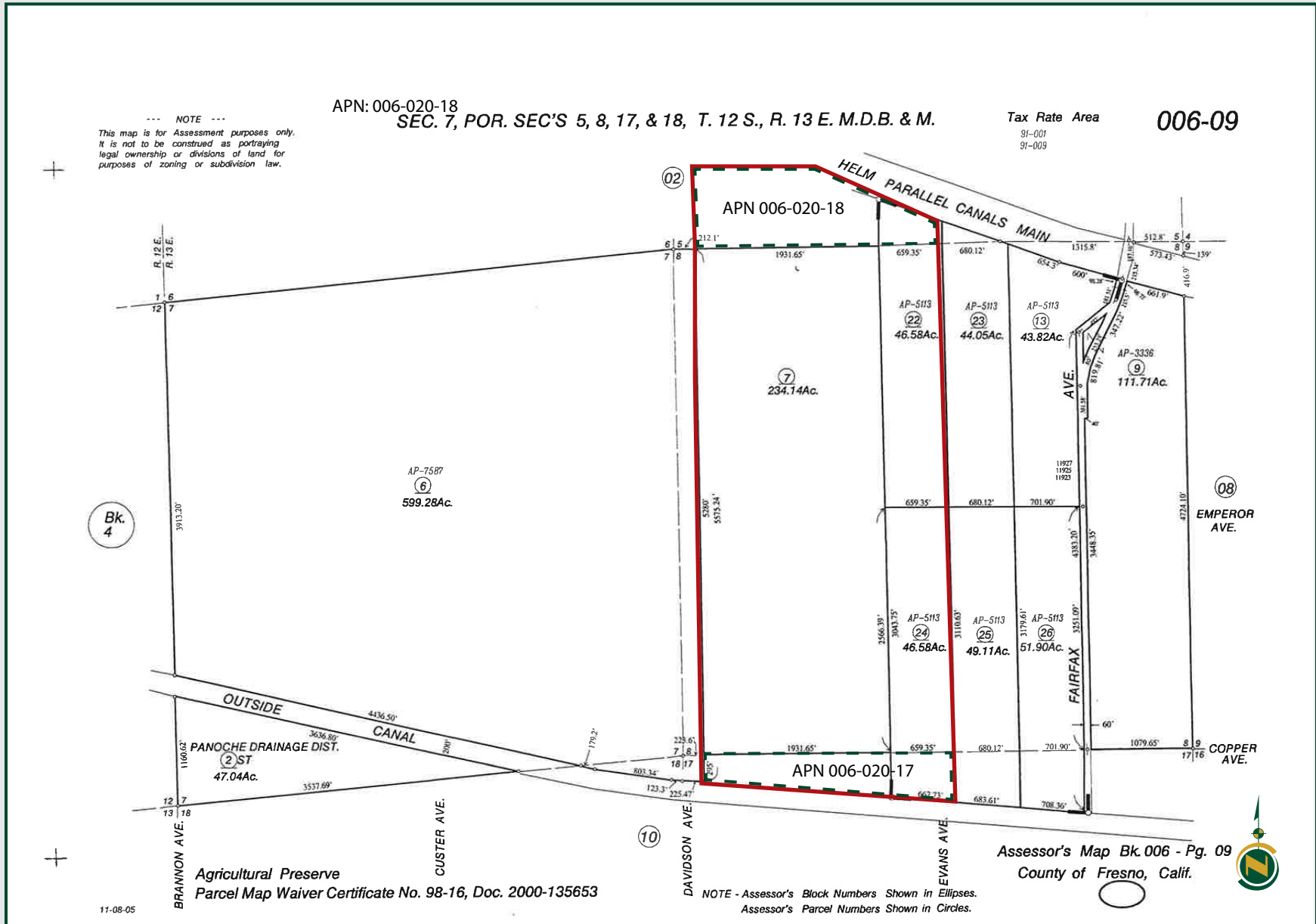
376.53± Acres
Fresno County, CA



PROPERTY OVERVIEW



PARCEL MAP



C.C.I.D. OPEN

376.53± Acres
Fresno County, CA



PROPERTY PHOTOS



PROPERTY PHOTOS



C.C.I.D. OPEN

376.53± Acres
Fresno County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.