

GOULARTE FARMS

Fresno County, California

332.83± Acres

\$7,952,859

(\$23,895/Acre)

PRICE REDUCED



- 3 Separate Ranches
- Almonds and Grapes
- Consolidated I.D. and Liberty W. D.
- Irrigation Pumps & Wells



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Exclusively Presented by:



GOULARTE FARMS

332.83± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

A great opportunity to acquire three (3) large blocks of almonds and grapes in the desirable Caruthers farming area. The ranches may be purchased individually or together to suit a buyer's needs.

LOCATION

Ranch #1 - 113.89± acre Caruthers Avenue grapes & almonds is located on the southwest corner of Caruthers and Elm Avenues.

Ranch #2 - 98.94± acres Conejo Avenue almonds & grapes is located on the southwest corner of Conejo and East Avenues.

Ranch #3 - 120± acre Clarkson Avenue almonds is located on the southwest corner of Clarkson and Marks Avenues.

LEGAL

Ranch #1 - Fresno County APN's: 043-050-06, 38.48± Acs.
043-050-07s, 15.41± Acs.
043-050-12, 20.00± Acs.
043-050-& 21s, 20.00 Acs.

Located in a portion of Section 16, T16S, R20E, M.D.B.&M.

Ranch #2 - Fresno County APN: 042-380-15, 98.94± Acs.

Located in a portion of Section 27, T16S, R20E, M.D.B.&M.

Ranch #3 - Fresno County APN's: 041-240-09s, 20.00± Acs.
041-240-10s, 20.00± Acs.
041-240-12s, 74.15± Acs.
041-240-21s, 5.85± Acs.

Located in a portion of Section 36, T16S, R19E, M.D.B.&M.

ZONING

All parcels are zoned AE-20.

PLANTINGS

The ranches are planted to 90± acres of Fiesta and Thompson grapes with the balance of the ranches planted to 4 varieties of almonds. Please refer to the Ranch Summary table for detail planting information.

WATER

Ranch #1 and **Ranch #2** are in Consolidated Irrigation District, part of the Central Kings GSA. Ranch 2 is entitled to receive surface water from the district. **Ranch #3** is in Liberty Water District, part of the North Fork Kings GSA. No shares are owned by Seller, however excess water can be available for purchase during flood years. See Ranch Summary table for additional irrigation & well information.

SOILS

Please refer to individual soils maps included.

BUILDINGS

Ranch #1 has two smaller houses; a 1,040± square foot house built in 1926, currently occupied and a 480± square foot house built in 1940, currently vacant, (27 W. Clemenceau Ave, Caruthers, CA 93609).

Ranch #3 has a 988± square foot rental house built in 1920 that is currently occupied (16027 S. Marks Ave, Caruthers, CA 93609), along with a newer 1,800± square foot metal shop.

PRICE/TERMS

The ranches can be purchased individually or together. Buyer to reimburse Seller for cultural cost toward the 2024 crops. The total price for all 3 ranches is \$7,952,859 (\$23,895/ac) cash at the close of escrow. Individual ranch pricing:

Ranch #1: \$2,562,525 (\$22,500/ac)

Ranch #2: \$2,582,334 (\$26,100/ac)

Ranch #3: \$2,808,000 (\$23,400/ac)

RANCH SUMMARY

RANCH #1 - 113.89± ACRES							
APN	ACRES	WATER DISTRICT	CROP	VARIETY	PLANTED	ZONING	WILLIAMSON ACT
043-050-06	38.48±	C.I.D. (pump)	Grapes	Fiestas	2008	AE-20	Yes
043-050-07s	7.20±	C.I.D. (pump)	Grapes	Thompsons	1973	AE-20	No
043-050-07s	7.20±	C.I.D. (pump)	Grapes	Fiestas	2021	AE-20	No
043-050-12	20.00±	C.I.D. (pump)	Almonds	NP/FR/WC	2008	AE-20	Yes
043-050-21s	20.00±	C.I.D. (pump)	Grapes	Thompsons	1990	AE-20	Yes
043-050-21s	20.00±	C.I.D. (pump)	Grapes	Fiestas	2020	AE-20	Yes
Irrigation/Wells: 4 wells - 100 HP Turbine; 125 HP Turbine; (2) domestic wells (1 out of service); (1) well with no pump - condition unknown. Drip irrigation on grapes and dual line drip irrigation on almonds.							
RANCH #2 - 98.94± ACRES							
APN	ACRES	WATER DISTRICT	CROP	VARIETY	PLANTED	ZONING	WILLIAMSON ACT
042-380-15	60.00±	C.I.D. (surface)	Almonds	NP/FR/WC	2006	AE-20	Yes
	40.00±	C.I.D. (surface)	Grapes	Thompsons	1995	AE-20	Yes
Irrigation/Well: 75 HP Turbine and Filter Station. Drip irrigation on grapes and dual line drip irrigation on almonds.							
RANCH #3 - 120.00± ACRES							
APN	ACRES	WATER DISTRICT	CROP	VARIETY	PLANTED	ZONING	WILLIAMSON ACT
041-240-09s	20.00±	L.W.D.	Almonds	IND	2015	AE-20	Yes
041-240-10s	20.00±	L.W.D.	Almonds	IND	2015	AE-20	Yes
041-240-12s	74.15±	L.W.D.	Almonds	NP/IND	2012	AE-20	No
041-240-21s	5.85±	L.W.D.	Almonds	NP/IND	2012	AE-20	No
Irrigation/Well: 300 HP Turbine and Filter Station. Dual line drip irrigation.							

PROPERTY OVERVIEW - RANCH #1 - 113.89± ACRES
W Caruthers Ave

Legend
Well

38.48± Acres
Fiestas
6' x 12'
2-wire Trellis
Metal Stake
Single Line Drip
2008

Rental House

Domestic

20.00± Acres
Thompson Seedless
6' x 12'
Single Wire, Metal Stakes
Single Line Drip
1990

100 HP Turbine

125 HP Turbine

Rental House

Domestic
(out of service)

7.2± Acres
Thompson Seedless
6' x 12'
Single Wire
Metal Stakes
1973

Irrigation with
no pump
(out of service)

20.00± Acres
NP/FR/WC
Almonds
15' x 21'
Dual Line Drip
2008

7.2± Acres
Fiestas
4' x 12'
Single Wire
Metal Stake
2020

20.00± Acres
Fiestas
4' x 12'
Single Wire, Metal Stakes
Single Line Drip
2020

Kamm Ave

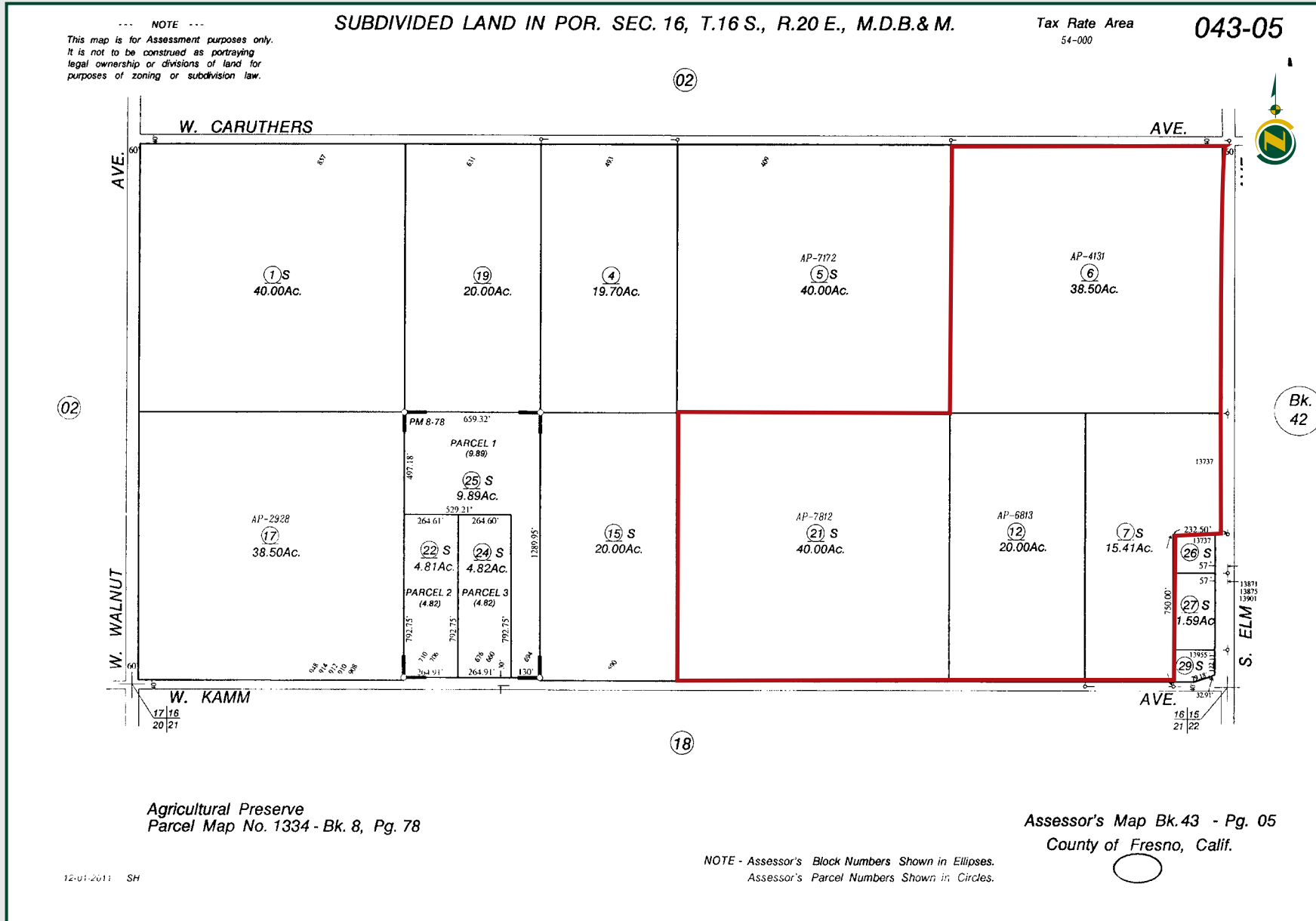


SOILS MAP - RANCH 1

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
DeB	Delhi sand, 3-9% slopes	Grade 3 - Fair
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good
DIA	Dlehi loamy sand, moderately deep, 0-3% slopes	Grade 2 - Good
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair
Hc	Hanford sandy loam	Grade 1 - Excellent
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Dm	Dello loamy sand	Grade 3 - Fair




PARCEL MAP - RANCH 1




PROPERTY OVERVIEW - RANCH #2 - 98.94 ACRES

E Conejo Ave

LEGEND

Well 

Filter Station 

40.00± Acres
Thompson Seedless Grapes
7' x 12'
2-Wire Trellis
Wood & Metal Stakes
Single Line Drip
1995

75 HP Turbine



60.00± Acres
NP/FR/WC
Almonds
17' x 20'
Dual Line Drip
2006

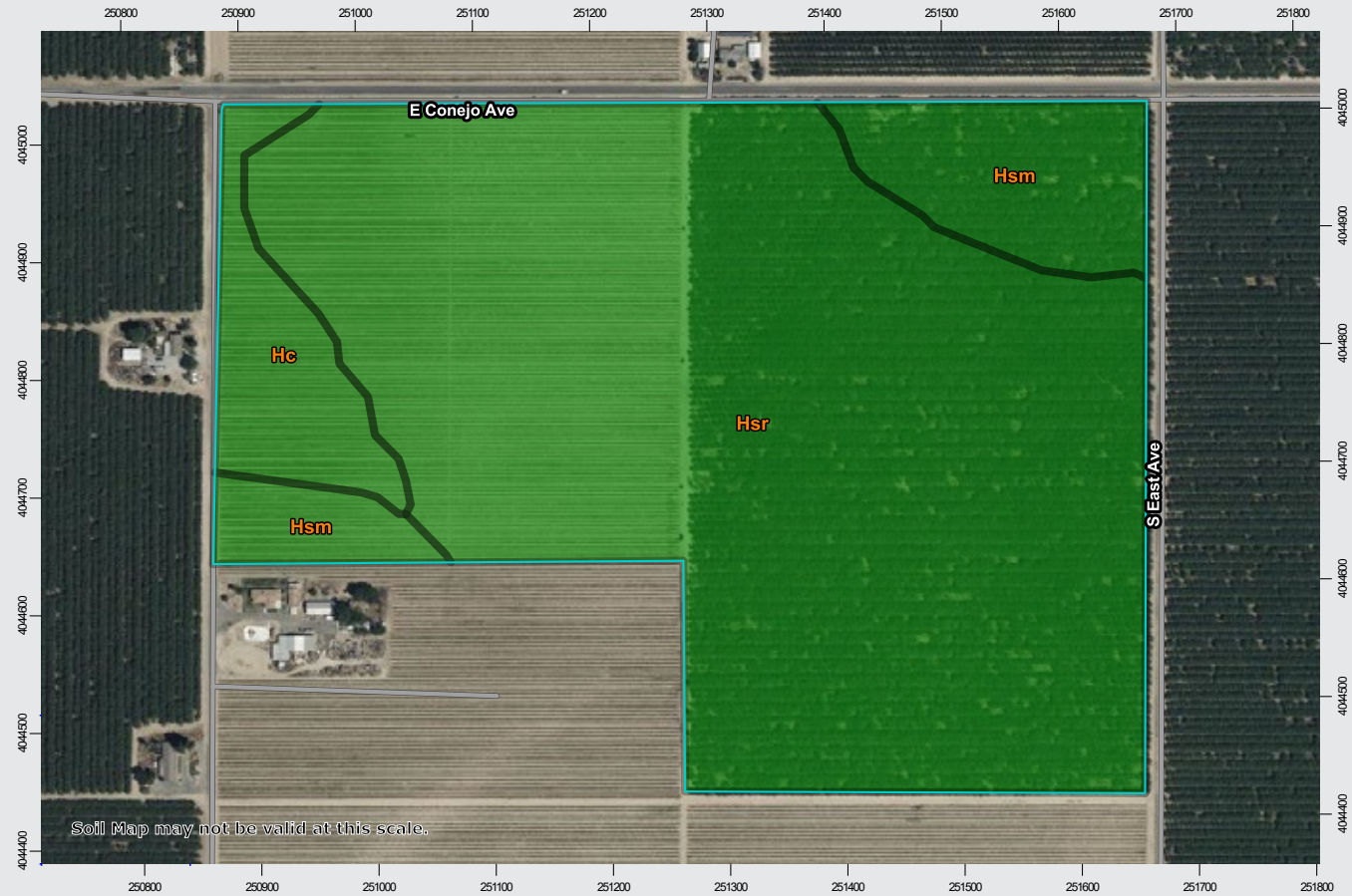
41

Cherry Ave

East Ave



SOILS MAP - RANCH 2

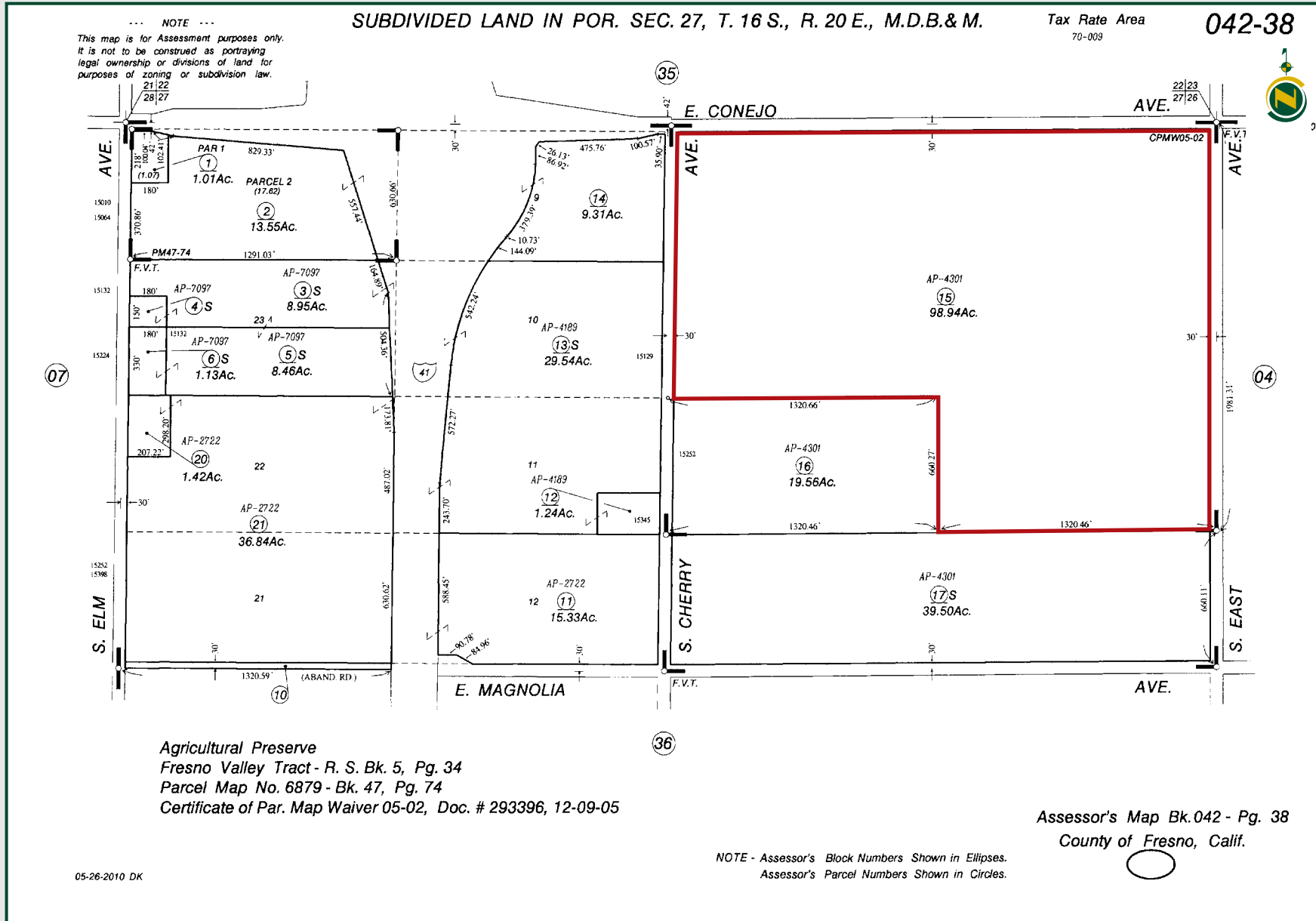


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent



PARCEL MAP - RANCH 2



PROPERTY OVERVIEW - RANCH #3 - 120± ACRES

Clarkson Ave

2015

80.00± Acres
Nonpareil
Independence
Almonds
16' x 21' - Dual Line Drip
2012

1,800± s/f
Metal Shop



Rental House



300 HP Turbine

Legend

Well 

Filter Station 

40.00± Acres
Independence
Almonds
15' x 20'
Dual Line Drip
2015

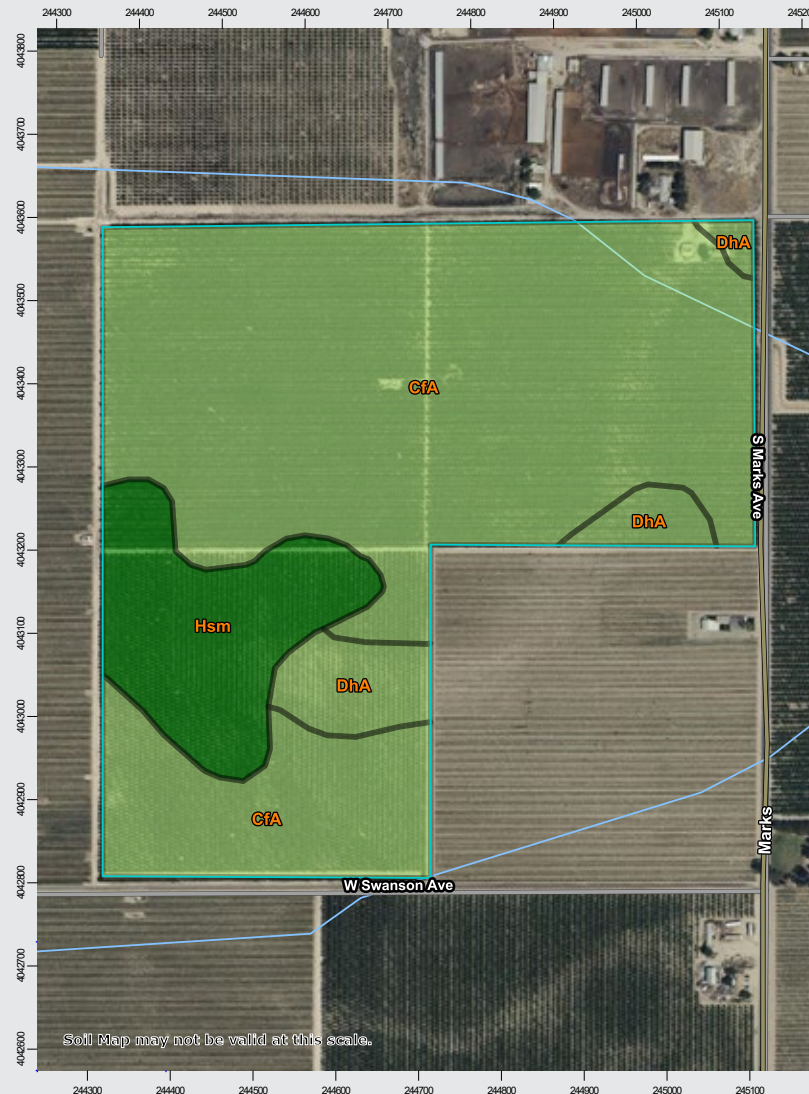
Marks Ave

Swanson Ave

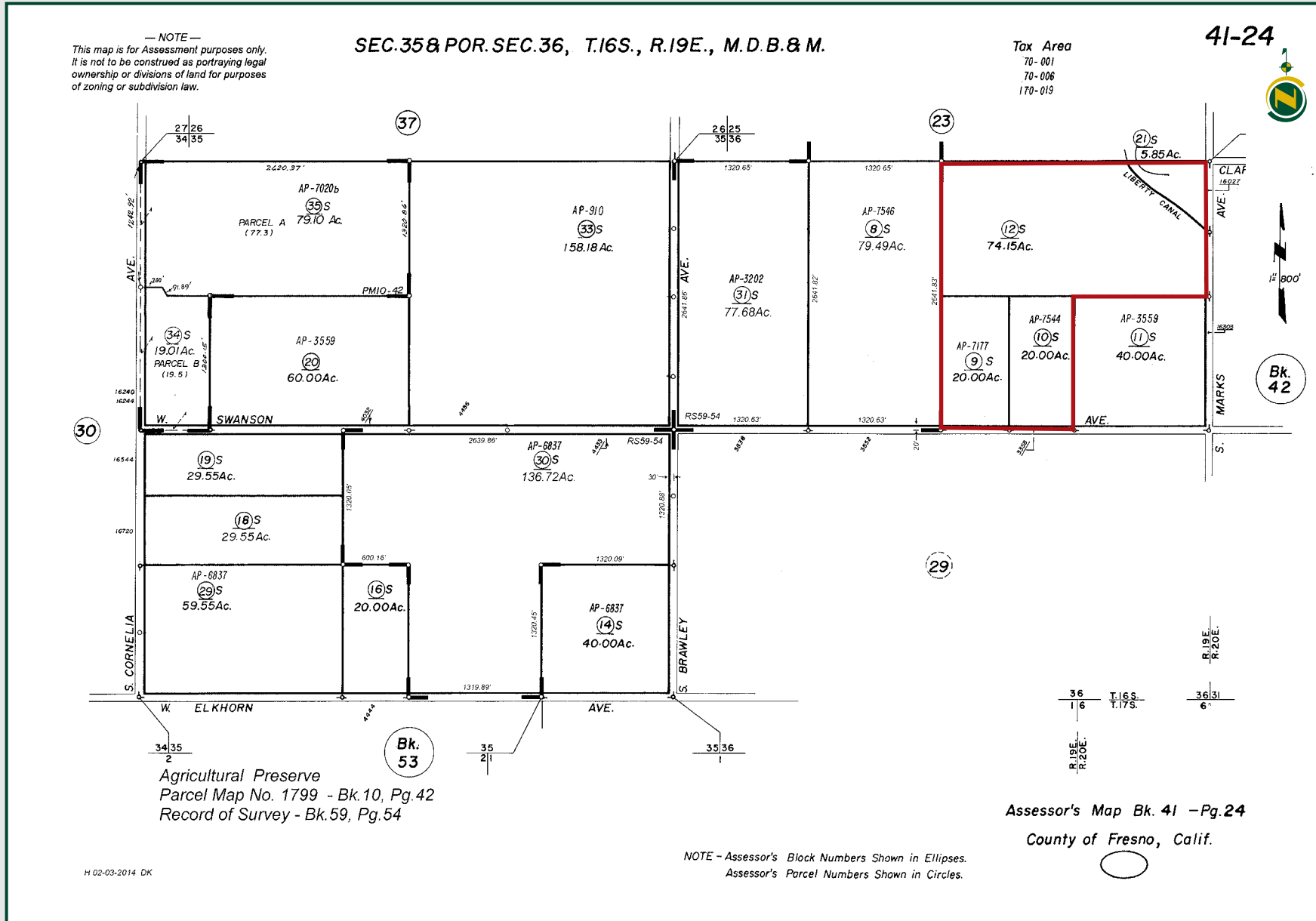


SOILS MAP - RANCH 3

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
CfA	Calhi loamy sand, 0-3% slopes	Grade 2 - Good
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good



PARCEL MAP - RANCH 3



PROPERTY PHOTOS



Ranch 1



Ranch 3



Ranch 1



Ranch 2

PROPERTY PHOTOS





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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.**