

FIREBAUGH OPEN GROUND

Fresno County, California

699.03± Acres **\$11,190,000**
(\$16,000/Acre)



- 2 Ranches Marketed Separately or Together
- South Ranch - C.C.I.D.
- North Ranch - Firebaugh Canal Company



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The subject properties include two ranches totaling 699.03 assessed acres of open irrigated cropland that can be purchased together or separately. The North Nees Avenue Ranch has 391.10± and the South Nees Avenue Ranch has 307.93 assessed acres.

LOCATION

The Nees Avenue North Ranch is located approximately ½ mile north of Nees Avenue around 1 ½ miles west of Highway 33. The Nees South Ranch is located on the south side of Nees Avenue, 1/8 mile west of Highway 33 and the City of Firebaugh in Fresno County.

LEGAL

North Nees Ave Ranch - Fresno Co. APN: 006-130-03s, 006-180-20s; 007-061-01s.
South Nees Ave Ranch - Fresno Co. APN: 008-020-25; 007-091-24 & 27.

ZONING

North Nees Ave - AE20 (Agricultural Exclusive with a minimum parcel size of 20 acres).
South Nees Ave -AL20 (Agricultural Limited with a minimum parcel size of 20 acres).
All parcels are enrolled in the Williamson Act.

LAND USE

Irrigated field cropland, with both ranches farmed to cotton in 2024. The south ranch also includes a headquarters site with older farm support buildings and equipment yard.

WATER/IRRIGATION

Nees Avenue North Ranch - Firebaugh Canal Company with buried drip.
Nees Avenue South Ranch - Central California Irrigation District with buried drip.

SOILS

See soils map included.

PRICE/TERMS

\$11,190,000.00 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2025 crops through the close of escrow. The sea train container and one mobile home are excluded from a sale.

The properties shall be marketed separately with individual list prices as follows:

North Nees Avenue Ranch (391.10 Acres) - \$6,260,000.00 (\$16,000 /ac).
South Nees Avenue Ranch (307.93 Acres) - \$4,930,000.00 (\$16,000/ac).



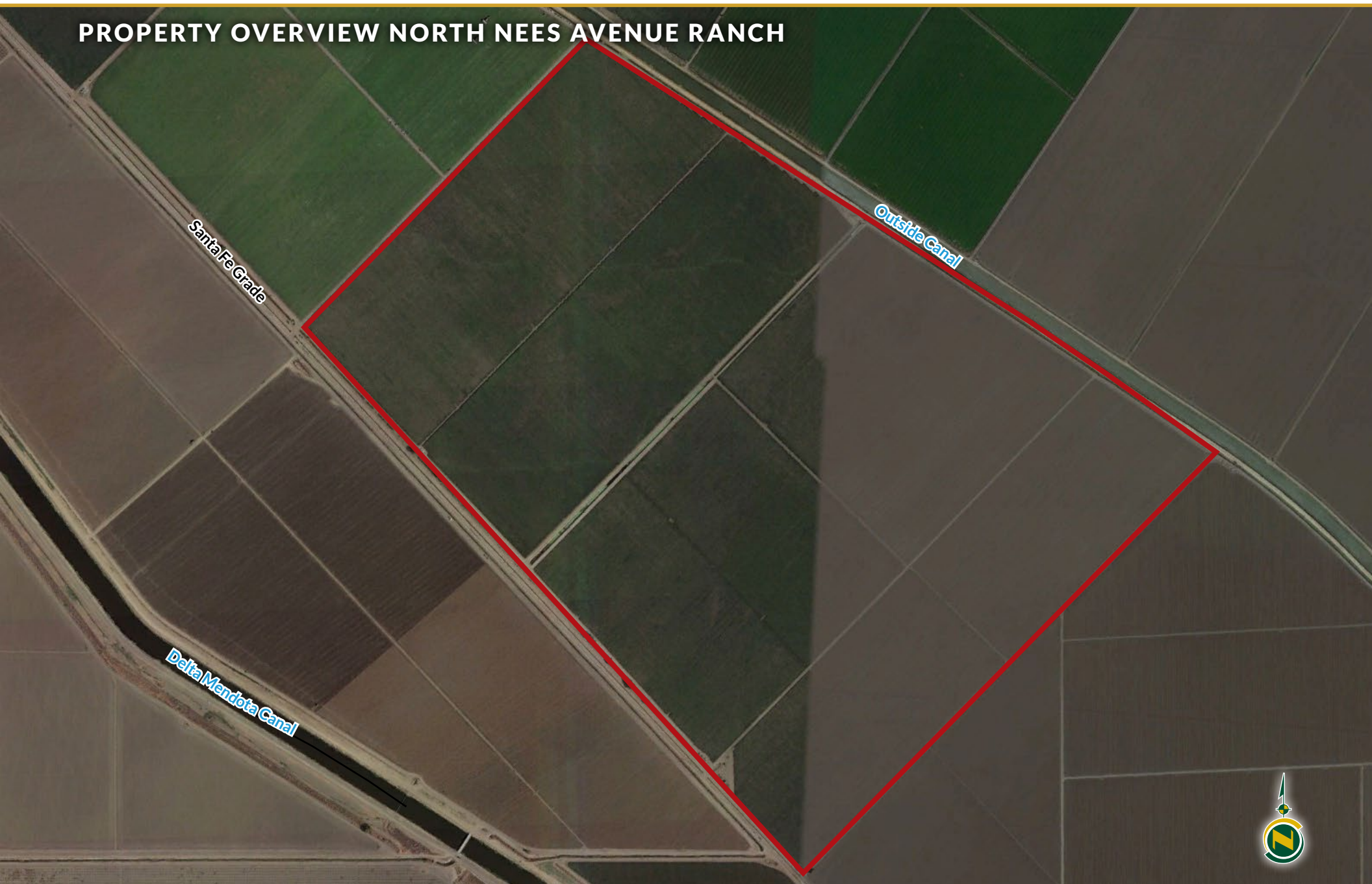
North Ranch

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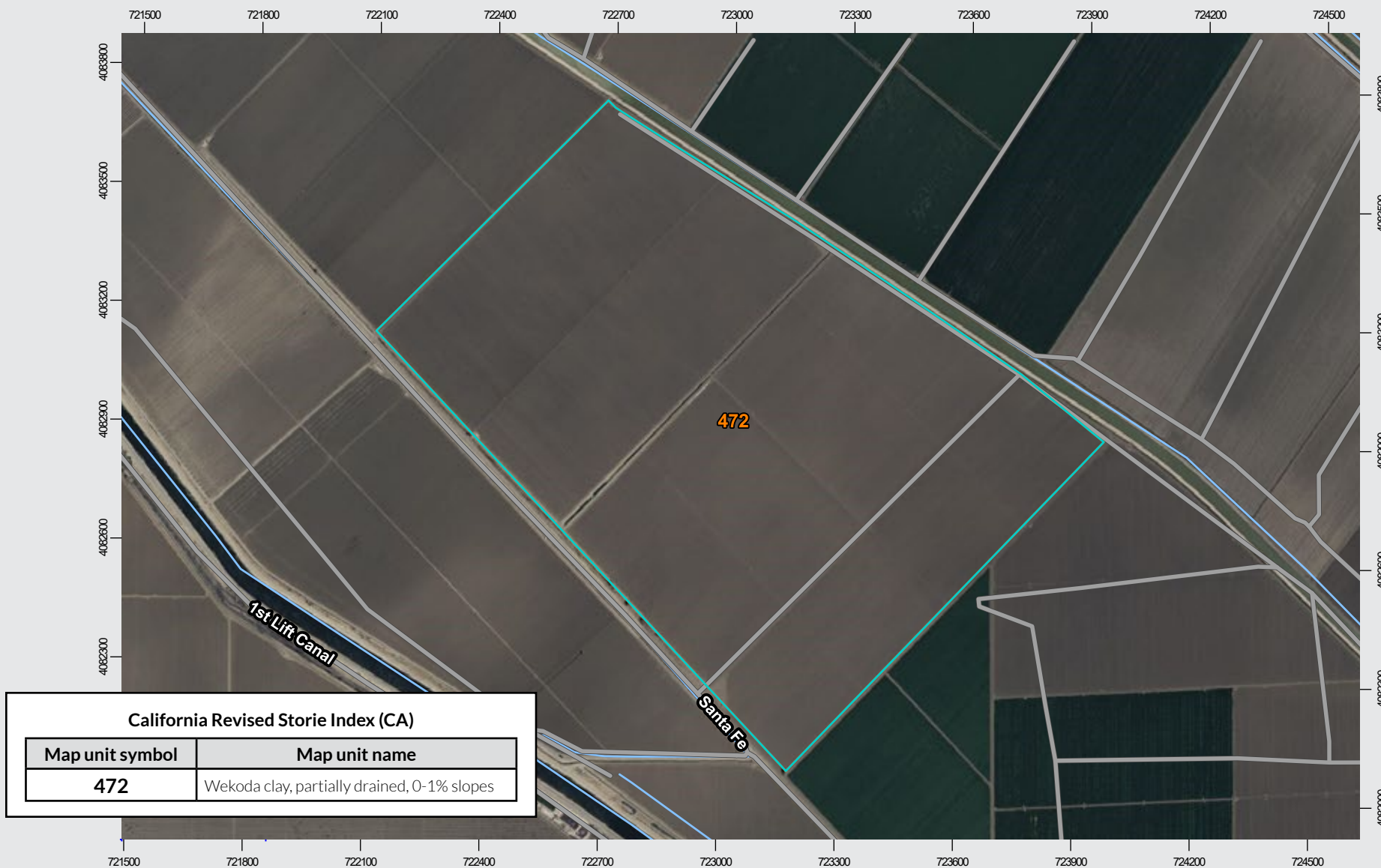
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PROPERTY OVERVIEW NORTH NEES AVENUE RANCH



SOILS MAP NORTH NEES AVENUE RANCH

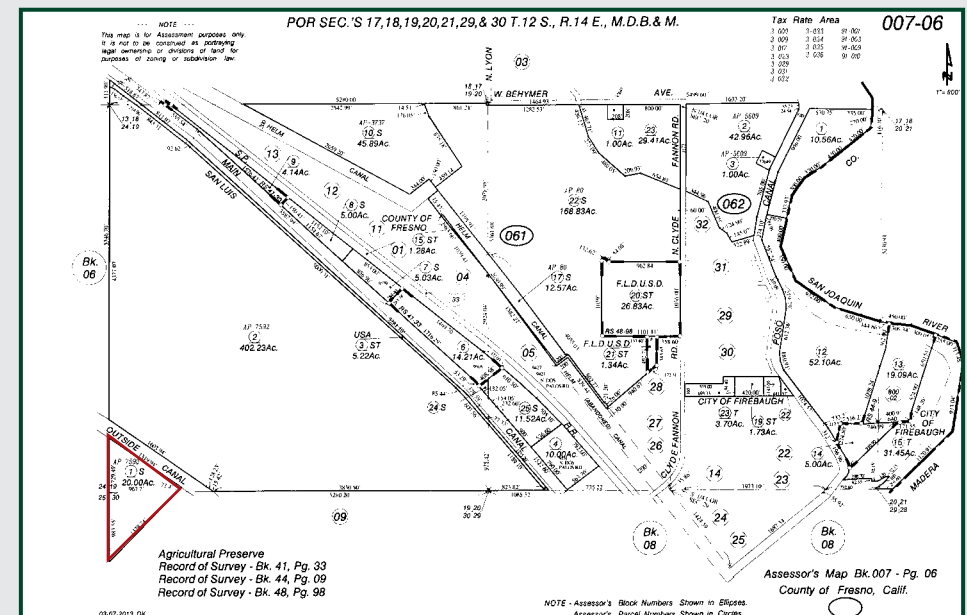
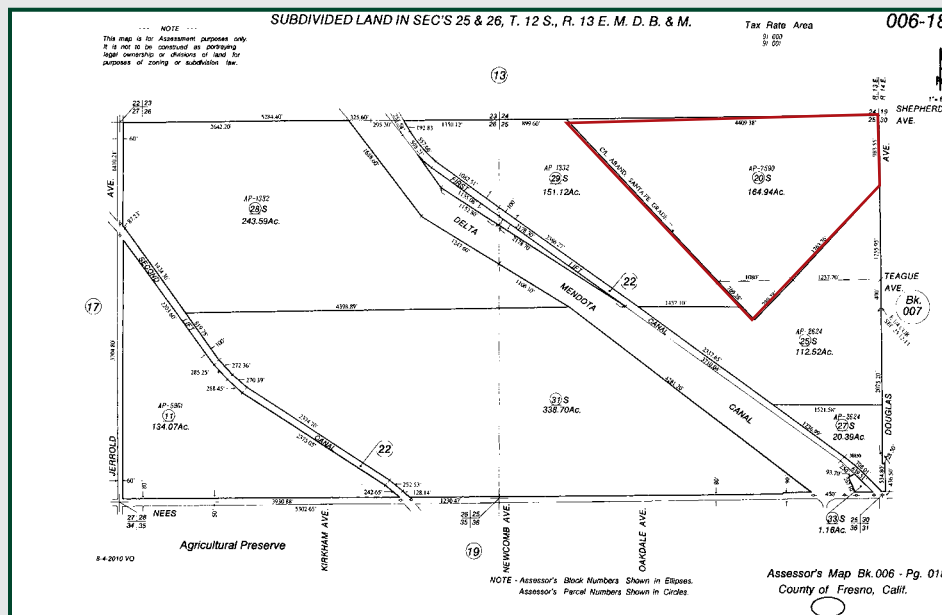
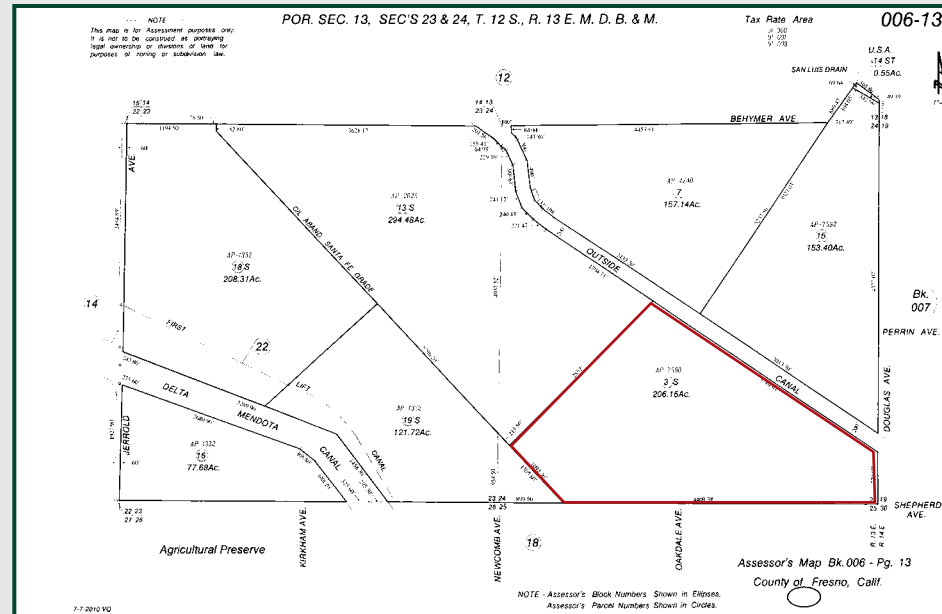


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PARCEL MAPS NORTH NEES AVENUE RANCH



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PROPERTY PHOTOS NORTH NEES AVENUE RANCH



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PROPERTY OVERVIEW SOUTH NEES AVENUE RANCH



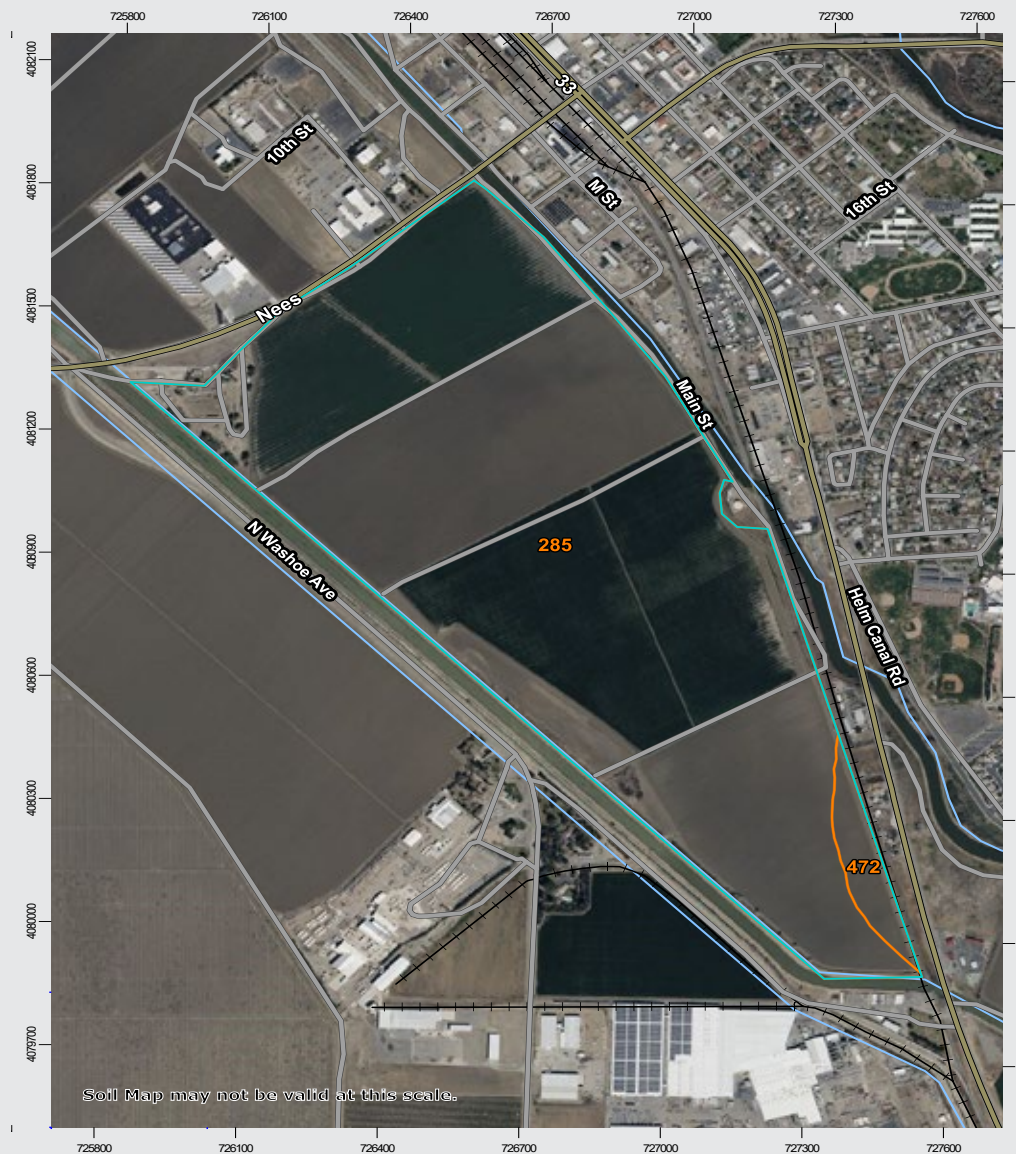
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SOILS MAP SOUTH NEES AVENUE RANCH

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
285	Tranquility-Tranquility, wet, complex, saline-sodic, 0-1% slopes
472	Wekoda clay, partially drained, 0-1% slopes

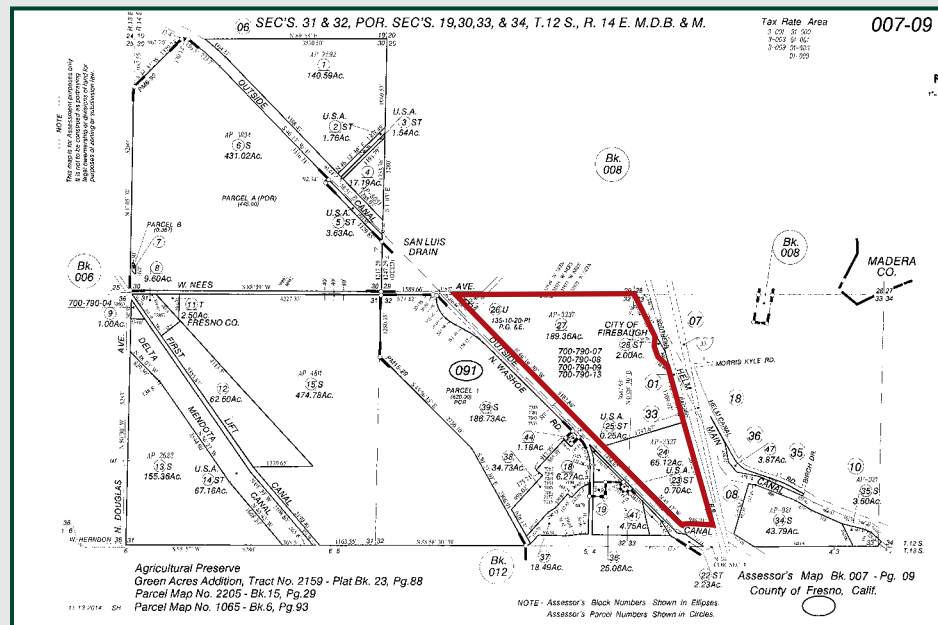
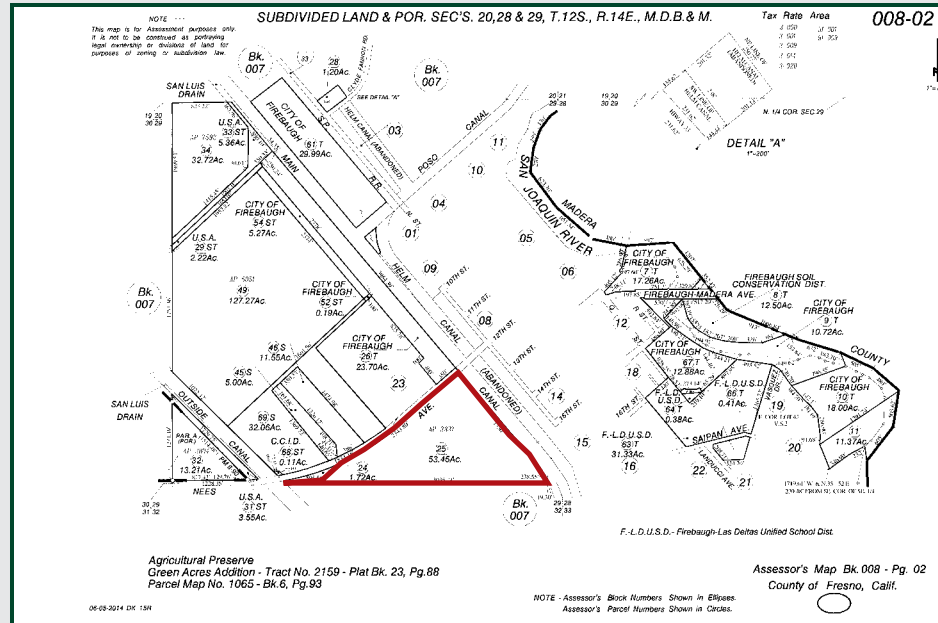


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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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.