

**307.93±**  
ASSESSED ACRES

# SOUTH NEES AVE RANCH

FRESNO COUNTY, CALIFORNIA

**\$4,930,000**  
(\$16,000/ACRE)

**EXCLUSIVELY PRESENTED BY:**  
A DIVISION OF PEARSON COMPANIES



## FRESNO

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

## VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

## BAKERSFIELD

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

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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CA DRE #00020875



## PROPERTY HIGHLIGHTS:

- CENTRAL CALIFORNIA IRRIGATION DISTRICT
- OPEN IRRIGATED CROPLAND
- HEADQUARTERS SITE & EQUIPMENT YARD

## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

The South Nees Avenue Ranch has 307.93± assessed acres of open irrigated cropland.

### LOCATION

Located on the south side of Nees Avenue, 1/8 mile west of Highway 33 and the City of Firebaugh in Fresno County.

### LEGAL

Fresno Co. APN's: 008-020-25; 007-091-24 & 27. Located in portions of Sections 29 and 32, T12S, R14E, M.D.B.&M.

### ZONING

AL20 (Agricultural Limited with a minimum parcel size of 20 acres).

The property is enrolled in the Williamson Act.

### LAND USE

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

### WATER

Central California Irrigation District with buried drip.

### SOILS

See soils map included.

### PRICE/TERMS

\$4,930,000 (\$16,000/acre) 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.



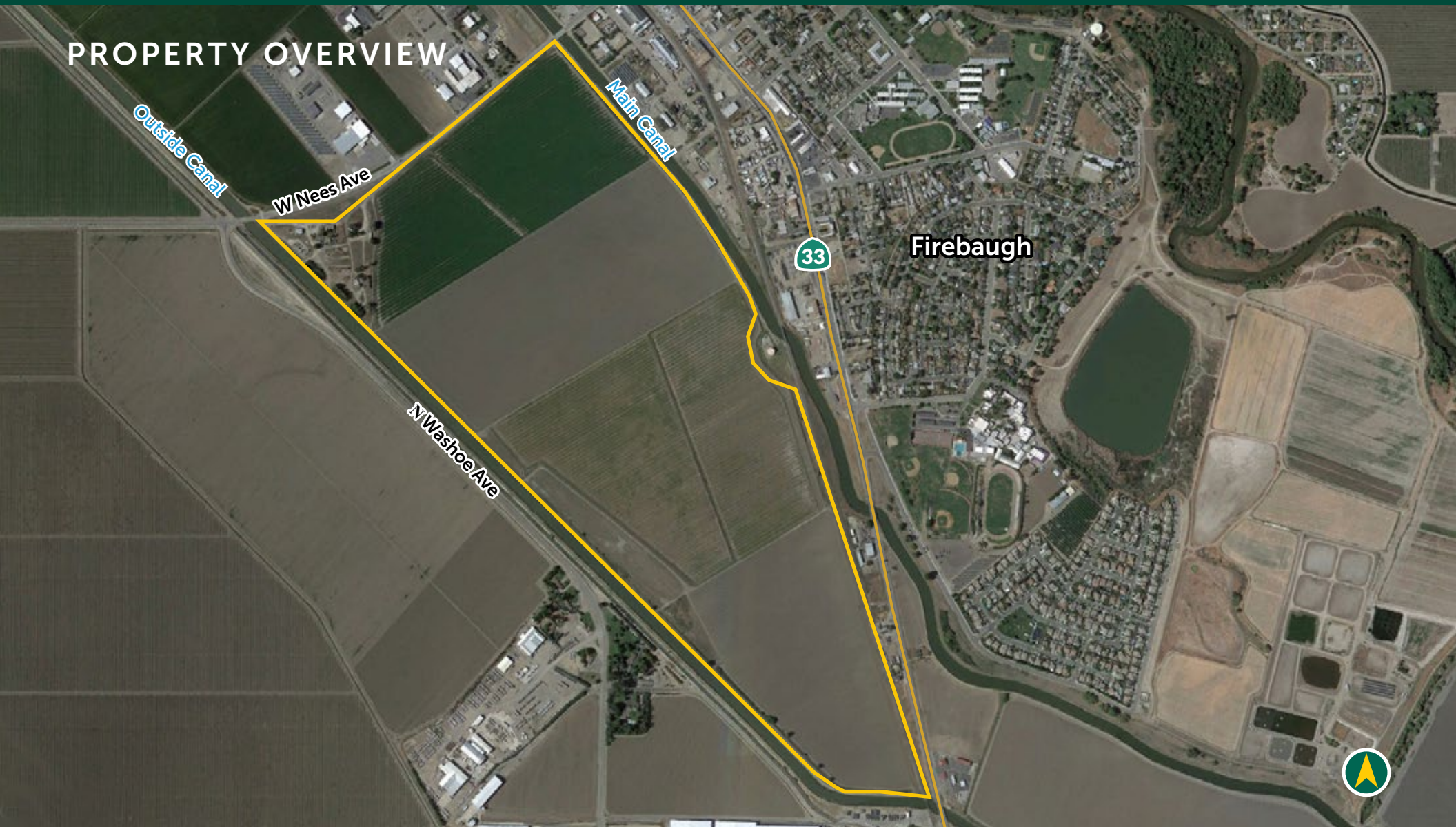
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## PROPERTY OVERVIEW



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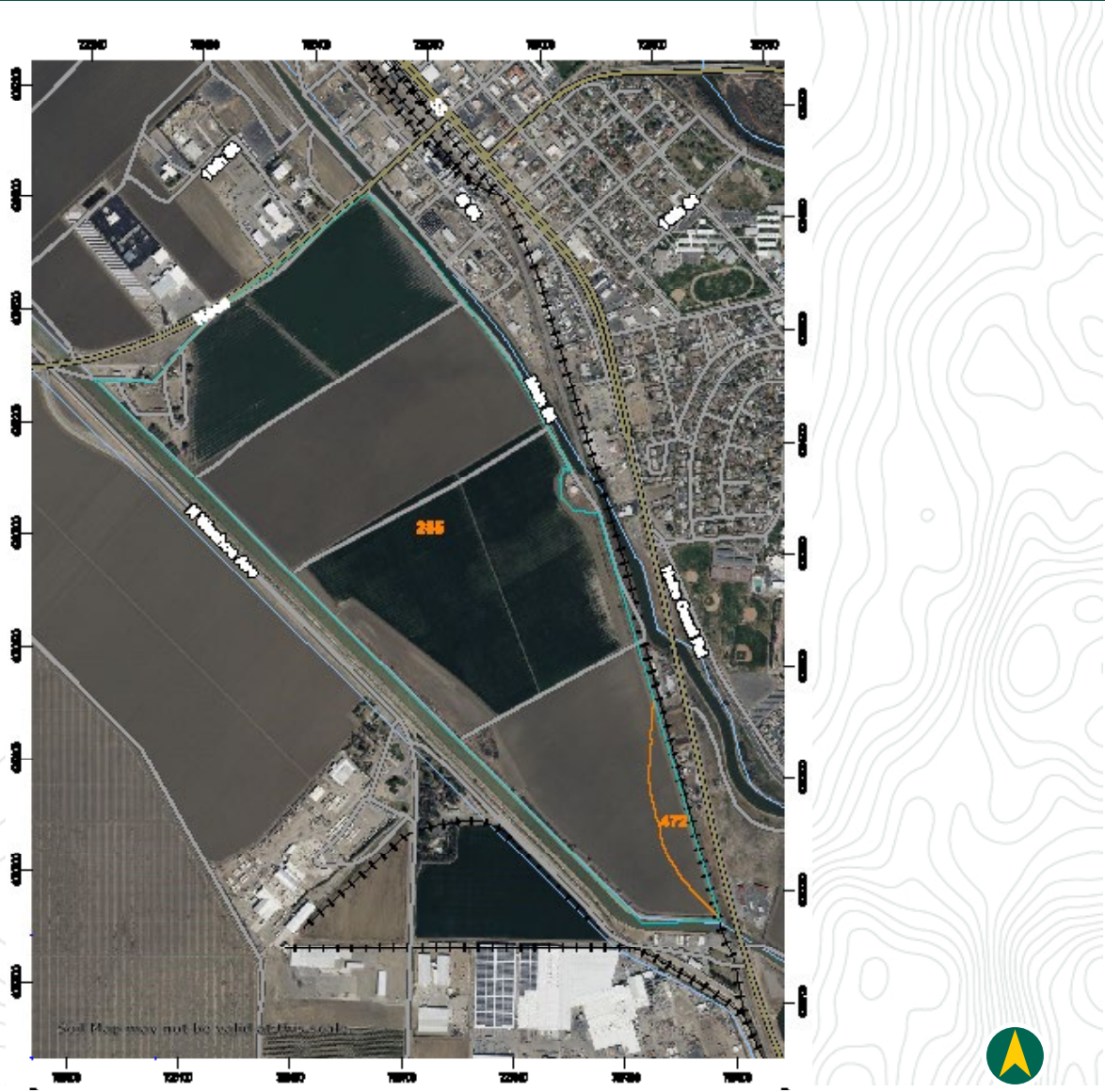
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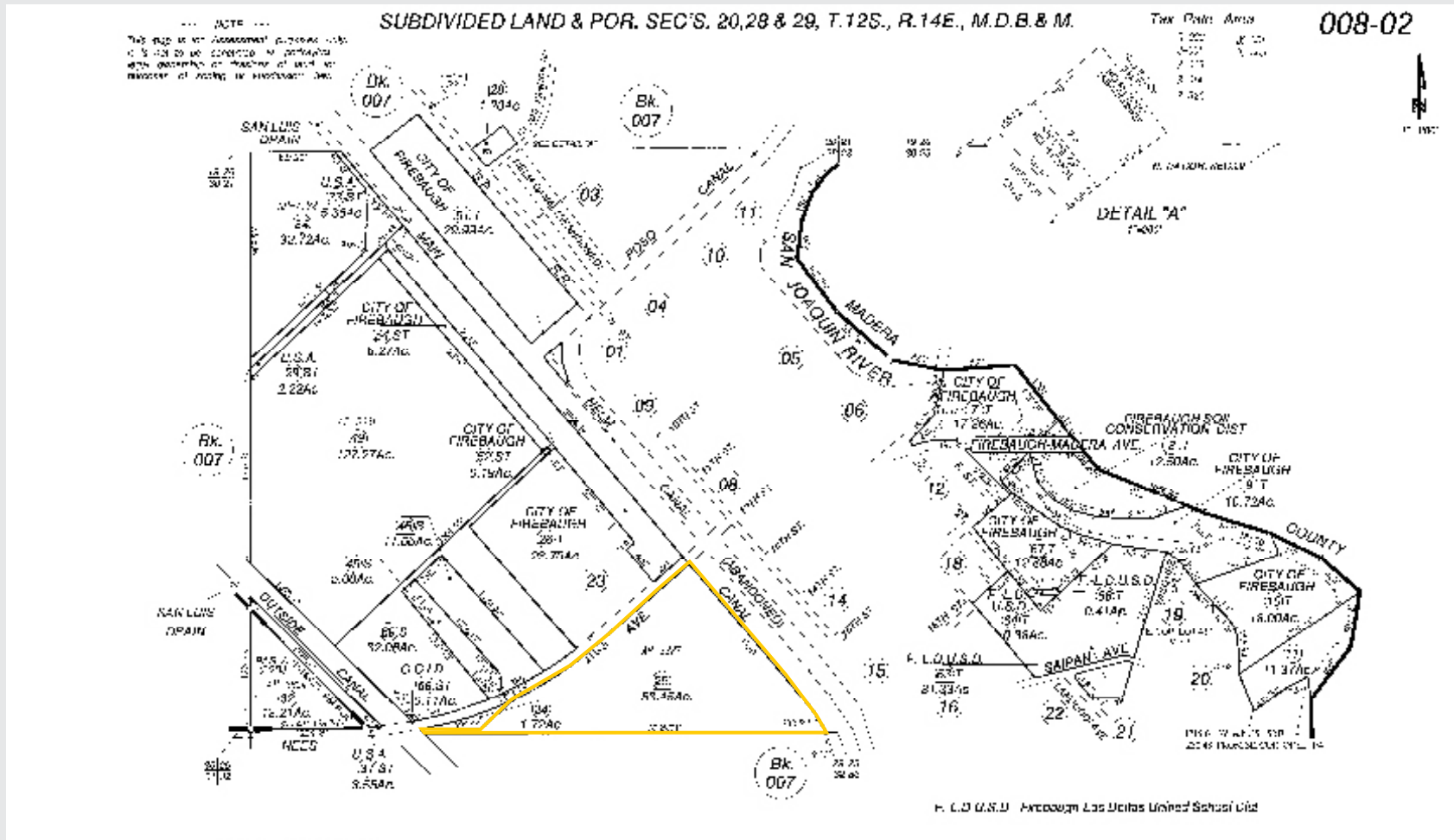


**SOILS MAP**

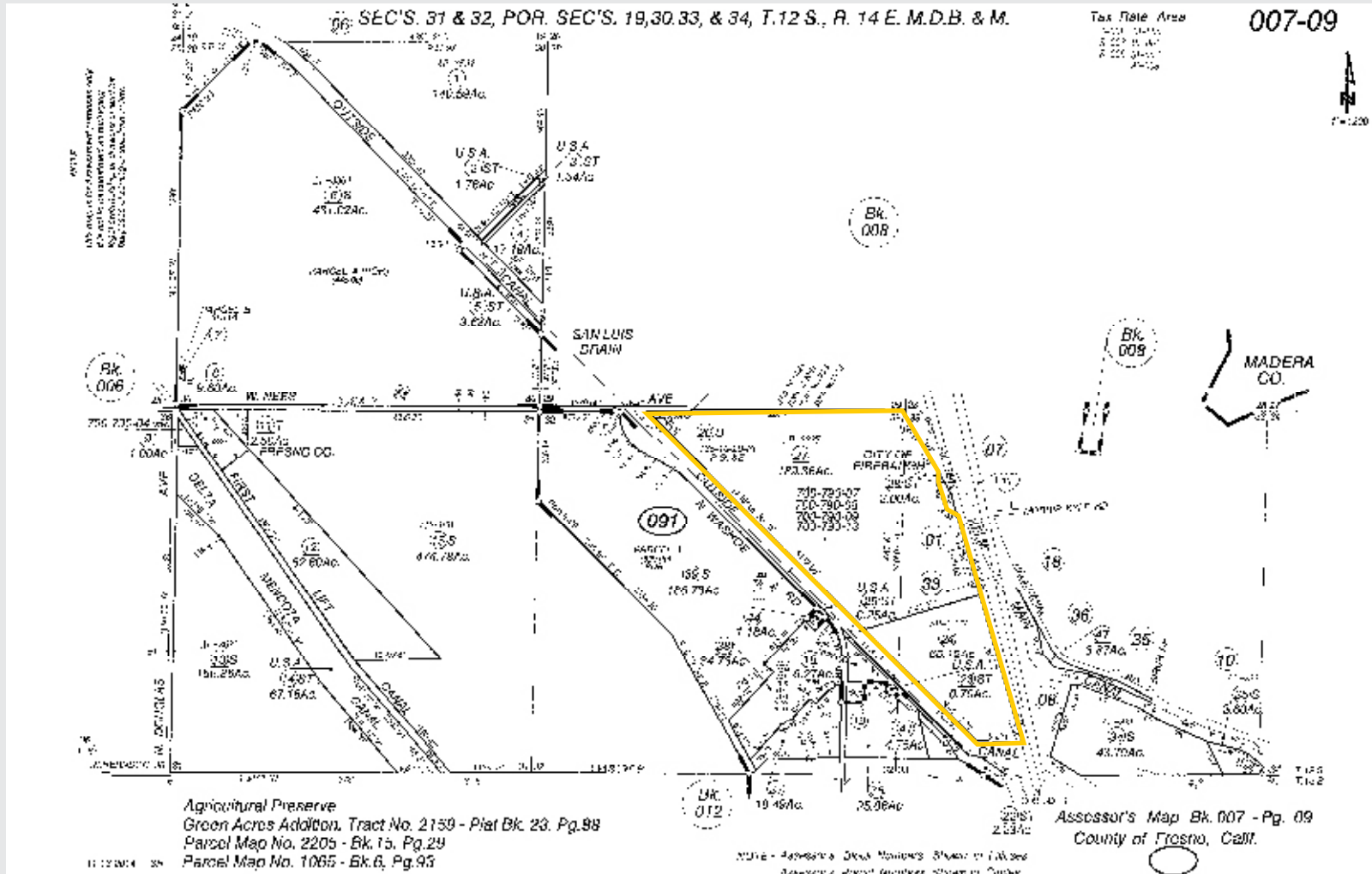
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
285	Tranquility-Tranquility, wet, complex- saline-sodic, 0-1% slopes
472	Wekoda clay, partially drained, 0-1% slopes



## PARCEL MAP



## PARCEL MAP





## PROPERTY PHOTO





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