

391.10±
ASSESSED ACRES

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

NORTH NEES AVE RANCH

FRESNO COUNTY, CALIFORNIA

\$6,260,000
(\$16,000/ACRE)



PROPERTY HIGHLIGHTS:

- FIREBAUGH CANAL COMPANY
- OPEN IRRIGATED CROPLAND
- BURIED DRIP IRRIGATION

NORTH NEES AVE RANCH
FRESNO COUNTY, CA

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PROPERTY INFORMATION

DESCRIPTION

The subject property totals 391.10± assessed acres of open irrigated cropland.

LOCATION

The Nees Avenue North Ranch is located approximately ½ mile north of Nees Avenue around 1 ½ miles west of Hwy 33.

LEGAL

Fresno Co. APN: 006-130-03s, 006-180-20s; 007-061-01s. Located in portions of Sections 19, 24 and 25, T12S, R13 & 14E, M.D.B.&M.

ZONING

AE20 (Agricultural Exclusive with a minimum parcel size of 20 acres). Property is enrolled in the Williamson Act.

LAND USE

Open irrigated cropland, farmed to cotton in 2024.

WATER

Firebaugh Canal Company plus a filter station.
Buried drip irrigation.

SOILS

See soils map included.

PRICE/TERMS

\$6,260,000 (\$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.



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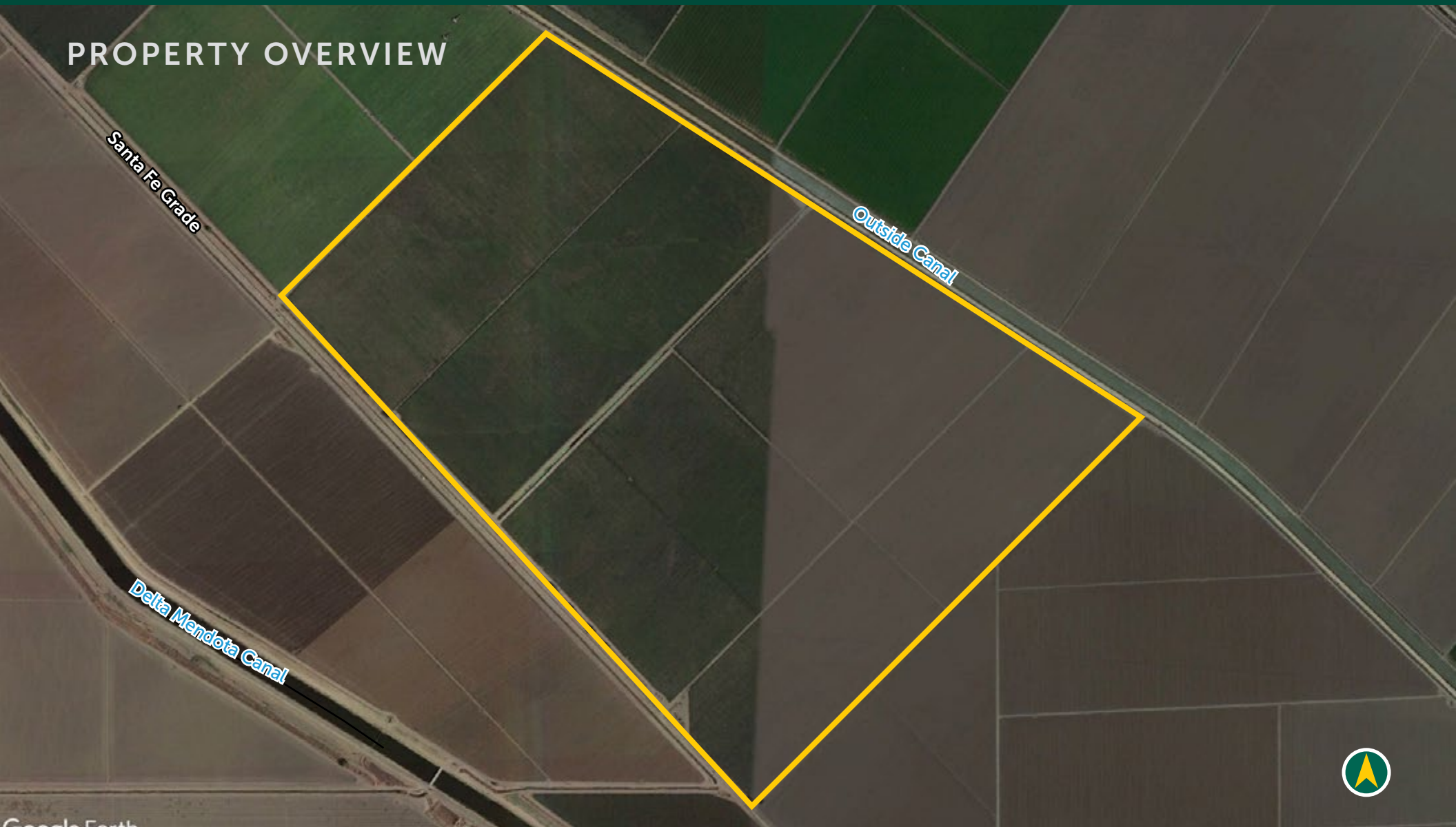
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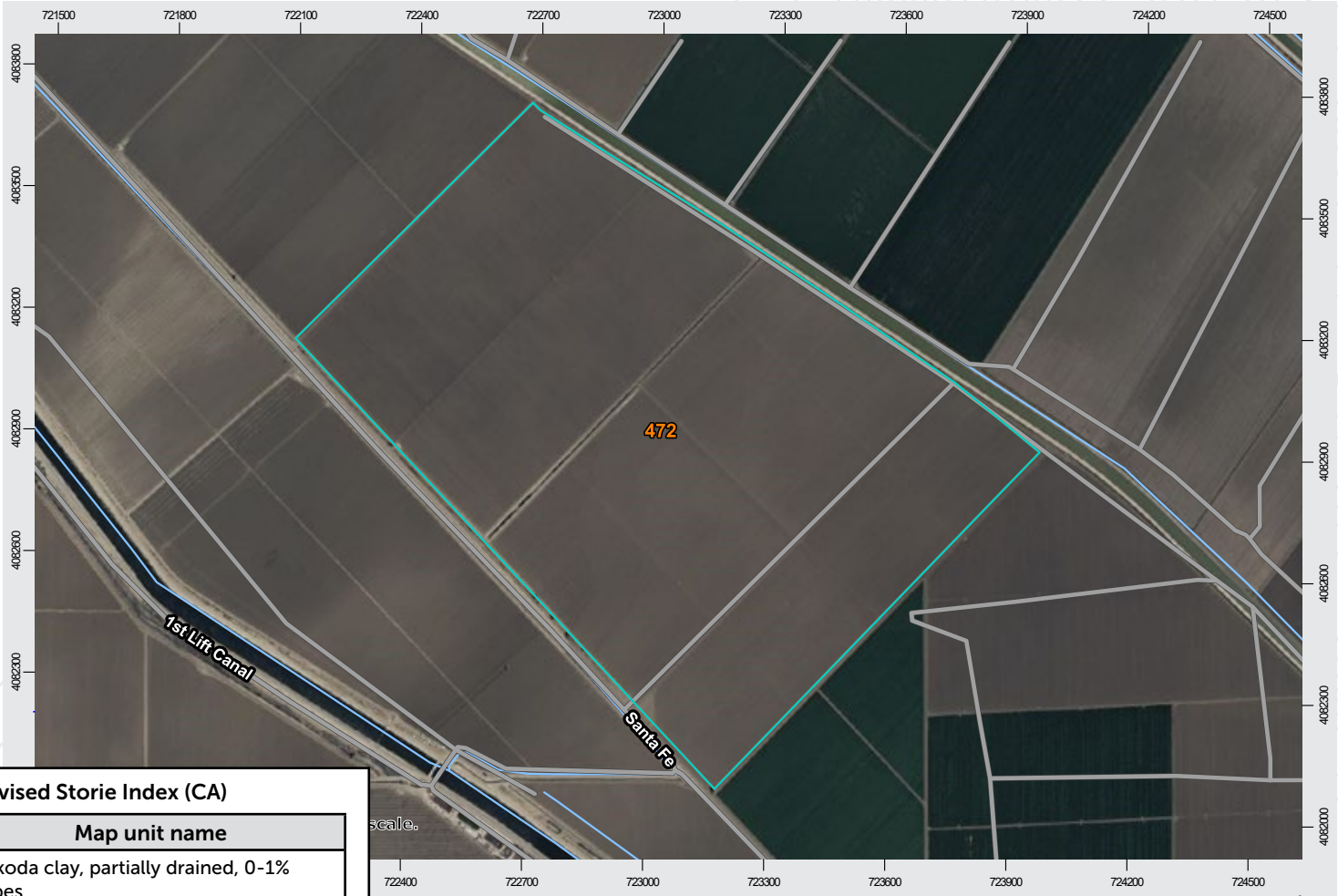
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PROPERTY OVERVIEW

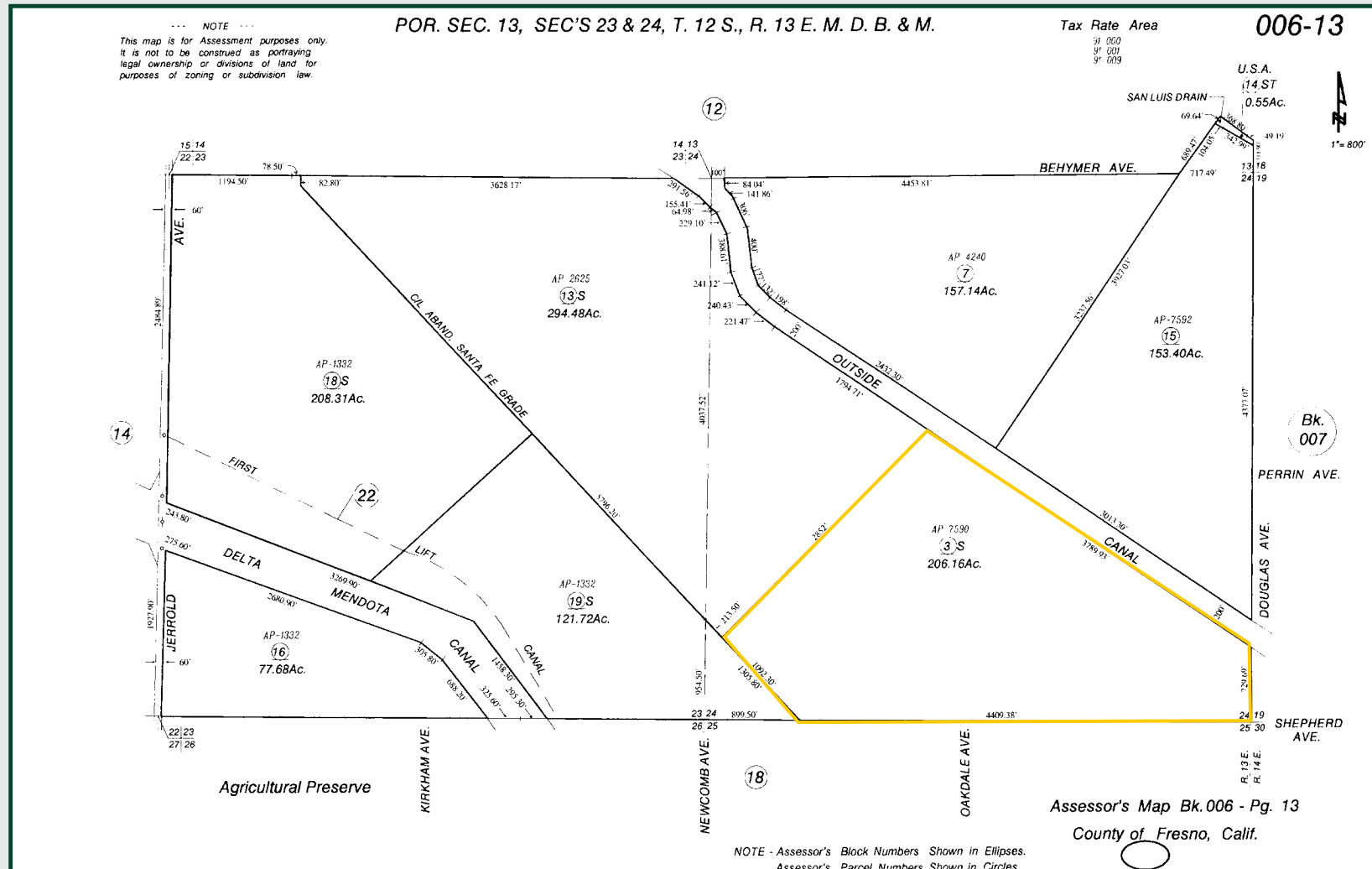


SOILS MAP

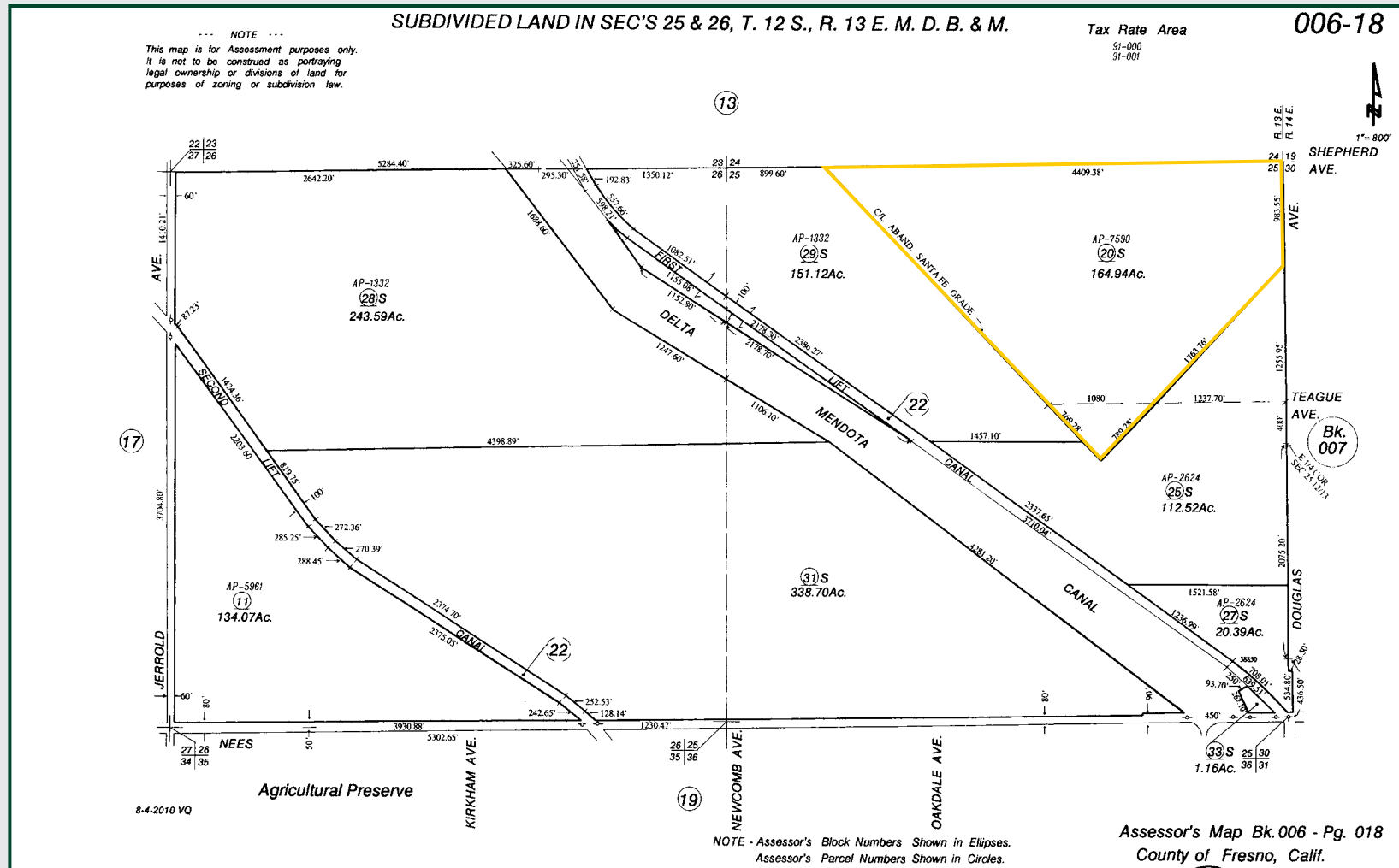


California Revised Store Index (CA)	
Map unit symbol	Map unit name
472	Wekoda clay, partially drained, 0-1% slopes

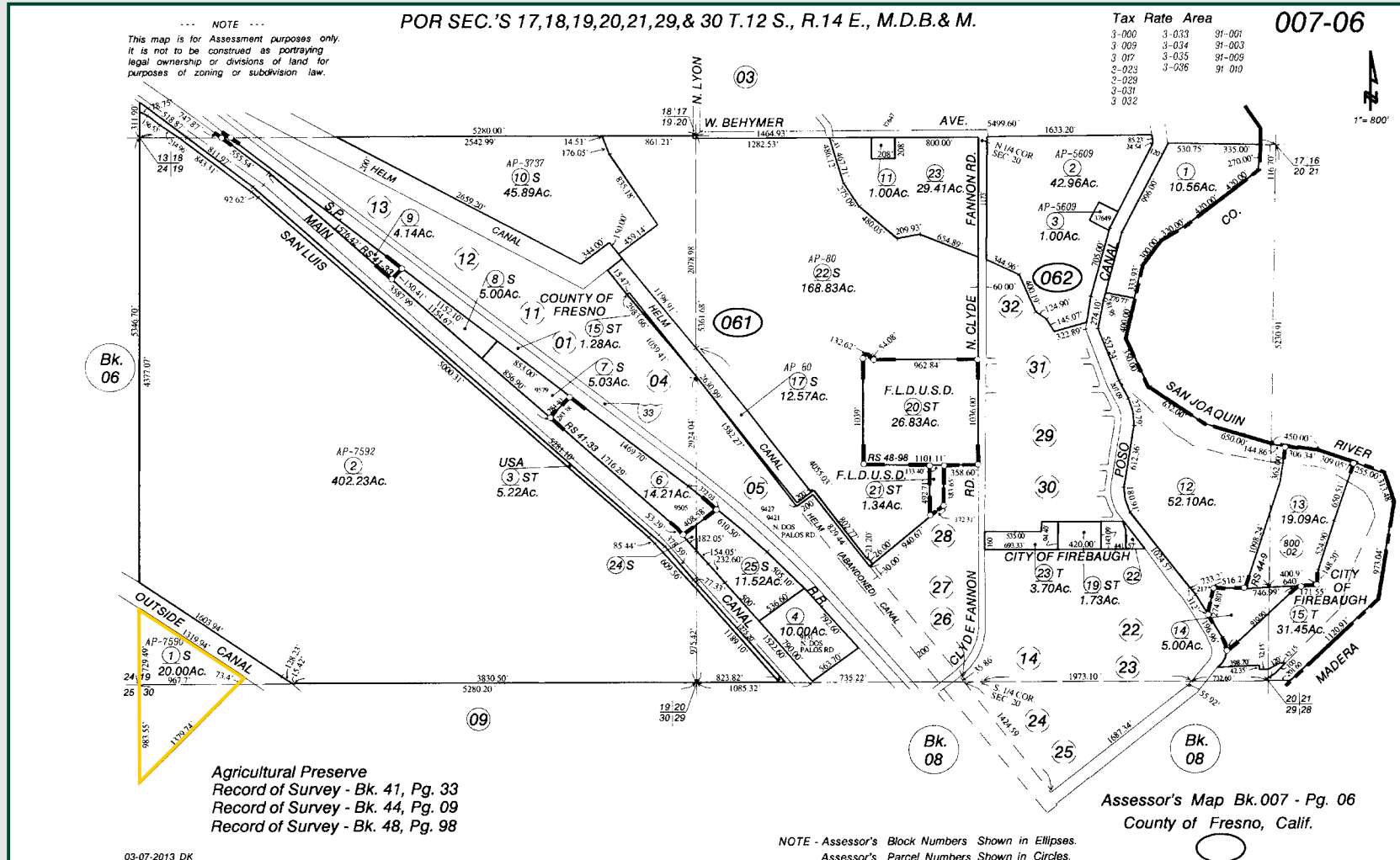
PARCEL MAP



PARCEL MAP



PARCEL MAP



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



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OFFICES SERVING
THE CENTRAL VALLEY

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