

KC RANCH - 5

126.9± ACRES | FRESNO COUNTY, CA

\$888,300

(\$7,000/Acre)



PROPERTY HIGHLIGHTS

- OPEN LAND
- CLOSE PROXIMITY TO INTERSTATE 5
- SAN LUIS WATER DISTRICT



Independently Owned And Operated
Corporate License #00020875
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FRESNO

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VISALIA

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Visalia, CA 93277
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BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This 126.9± Ac property is a portion of a larger portfolio of properties available (see map on following page for more details). This land is open farmland with access to San Luis Water District. There are almonds, pistachios, figs, grapes, dairy, pomegranates, and row crops grown in the surrounding area.

LOCATION

The property is located along the west side of Interstate 5 and is accessible via Herndon Avenue in Firebaugh, CA.

ZONING

AE (Agricultural Exclusive). The property is not enrolled in the Williamson Act.

WATER

The property is within and receives water from San Luis Water District.

BUILDINGS

None.

PLANTINGS

None.

PRICE/TERMS

\$888,300 (\$7,000/acre) all cash at the close of escrow.

*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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

Soil Map Key

Map unit symbol	Map unit name	Rating
800	Plant Clay loam, 0 to 2 percent slope, M.D.B. 17	Class 1 - Excellent
801	Loe Brown-Pink loam, 2 to 8 percent slope	Class 1 - Excellent



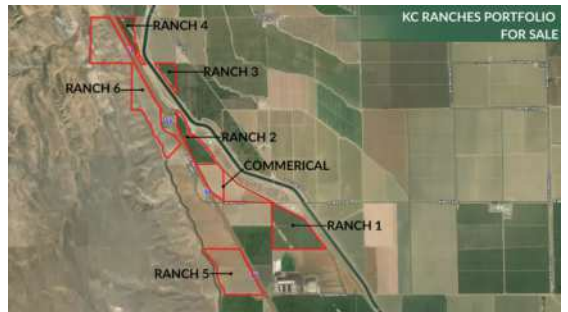
PARCEL INFORMATION

LEGAL

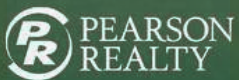
Fresno County APNs: 005-120-35s & 005-120-49
Located in a portion of Section 33, Township 12S,
Range 11E, M.D.B.&M.



KC RANCHES PORTFOLIO







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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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