



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Sanger River Oak Ranch



144.28± Acres
Fresno County, California

- Consolidated Irrigation District + Church Water entitlement
- Three varieties of table grapes
- All Class 1 soils with excellent ratings

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Sanger River Oak Ranch

144.28± Acres

\$5,410,500
(\$37,500/acre)

DESCRIPTION:

The property is planted to three different types of table grapes. The vines are young and vigorous and the steel trellis system is state of the art. Great soils and water situation with two main Consolidated Irrigation District canals surrounding the property.

LOCATION:

Located on Rainbow Road, 2± miles northeast of Sanger.

LEGAL:

Fresno County APN's: 314-070-70, 71, 72, 73, 74, 75 & 76. Located in a portion of Section 12, T14S, R22E, M.D.B.&M.

ZONING:

Zoning is AE-20 and all parcels are enrolled in the Williamson Act.

WATER:

Consolidated Irrigation District - \$23 per acre.
Two northwest 20 acre parcels receive "Church Water" entitlements at \$27.60 per acre. Those rights are superior to normal C.I.D. entitlements.
30 HP lift pump to take Church Water from the Lone Tree Ditch. The 30 HP lift pump for the Church Water is not currently used by owner.
50 HP deep well turbine pump that supplies water to the drip system via a four station sand media filter station. Because of the advantageous water table, the 50 HP pump is the only source of irrigation water currently used by the owner.
There is also an old well near the C.I.D. outlet. Access to CID water via the Centerville-Kingsburg Canal is not in use.

SOILS:

Hsr - Hesperia fine sandy loam, Grade 1, Excellent
Hm - Hanford fine sandy loam, Grade 1, Excellent
Hc - Hanford sandy loam, Grade 1, Excellent
Rc- Ramona loam, Grade 1, Excellent
GtA - Greenfield sandy loam, 0 to 3% slopes, Grade 1, Excellent

PLANTINGS:

Variety	Planted	Vines	Rootstock	Acres
Flame Seedless	2008	58,930±	Own	67.57±
Flame Seedless	2010	28,905±	Own	33.14±
Sweet Scarlet	2009	18,957±	Own	21.73±
Niabel	2008		Own	2.00±
Open				4.00±
Balance, roads, avenues, canals				

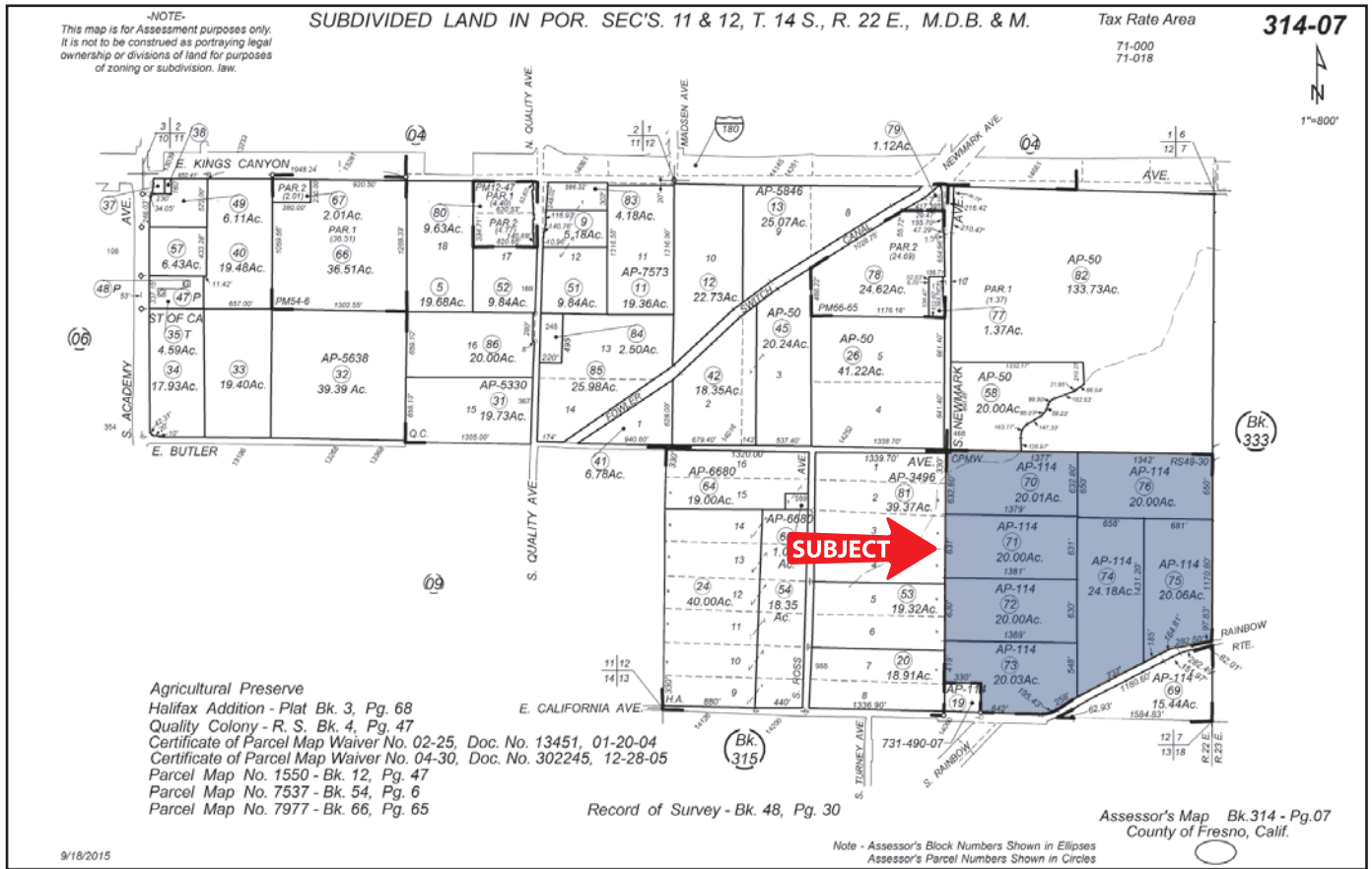
**BUILDINGS/
IMPROVEMENTS:**

24' x 60' wooden shop with 1 HP domestic pump. 130' x 84' chain link fenced area with 20' x 50' aluminum lean-to.

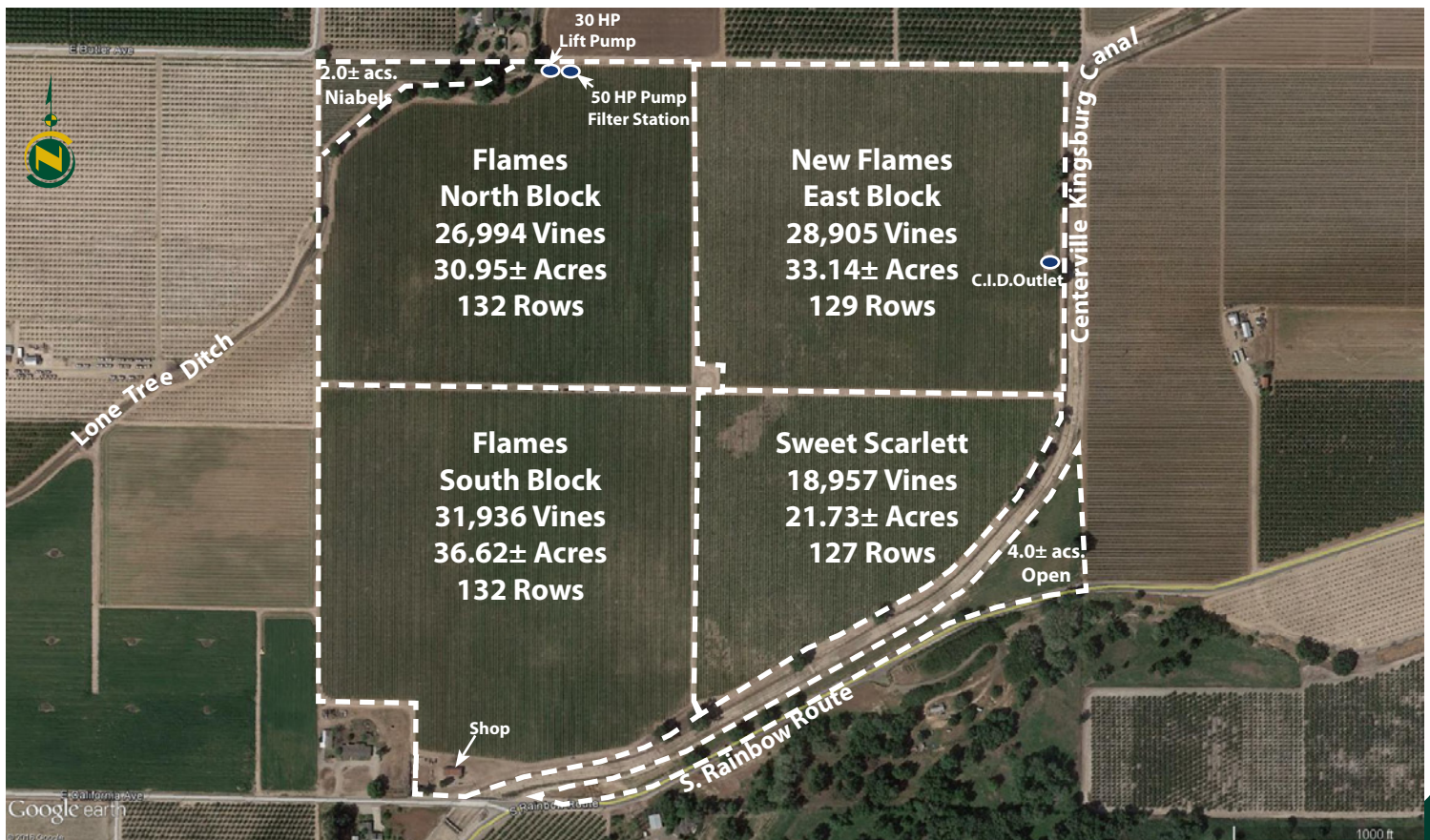
PRICE/TERMS:

\$5,410,500 cash at the close of escrow.

ASSESSOR'S PARCEL MAP



PLANTING MAP



LOCATION MAP



SOILS MAP

SOILS LEGEND CALIFORNIA REVISED STORIE INDEX

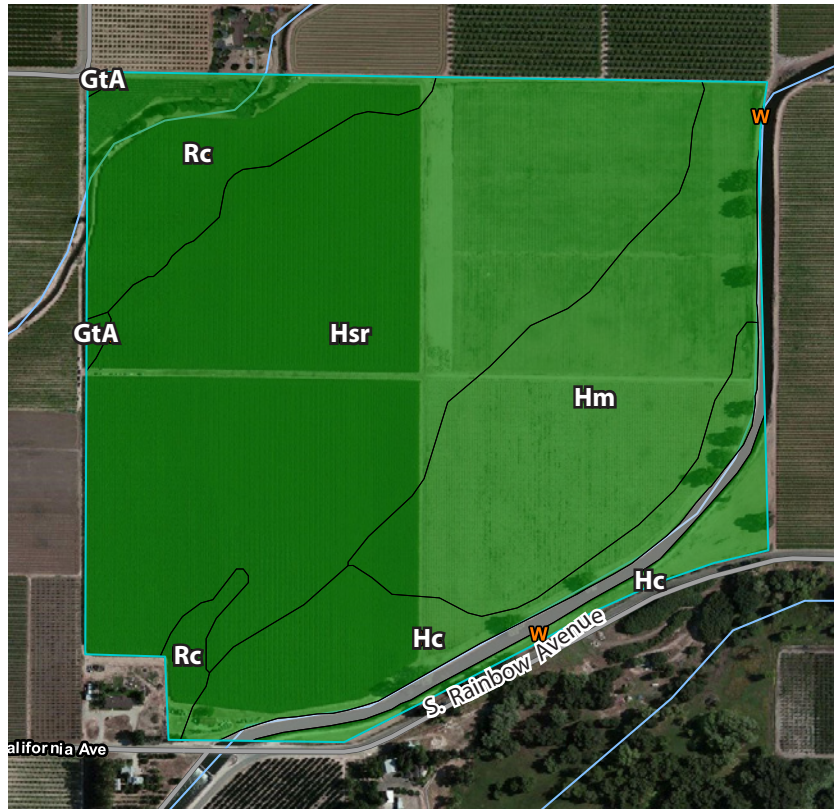
**Hsr - Hesperia fine sandy loam,
Grade 1 Excellent
Storie Index 100**

**Hm - Hanford fine sandy loam,
Grade 1 Excellent
Storie Index 100**

**Hc - Hanford sandy loam
Grade 1 Excellent
Storie Index 95**

**Rc - Ramona loam,
Grade 1 Excellent
Storie Index 85**

**GtA - Greenfield sandy loam,
0-3% slopes
Grade 1 Excellent
Storie Index 90**



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