



**PEARSON  
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AGRICULTURAL PROPERTIES  
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# **FOR SALE**

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# **Haney Ranch**



**59.63± Acres**  
**Fresno County, California**

- Alta Irrigation District
- New 2,500 S.F. solar panel aluminum pole barn
- 5 varieties of table grapes

**Exclusively Presented By:**  
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CA BRE #00020875



# Haney Ranch

**59.63± Acres**

**\$1,699,455**  
**(\$28,500/Ac.)**

**LOCATION:**

Located on the northeast corner of Haney and Central Avenues, approximately 5 miles north of Reedley.

**LEGAL:**

Fresno County APN: 333-260-11, 18 and 29. Located in a portion of Section 26, T14S, R23E, M.D.B.&M.

**PLANTINGS:**

<u>Variety</u>	<u>Acreage</u>	<u>Planted</u>
Vintage Red	15.00±	2015
Summer Royal	7.00±	2006
Autumn Royal	10.00±	2006
Ivory	5.00±	2016
Krissy Red Seedless	5.00±	2015
Open Ground	15.00±	

**WATER:**

Alta Irrigation District. Two 10 HP submersible pumps. Ranch is set up for drip and flood irrigation.

**SOILS:**

Porterville clay, 0-3% slopes  
San Joaquin loam, 0-3% slopes  
Porterville clay, 3-15% slopes

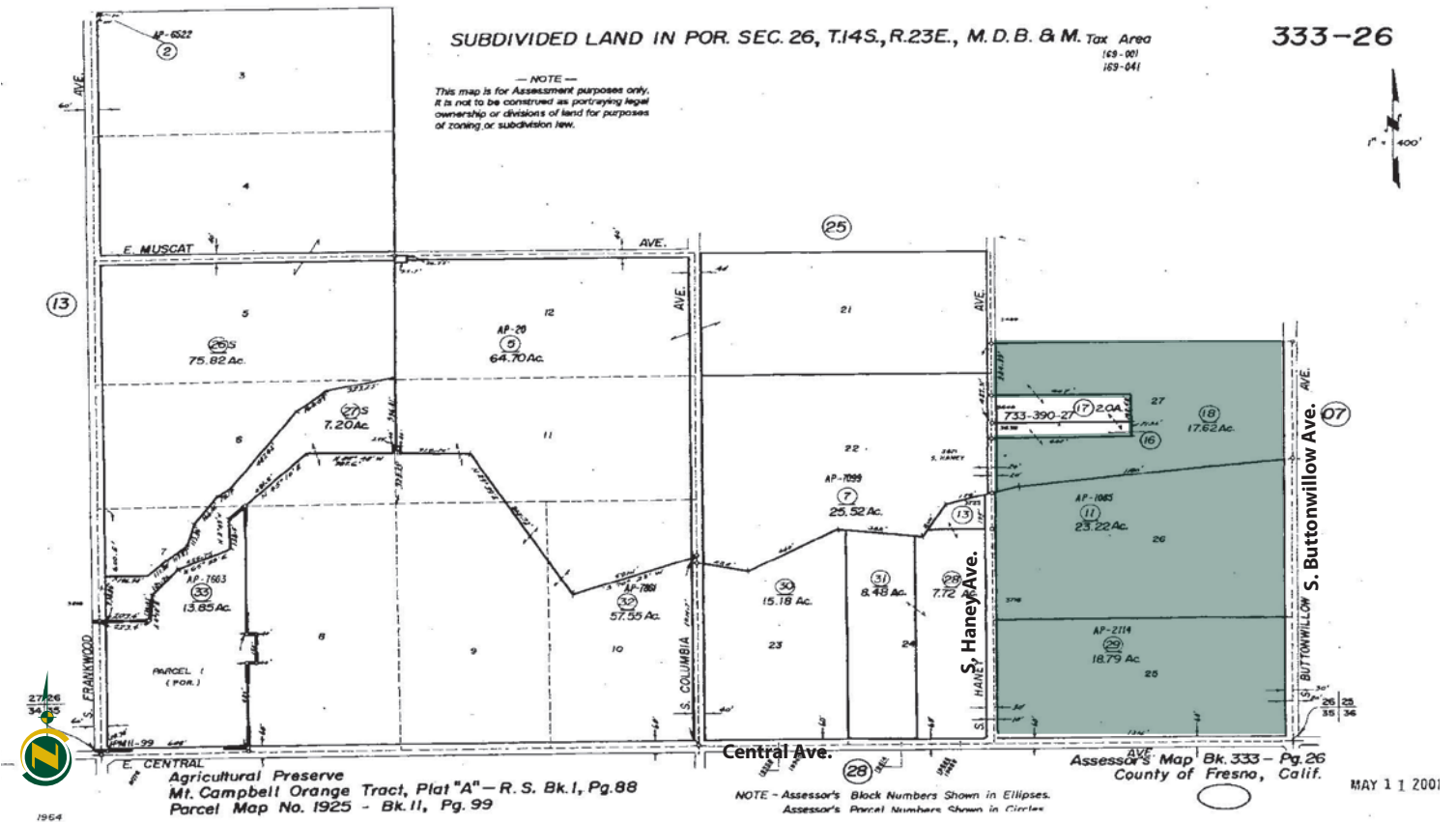
**BUILDINGS/  
IMPROVEMENTS:**

New 2,500 s/f aluminum pole barn with 132 Sunpower, 327 watt modules with SMA inverters to power deep well pumps. Still needs PG&E hook up - \$30,000 estimate. One older shop building.

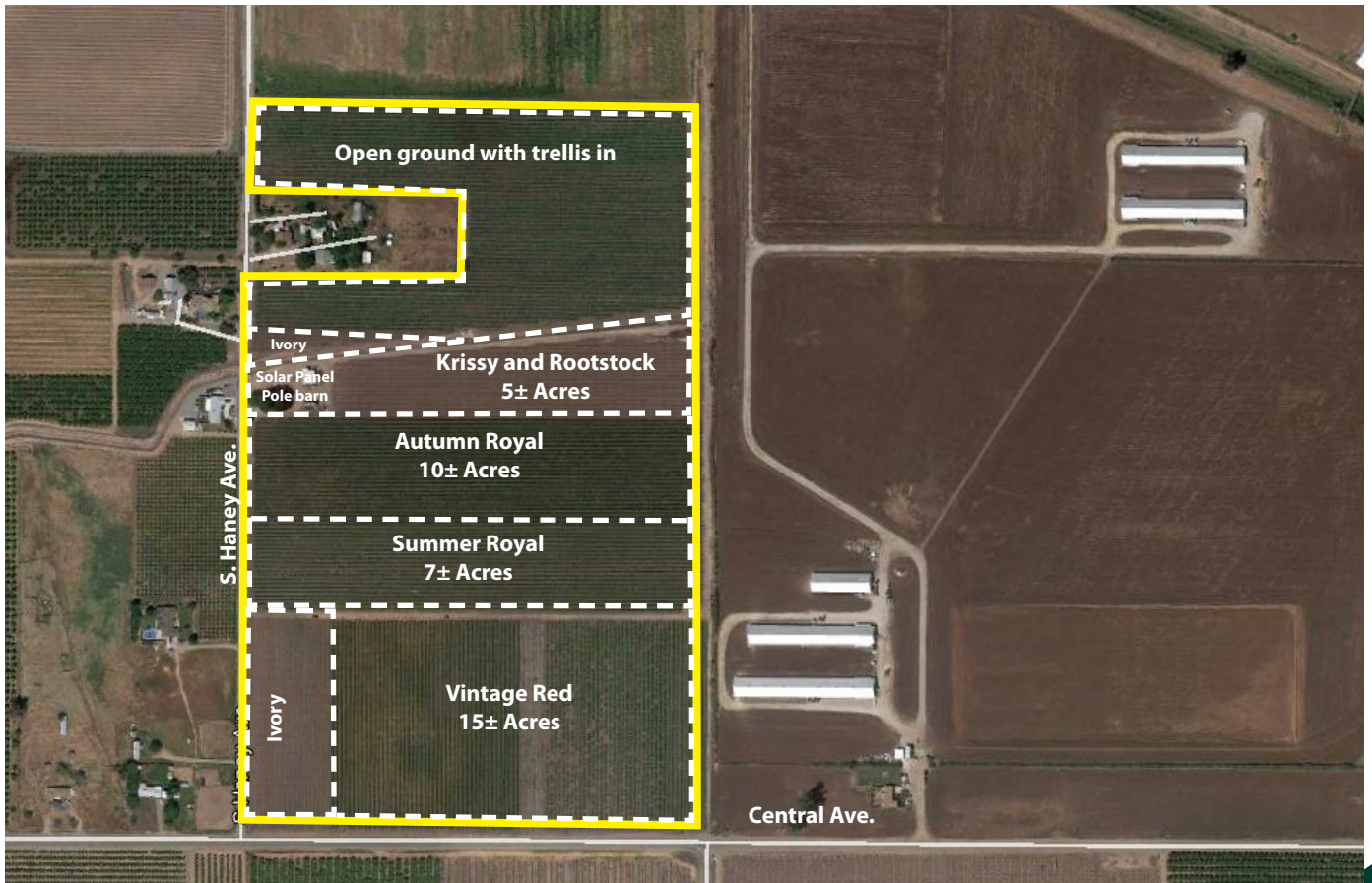
**PRICE/TERMS:**

\$1,699,455 cash to Seller. Buyer to reimburse Seller for all cultural costs incurred toward the 2017 crop.

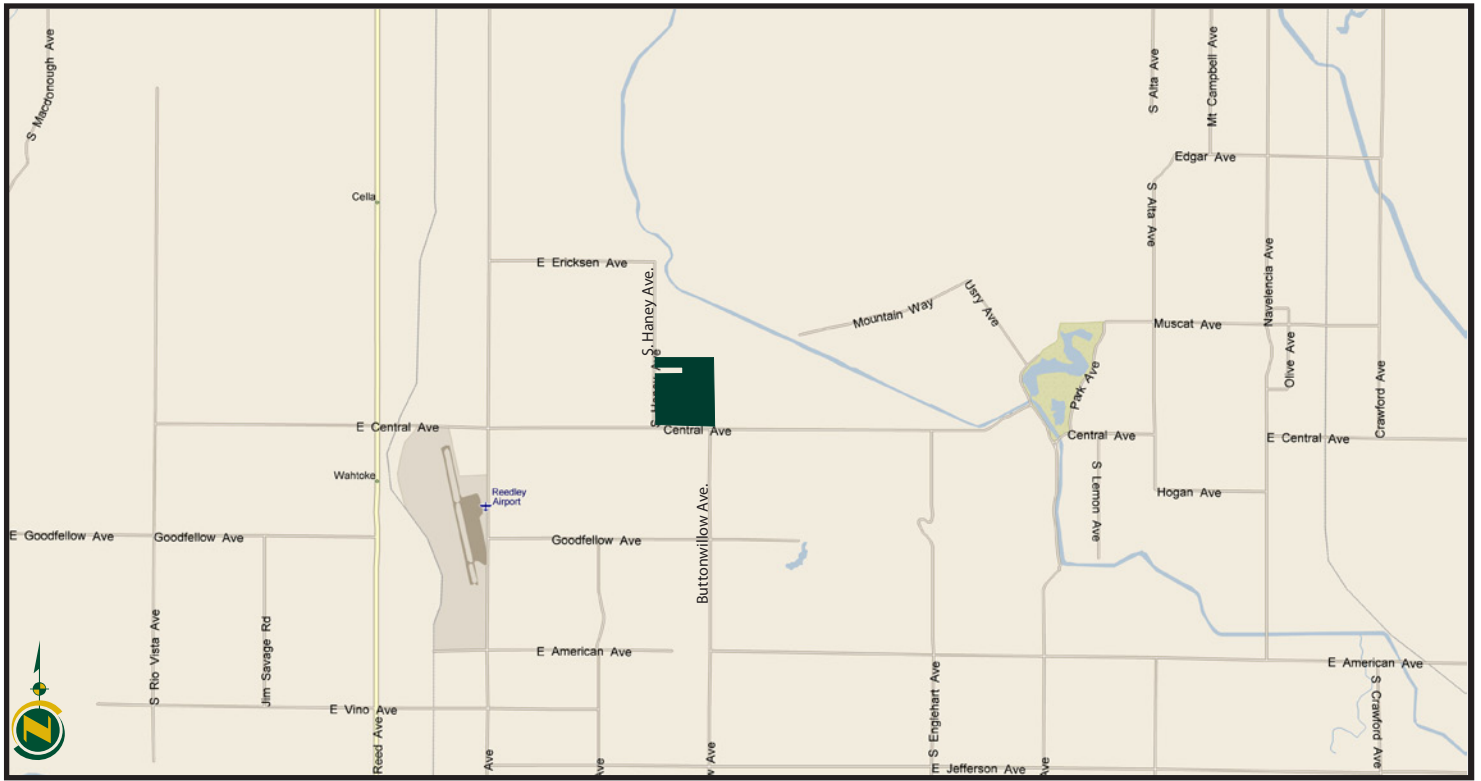
# ASSESSOR'S PARCEL MAP



# PLANTING MAP



# LOCATION MAP



# REGIONAL MAP



*We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.*

**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

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