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# Panoche Westside Farms



**1,271.26± Assessed Acres  
Fresno County, California**

- Predominately Class 1, excellent soils
- Westlands Water District
- Includes mobile home and shop
- Conveniently located at Interstate 5 & W. Panoche Road

**Exclusively Presented By:  
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CA BRE #00020875



# Panoche Westside Farms

**1,271.26± Assessed Acres**

**\$7,000,000**

**LOCATION:**

Subject property is located in Fresno County on the south side of W. Panoche Road and on the east and west sides of Interstate 5. Physical address is 46733 W. Panoche Road, Firebaugh, CA 93622.

**LEGAL:**

APN	Assessed Acres (±)	WWD Priority Area
027-050-68s	66.79	2
027-110-30s	25.07	2
027-110-37s	496.00	2
027-110-41s	266.59	2
027-200--02s	16.80	2
027-200-04s	80.01	2
027-110-40s	320.00	3
<b>Total</b>	<b>1,271.26</b>	

**PLANTINGS:**

Planted Acres (±)	Crop	Variety	Yr. Planted	Spacing
120.00	Cherries	Brooks, Tulare	2005	16'x16'
20.00	Cherries	Brooks, Tulare	1995	16'x16'
40.00	Cherries	Corral, Champagne	2010	16'x16'
55.00	Jojoba		2009	16'x16'
173.00	Almonds	Butte/Padre	Not farmed in 2015 & 2016	
365.00	Grapes	Thompson Seedless		
360.00	Open	Row Crops		
110.00	Open	Grazing		
<b>1,243.00</b>				

**WATER:**

Property is located within Fresno County and Westlands Water District. (2) wells (non-operational)

**SOILS:**

Predominately Class 1. See soil maps on the following page.

**BUILDINGS:**

Mobile home and equipment shop.

**ZONING:**

AE-40

**PRICE:**

\$7,000,000 all cash to Seller at close of escrow. (480± acres of cherries and open land are leased through 2018 crop year.)

## SOILS LEGEND

**445 = Excelsior sandy loam,  
0-2% slopes  
Class 1**

**491 = Cerini clay loam,  
subsided, 0-5% slopes  
Class 2**



## SOILS LEGEND

**406 = Gujarral sandy loam,  
2-5% slopes  
Class 1**

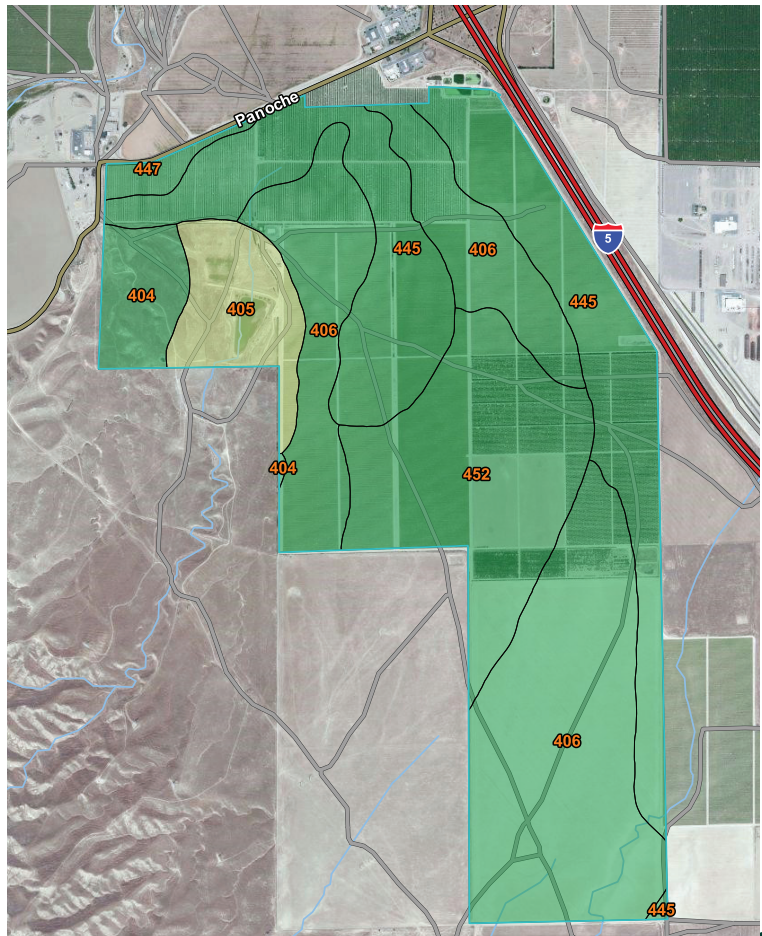
**445 = Excelsior sandy loam,  
0-2% slopes  
Class 1**

**452 = Milham sandy loam  
205% slopes  
Class 1**

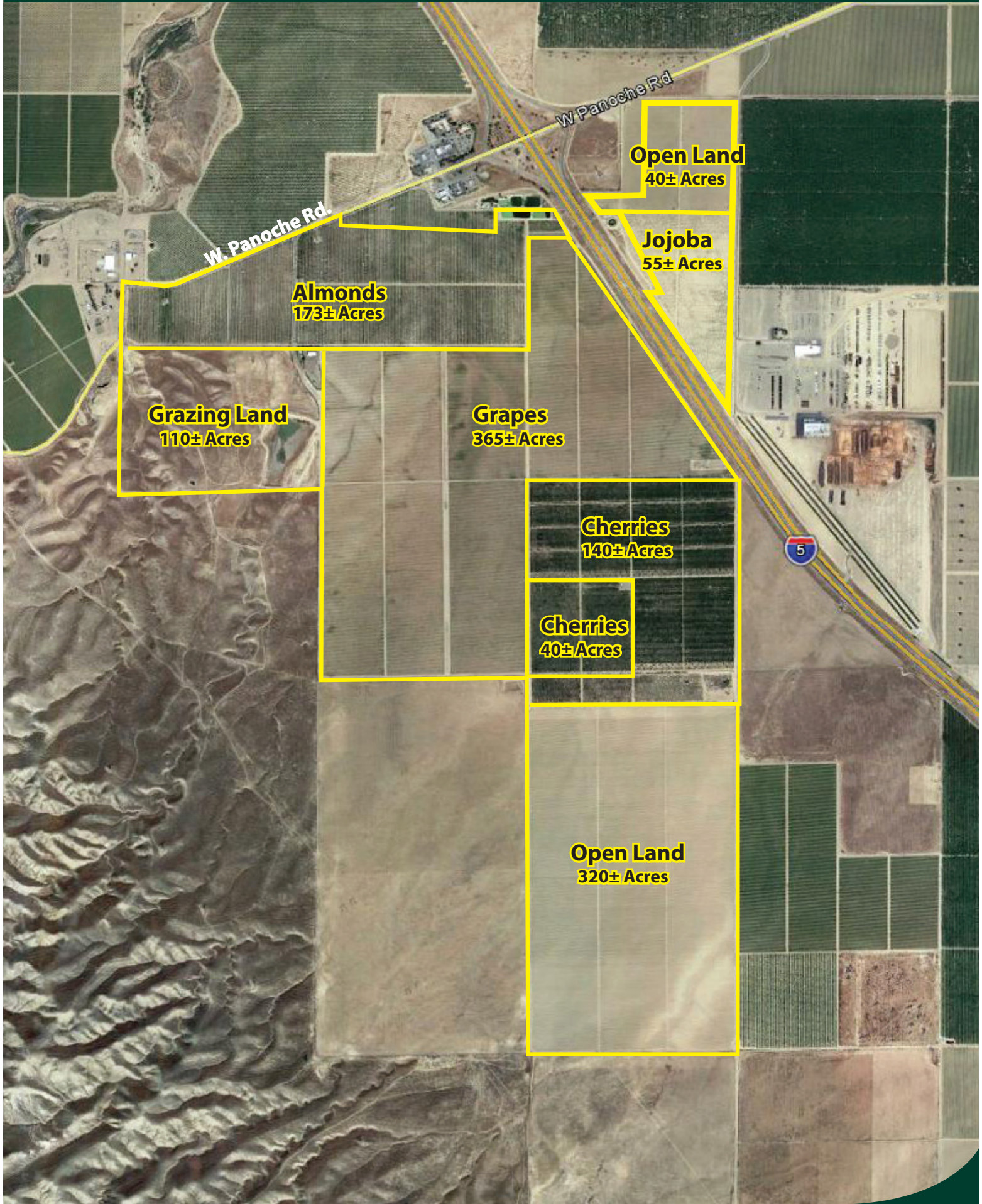
**405 = Polvadero-Gujarral complex,  
5-15% slopes  
Class 2**

**404 = Milham-Gujarral association,  
5-15% slopes  
Class 1**

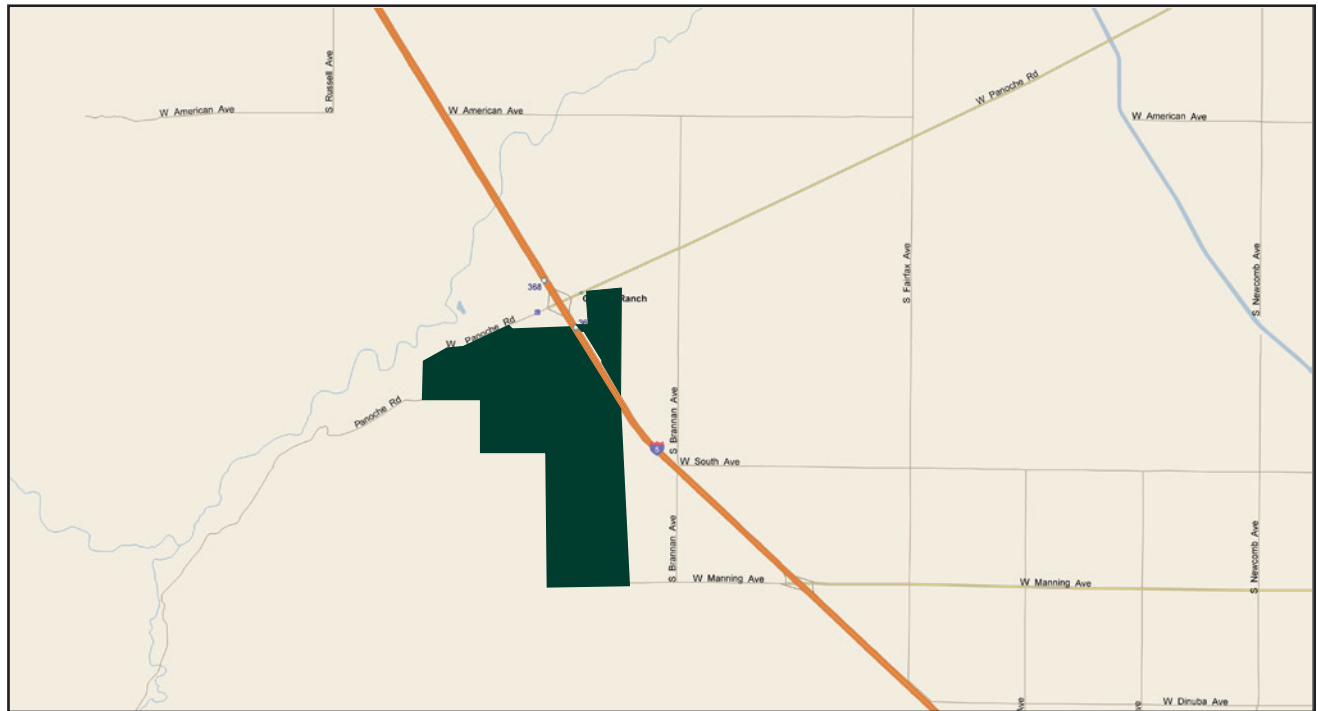
**447 = Excelsior sandy loam, sandy  
substratum, 0-2% slopes  
Class 1**



**PLANTING MAP - PANOCHÉ WESTSIDE FARMS - 1,271.26± ASSESSED ACRES**



# 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.

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