

**FOR SALE**



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# Goodbutton Ranch



**59.84± Assessed Acres  
Fresno County, California**

- Alta Irrigation District (no distribution line)
- (2) Irrigation pumps and wells
- Fan jet sprinklers
- Includes 1 ac. raised & leveled homesite

**Exclusively Presented By:  
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CA BRE #00020875



# Goodbutton Ranch

**59.84± Assessed Acres**

**\$1,620,000**  
**(\$27,072/ac.)**

**LOCATION:**

Southwest corner of Buttonwillow and Goodfellow Avenues, approximately 5 miles north of the City of Reedley.

**DESCRIPTION:**

Mature plantings of Valencia and Navel oranges and young plantings of Chislett Navels. Includes a 1 acre pad for a shop or homesite.

**LEGAL:**

Fresno County APN: 333-290-12 located in a portion of Section 35, T14S, R23E, M.D.B.&M. Property is located within the Williamson Act Ag Preserve.

**PLANTINGS:**

<u>Acres</u>	<u>Variety</u>	<u>Crop</u>	<u>Age</u>
8.50±	Campbell Valencias	Oranges	1983
9.10±	Olinda Valencias	Oranges	Mature
29.90±	Frost Nucellar Navels	Oranges	1963
7.20±	Chislett Navels	Oranges	2012

**WATER:**

Alta Irrigation District (75% entitlement). There is no distribution line to access the Alta Irrigation District water.  
(1) 30 HP irrigation pump & well.  
(1) 7 1/2 HP± irrigation pump & well  
All trees are on fan jet sprinklers.

**SOILS:**

San Joaquin loam, 0-3% slopes  
Porterville clay, 0-3% slopes  
Cometa sandy loam, 3-9% slopes  
Alamo clay  
Cometa sandy loam, 15-30% slopes

**BUILDINGS/  
IMPROVEMENTS:**

None. There is a 1 acre raised and leveled shop or homesite pad with a well (no pump) and septic tank.

**PRICE/TERMS:**

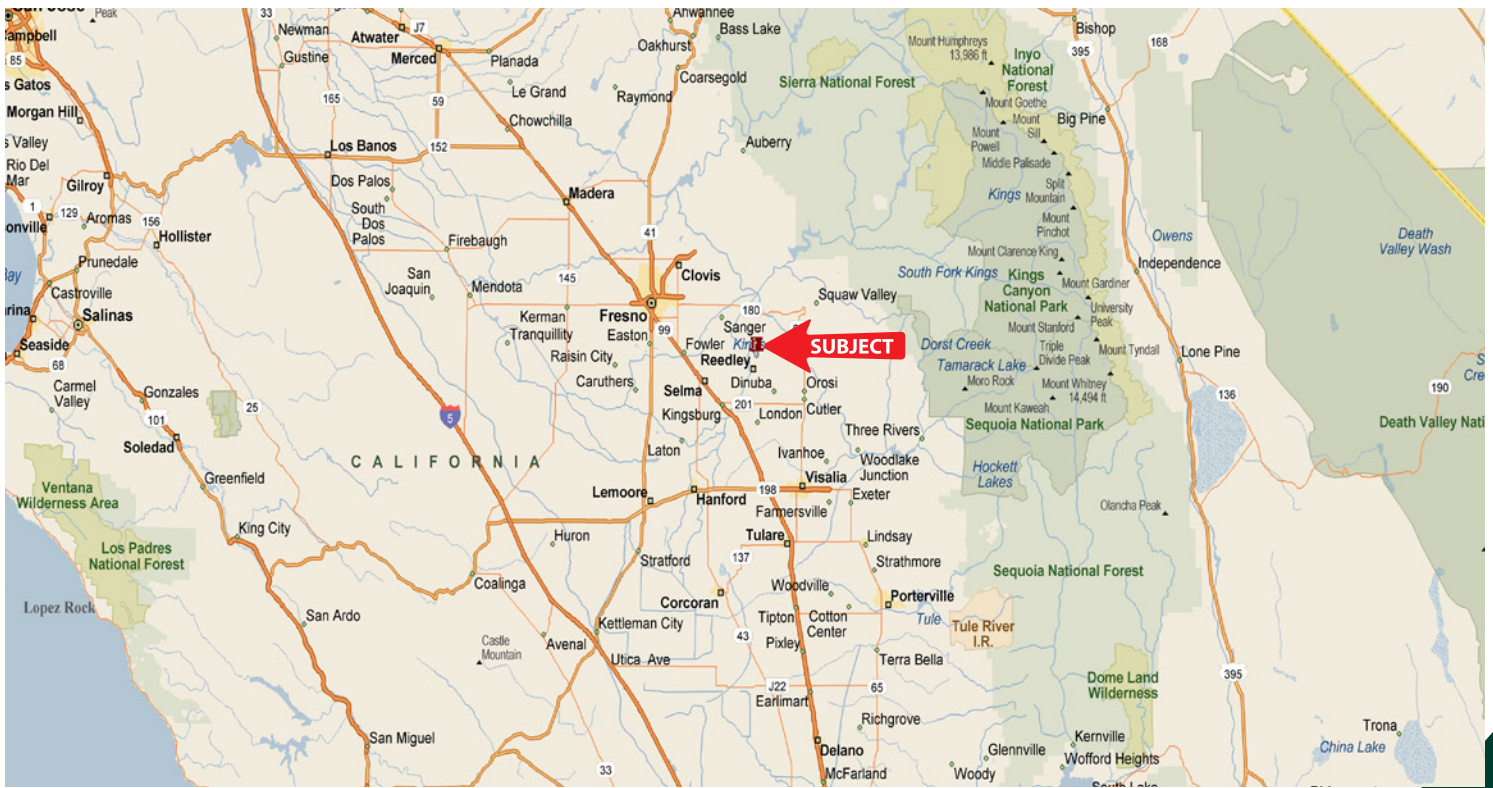
\$1,620,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2017/18 crops. The adjoining 19.91± acre citrus orchard is also available for sale.



# 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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