

**FOR SALE**



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# Huffman Ranch



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

- Alta Irrigation District
- Young Navels and Mandarins
- Fan jet sprinkler system

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CA BRE #00020875



# Huffman Ranch

19.91± Assessed Acres

\$540,000  
(\$27,122/ac.)

**LOCATION:**

Southeast corner of Goodfellow Avenue and Columbia Avenue, approximately 5 miles north of Reedley.

**DESCRIPTION:**

19.91± acres of younger Navels and Mandarins.

**LEGAL:**

Fresno County APN: 333-290-23s, located in a portion of Section 35, T14S, R23E, M.D.B.&M.

**PLANTINGS:**

<u>Acres</u>	<u>Variety</u>	<u>Planted</u>
9.50±	Autumn Gold Navels	2007
4.30±	Autumn Gold Navels	2008
4.60±	Yosemite Gold Mandarins	2008

**WATER:**

Alta Irrigation District water - 100% entitlement. At the current time, Alta I.D. water is not accessible. There are no pumps or wells on the property. The orchard has historically been irrigated by the wells located on the adjoining 59.84± acres, which is also available for sale.

**SOILS:**

Alamo clay, San Joaquin loam, 0-3% slopes  
San Joaquin sandy loam, 0-3% slopes.

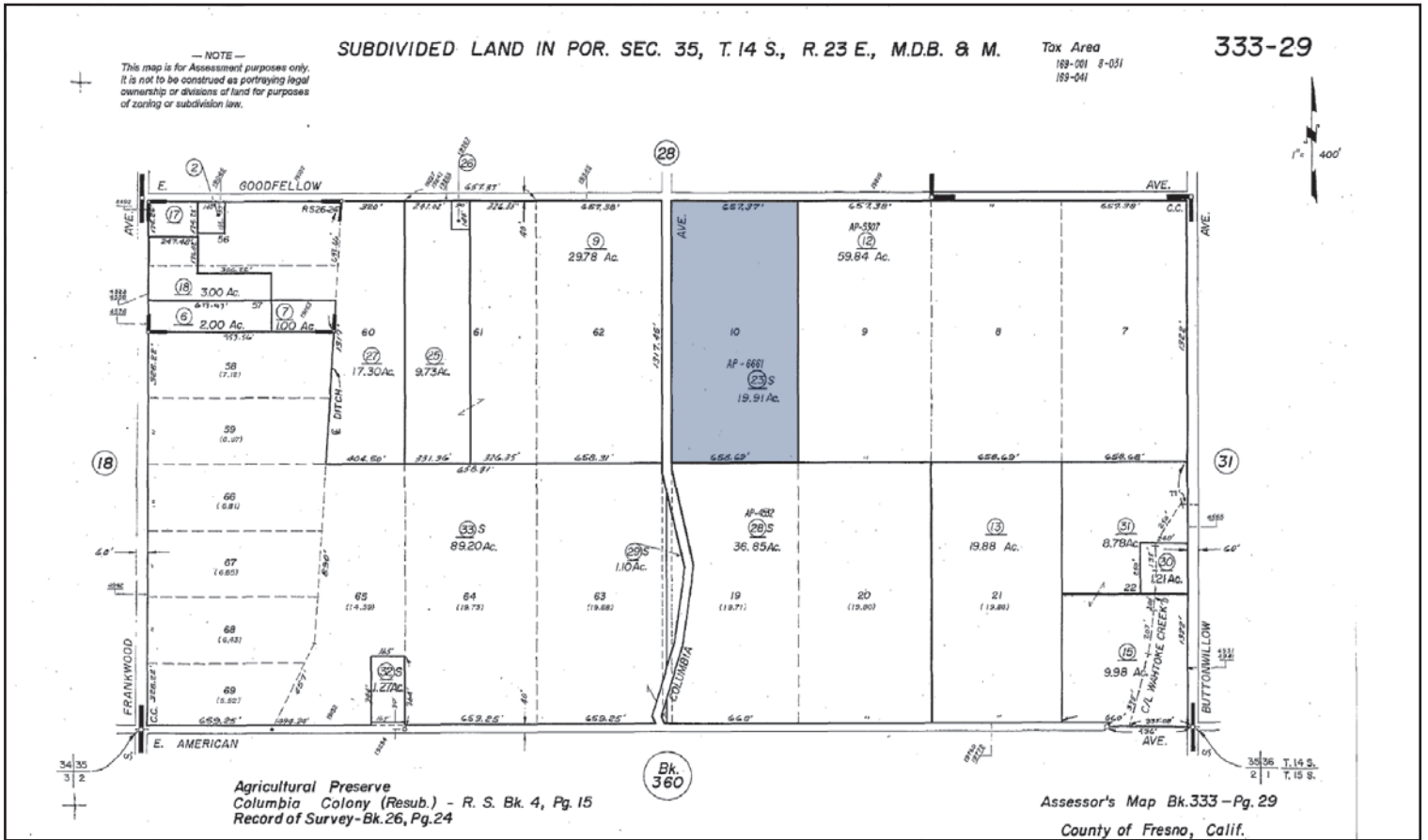
**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$540,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2017/18 crops.

# ASSESSOR'S PARCEL MAP



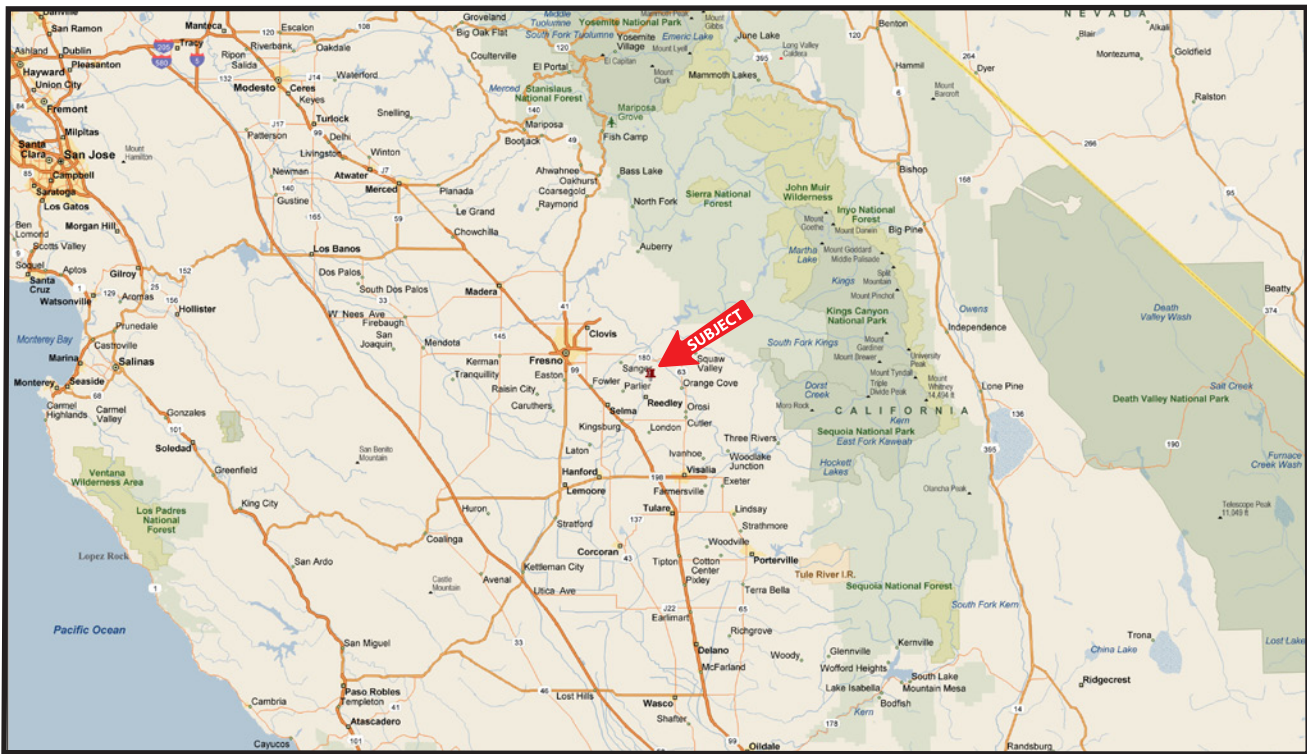
# PLANTING MAP



# 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.

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