

FOR SALE



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AGRICULTURAL PROPERTIES
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Soojian Organic Farms



77.04± Acres
Fresno County, California

- Almonds and Thompson Seedless Vineyard
- Easements to access Alta Irrigation District & Kings River Water District
- Irrigation Pumps and Wells

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Soojian Organic Farms

77.04± Assessed Acres

\$2,200,000
(\$28,557 per Acre)

LOCATION:

The subject property is located on the northwest corner of Goodfellow and Reed Avenues approximately 4 miles north of Reedley, CA.

DESCRIPTION:

77.04± assessed acres planted to almonds and Thompson grapes with additional plantable open ground. Entire property is certified organic.

LEGAL:

Fresno County APN's: 333-270-20s & 21s. Located in a portion of Section 34, T14S, R23E, M.D.B.&M.

ZONING:

AE-20, Agricultural Exclusive, minimum 20 acre parcels.

PLANTINGS:

<u>Acres</u>	<u>Crop</u>	<u>Variety</u>	<u>Age</u>	<u>Spacing</u>
7.0±	Almonds	Nonpareil	10 yrs.	19' x 19' diamond
3.5±	Almonds	Sonora	10 yrs.	19' x 19' diamond
3.5±	Almonds	Jim L	10 yrs.	19' x 19' diamond
9.0±	Almonds	Nonpareil	25 yrs.	19' x 19' diamond
4.5±	Almonds	Sonora	25 yrs.	19' x 19' diamond
4.5±	Almonds	Jim L	25 yrs.	19' x 19' diamond
6.0±	Grapes	Thompsons	Mature	8' x 12'

Balance in open ground, roads and avenues.

WATER:

Easements have been obtained to access Alta Irrigation District water and Kings River Water District water. Amount of water available will need to be determined. Alta I.D. is 50% entitlement; Kings River W.D. is yet to be determined.

- (1) 30 HP new turbine pump
 - (1) 30 HP older disconnected turbine pump
 - (1) 1 HP new domestic pump
- Well information available upon request.

SOILS:

Tujunga loamy sand, 0-3% slopes
Hanford fine sandy loam
Delhi loamy sand, 3-9% slopes
Hanford sandy loam

PRICE/TERMS:

\$2,200,000 All cash to Seller at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2018 crop season.

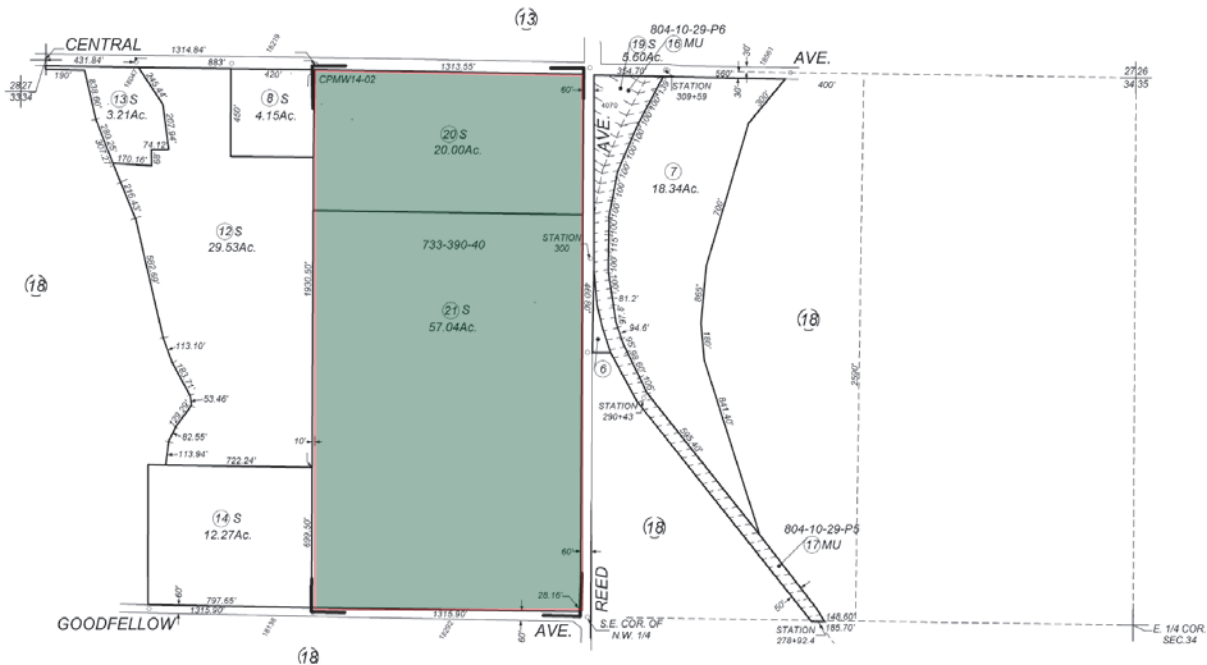
ASSESSOR'S PARCEL MAP

-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

POR SEC. 34, T.14S., R.23E., M.D.B. & M.

Tax Rate Area
169-001

333-27



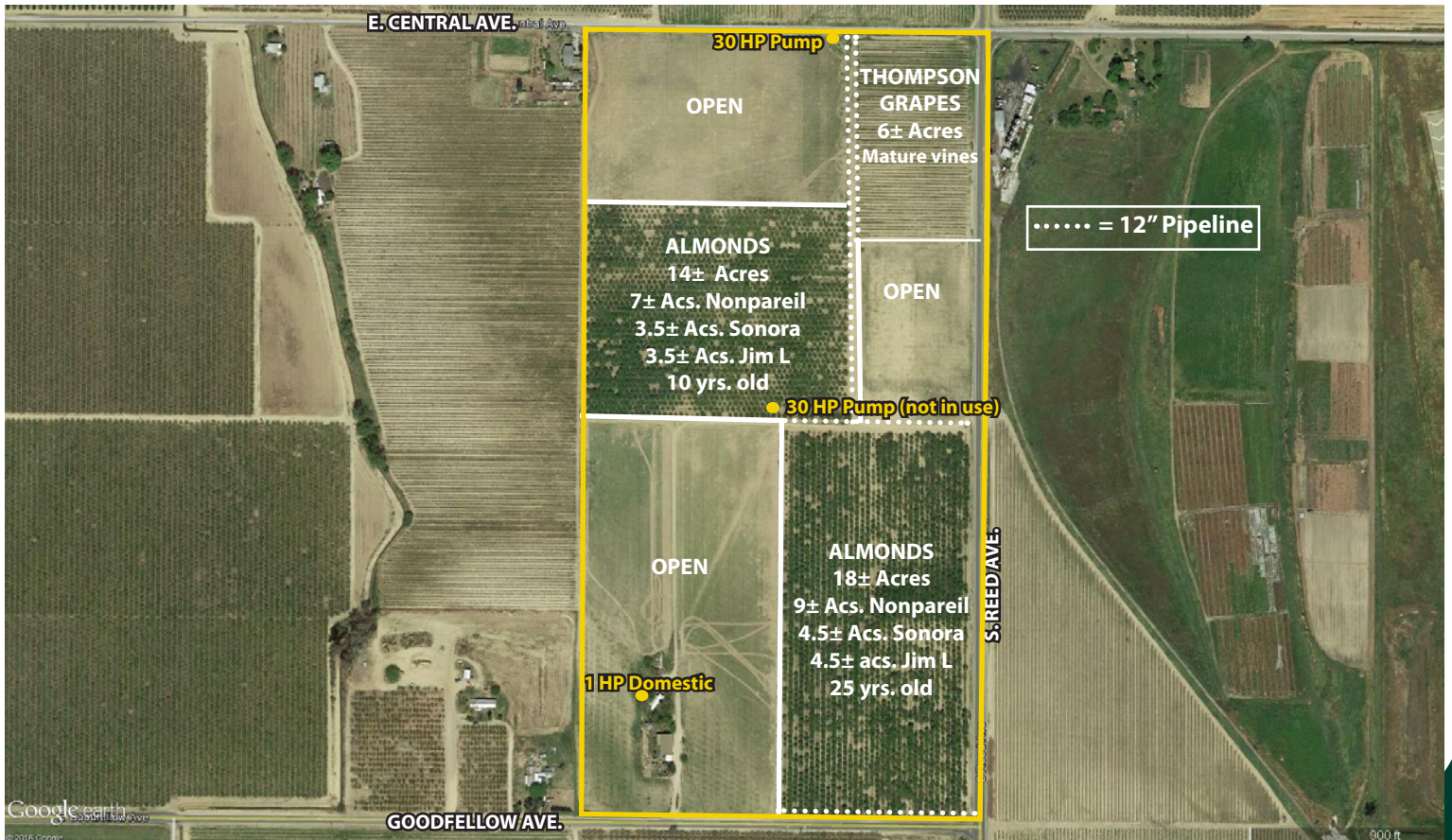
Certificate of Parcel Map Waiver No. 14-02, Doc. 0072705, 6/8/16

Assessor's Map Bk. 333 - Pg. 27
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

10/3/2016

PLANTING MAP



Google earth
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LOCATION MAP

Wahatoke, California, United States



SOILS MAP & PUMP PHOTO

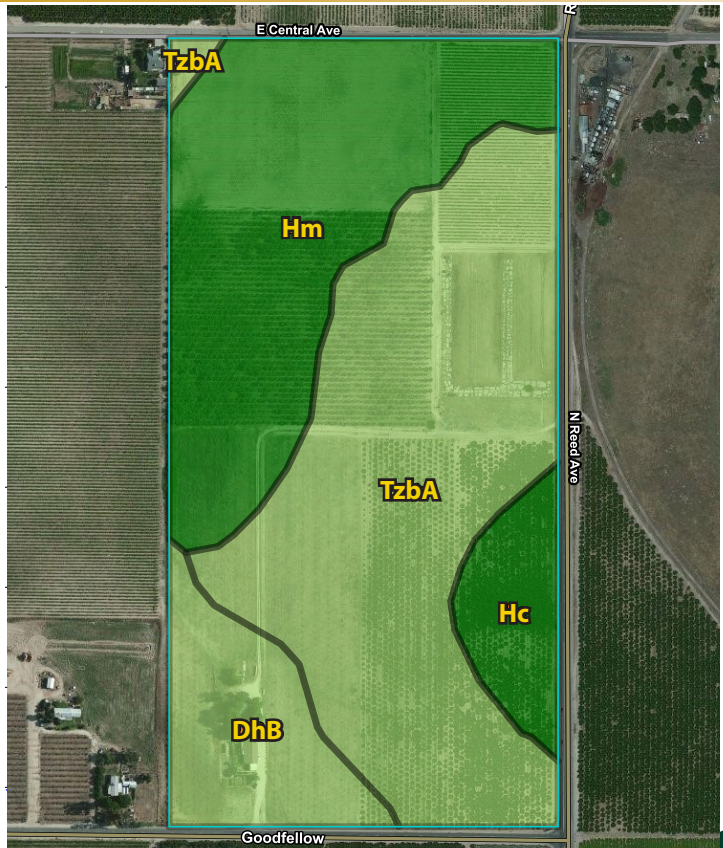
SOILS LEGEND

TzbA = Tujunga loamy sand, 0-3% slopes
Storie Index 76

Hm = Hanford fine sandy loam
Storie Index 100

DhB = Delhi loamy sand, 3-9% slopes
Storie Index 68

Hc = Hanford sandy loam
Storie Index 95



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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