

**FOR SALE**



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# Westlands Open Land



**120.00± Acres  
Fresno County, California**

- Grade 2 soils
- Located in an area with almond plantings
- Westlands Water District

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA BRE #00020875



# Westlands Open Land

120.00± Acres

\$816,000  
(\$6,800/Ac.)

**LOCATION:**

Approximately 2 1/8 miles south of Manning Avenue, lying 1/4 mile west of the California Aqueduct on the west side of Ormsby Avenue Alignment.

**DESCRIPTION:**

120± acres of open land in an area planted to almonds and pistachios. Property is currently being dry farmed.

**LEGAL:**

Fresno County APN 038-061-04. Located in the south 3/4 of the NW 1/4 of Section 6, T16S, R14E, M.D.B.&M.

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is not in the Williamson Act contract.

**WATER:**

Westlands Water District.  
No pumps and wells.

**SOILS:**

Cereni sandy loam, subsided, 0-5% slopes, grade 2.  
Panoche clay loam, subsided, 0-5% slopes, grade 2.

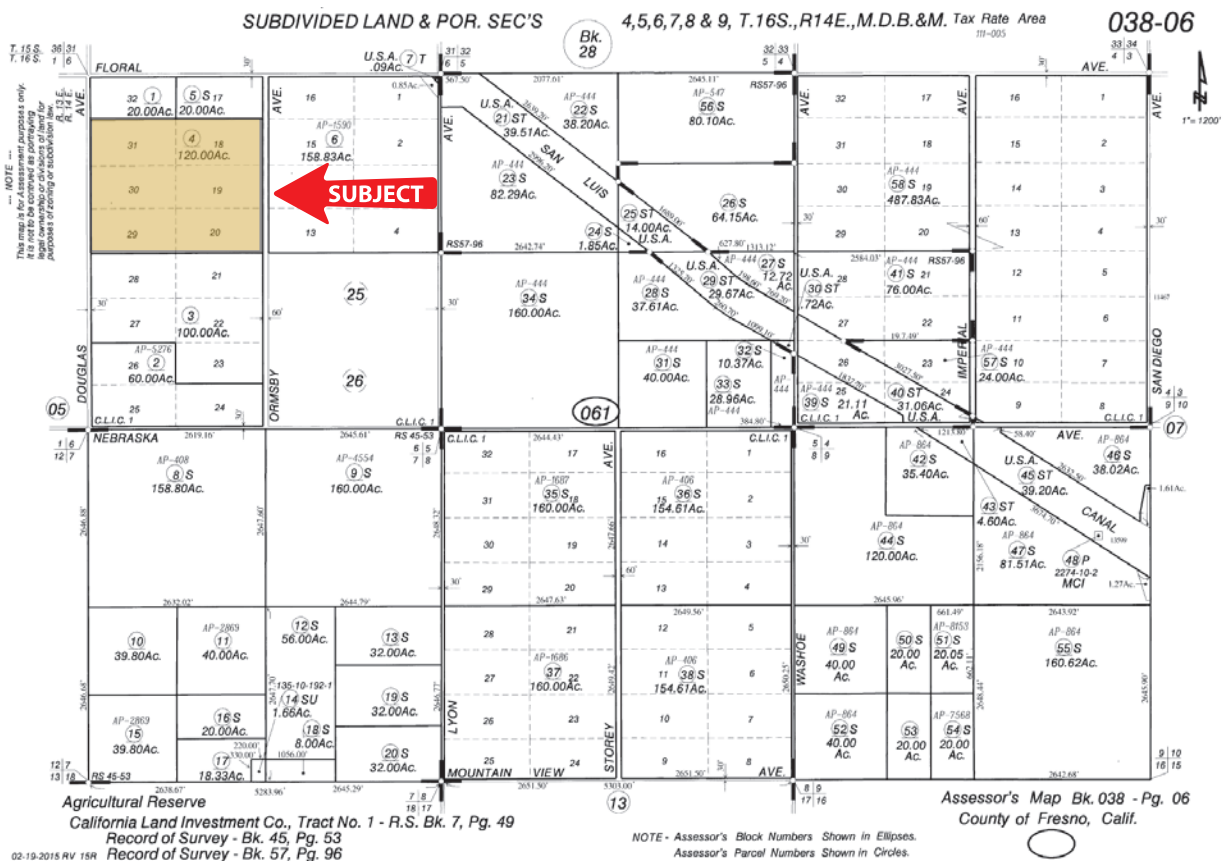
**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$816,000 cash at the close of escrow. A sale is subject to an existing farm lease agreement which, according to the seller, expires in December, 2017.

# ASSESSOR'S PARCEL MAP

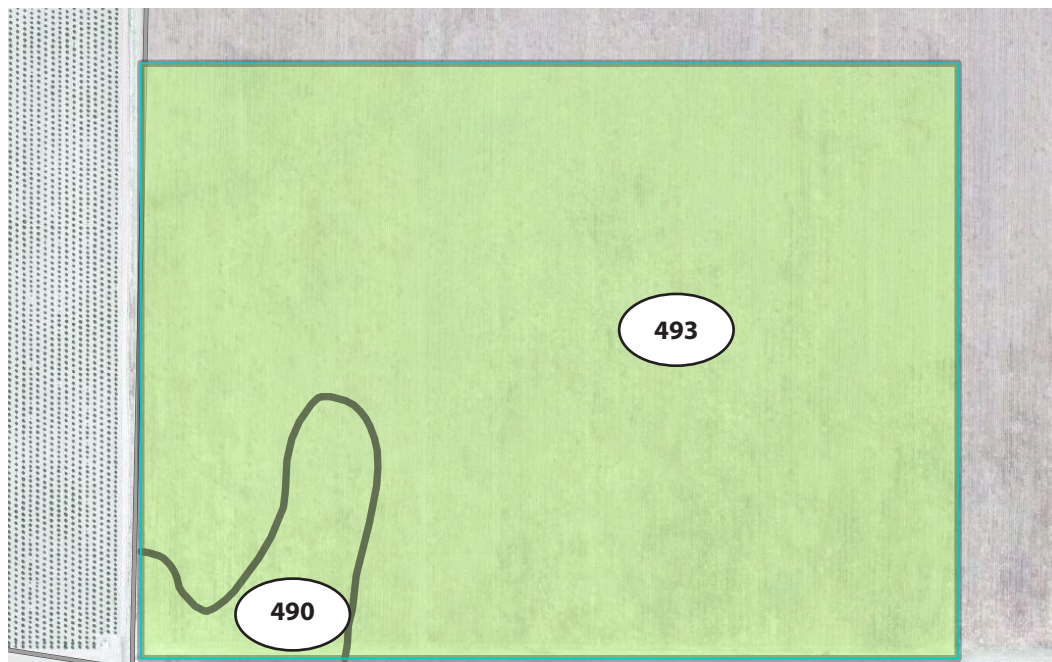


## SOILS MAP

## SOILS LEGEND

**493 = Panoche clay loam,  
subsidied, 0-5% slopes  
Grade 2, Good**

**490 = Cerini sandy loam,  
subsided, 0-5% slopes  
Grade 2, good**





## AERIAL 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.

### Offices Serving The Central Valley

#### FRESNO

7480 N Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

#### VISALIA

3447 S Demaree Street  
Visalia, CA 93277  
559.732.7300

#### BAKERSFIELD

1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



**Download Our  
Mobile App!**

<http://snap.vu/oue>

Download on the  
**App Store**

GET IT ON  
**Google Play**