

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

San Joaquin Ranch



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

**Exclusively Presented By:
Pearson Realty**

- Young almonds and open land
- Westlands Water District
- (2) Irrigation pumps and wells
- Metal shop & manufactured home



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



San Joaquin Ranch

642.83± Assessed Acres

\$5,625,000
(\$8,750 per acre)

LOCATION:

One mile south of Floral Avenue at the Calaveras Avenue alignment.
Approximately 4 1/2 miles southwest of the City of San Joaquin.

LEGAL:

The E 1/2 of Section 12 and the W 1/2 of Section 7, T16S, R16E, M.D.B.&M.
Fresno County APN's: 040-020-14s and 038-090-35s.

PLANTINGS:

480± acres of open land farmed to row crops.
90± acres of open land ready for planting to permanent crops.
70± acres planted to almonds.

WATER:

Westlands Water District.
(1) 200 HP irrigation pump and well.
(1) 50 HP irrigation pump and well.
Drip irrigation with filter station on 70± acres of almonds and underground main lines on 90± acres of open land ready for permanent plantings.

SOILS:

Tranquility clay, saline-sodic, wet, 0-1% slopes
Calflax clay loam, saline-sodic, wet, 0-1% slopes, MLRA 17
Ciervo clay, saline-sodic, wet 0-1% slopes

**BUILDINGS/
IMPROVEMENTS:**

(1) 4,000± sq. ft. metal shop building with 1,600± sq. ft. fully enclosed.
(1) 1,000± sq. ft., 3 bedroom, 2 bath manufactured home.

PRICE/TERMS:

\$5,625,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2018 crop season.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



642.83± Acres San Joaquin Ranch



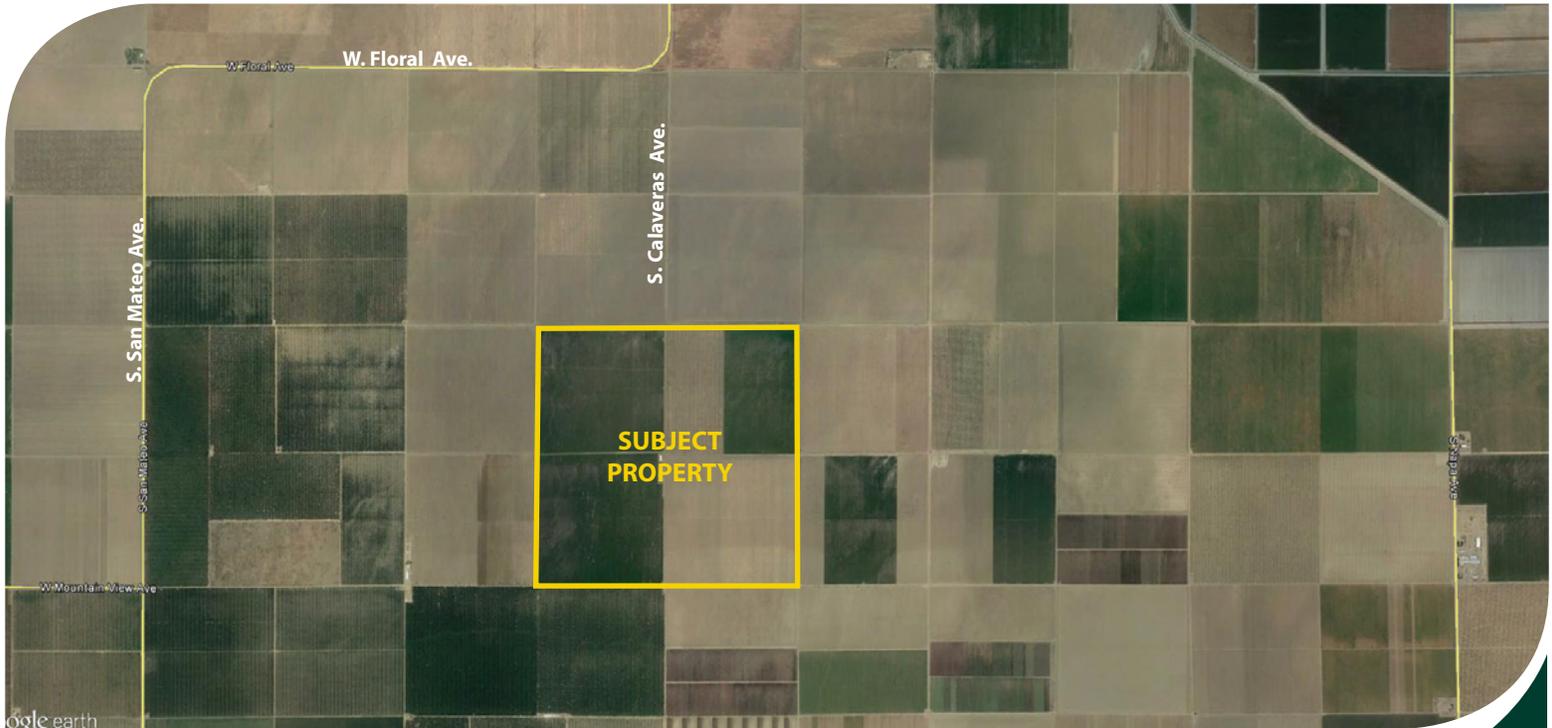
642.83± Acres San Joaquin Ranch



LOCATION MAP



AERIAL 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



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