

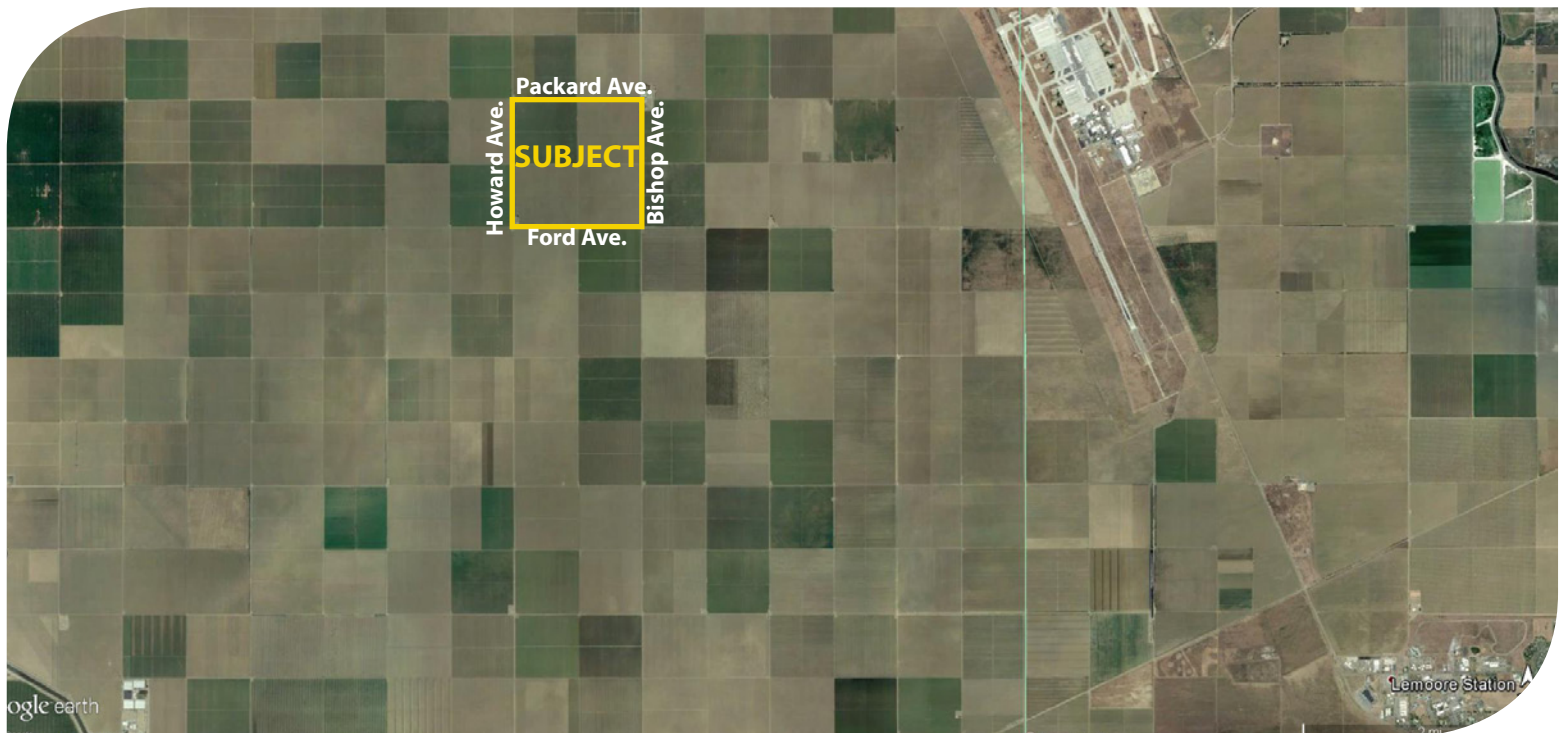
FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Westside Open Land



640.00± Acres
Fresno County, California

- Westlands Water District
- Good soils
- Leased for 2018 crop year

Exclusively Presented By:
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CA BRE #00020875



Westside Open Land

640.00± Acres

\$5,120,000

LOCATION:

Located approximately five miles east of Lassen Avenue (Hwy. 269) and one mile south of Oakland Avenue between Packard Avenue bordering the north and Ford Avenue bordering the south of the property.

DESCRIPTION:

Open level land planted to row crops.

LEGAL:

Fresno County APN: 060-180-06s

ZONING:

AE40, Agricultural Exclusive

PLANTINGS:

Garlic, cotton and processing tomatoes.

WATER:

The property is located and receives surface water from the Westlands Water District. The entire ranch is on drip irrigation. All of the irrigation equipment associated with the drip system belongs to the Lessee.
One deep well. Lessee owns the engine and gearhead. Seller owns the well. The well yield is approximately 1,200 gallons per minute.

SOILS:

Calflax clay loam, 0-1% slopes, Grade 2, Good.
Posochanet clay loam, 0-1% slopes, Grade 2, Good
Lethent clay loam, 0-1% slopes, Grade 2, Good

Source of soil types and grades: Natural Resources Conservation Service, Web Soil Survey.

**BUILDINGS/
IMPROVEMENTS:**

None.

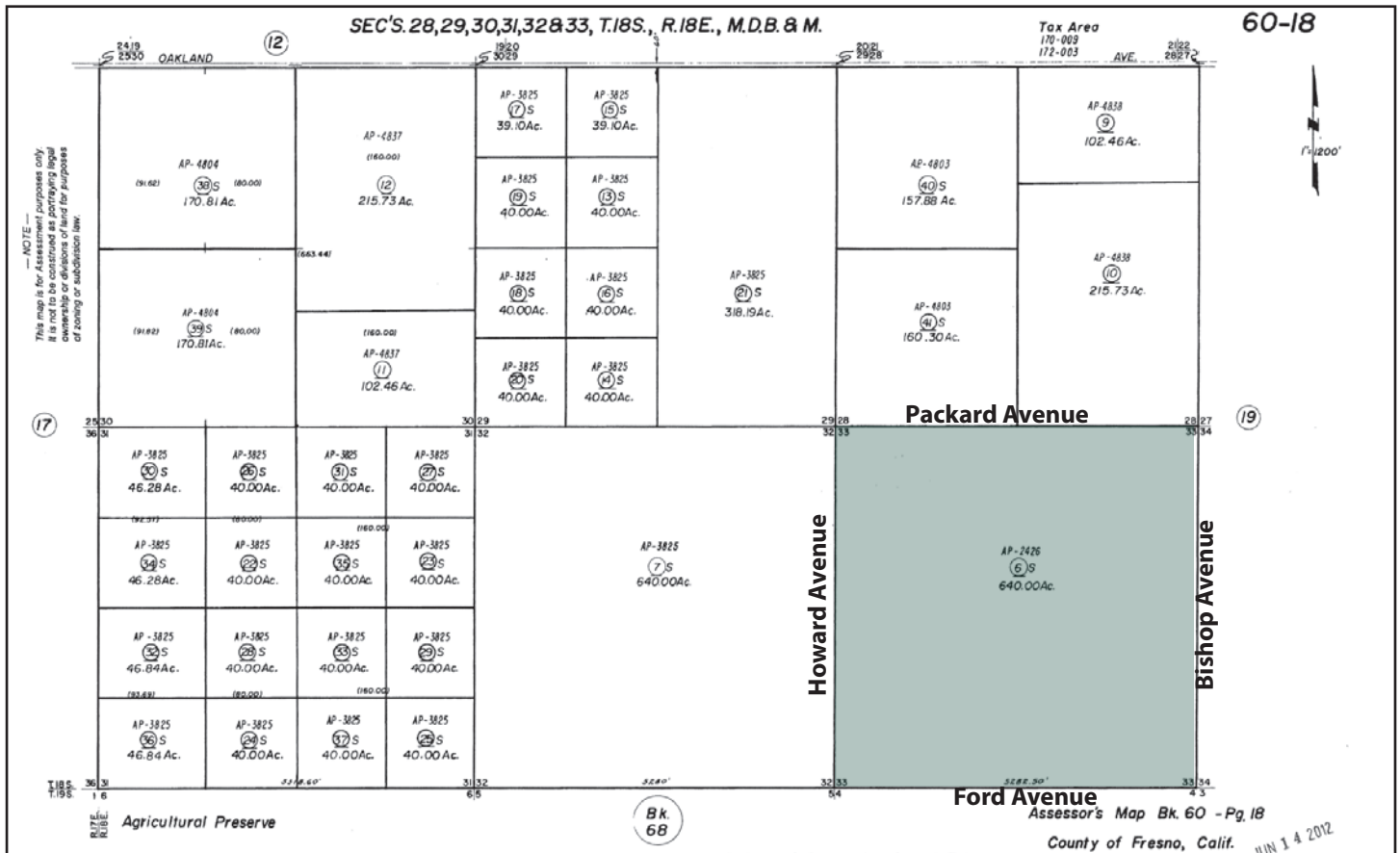
PRICE/TERMS:

\$5,120,000 all cash or other terms acceptable to Seller.

NOTE:

The property is currently leased for the 2018 crop year.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS LEGEND

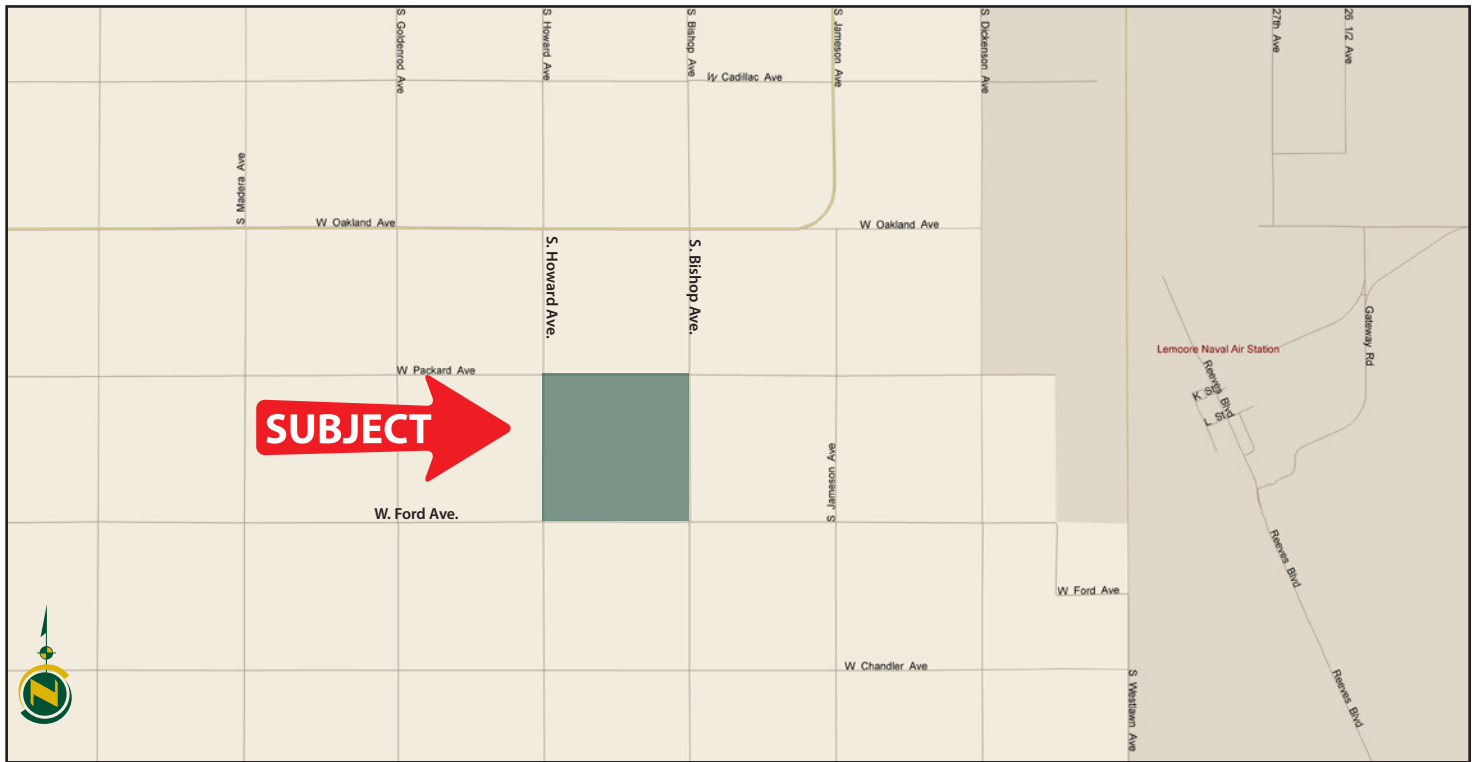
482 = Calflax clay loam
0 to 1% slopes
Grade 2, Good

475 = Posochanet clay loam
0 to 1% slopes
Grade 2, Good

434 = Lethent clay loam
0 to 1% slopes
Grade 2, Good



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.

Offices Serving The Central Valley

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