

# **FOR SALE**



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## **McCall Ranch**



**77.24± Acres  
Fresno County, California**

- Vineyard and Citrus
- Fresno Irrigation District
- 3,328 sq. ft. Home + Outbuildings

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CA DRE #00020875



# McCall Ranch

**77.24± Acres**

**\$4,000,000**

**LOCATION:**

5122 N. McCall Ave., Clovis, CA 93619  
The property is located at the northeast corner of McCall and Shaw Ave.

**DESCRIPTION:**

The property consists of mature Muscat vineyard, 6 year old grafted Oldline Navels on Carrizo rootstock, Colonial style residence, shop and outbuildings.

**LEGAL:**

Fresno County APN 308-052-15S & 82S. Located in a portion of Section 8, T13S, R22 E, MDB&M.

**WATER:**

The property is in the Fresno Irrigation District, with service at the east side of the property. Ranch has 2 agricultural wells with a drip system capable of irrigating the ranch on a single set. The domestic well and pressure system service the residence.

**SOILS:**

Several series including Hanford fine sandy loam, Centerville clay, San Joaquin loam, Ramona loam + other series (see Soils Map).

**BUILDINGS/  
IMPROVEMENTS:**

1960 built 3,328± sq. ft. colonial style residence with 4 bedrooms, 3 baths, 3-car garage, swimming pool, shop and outbuildings.

**PRICE/TERMS:**

\$4,000,000 cash at close of escrow.

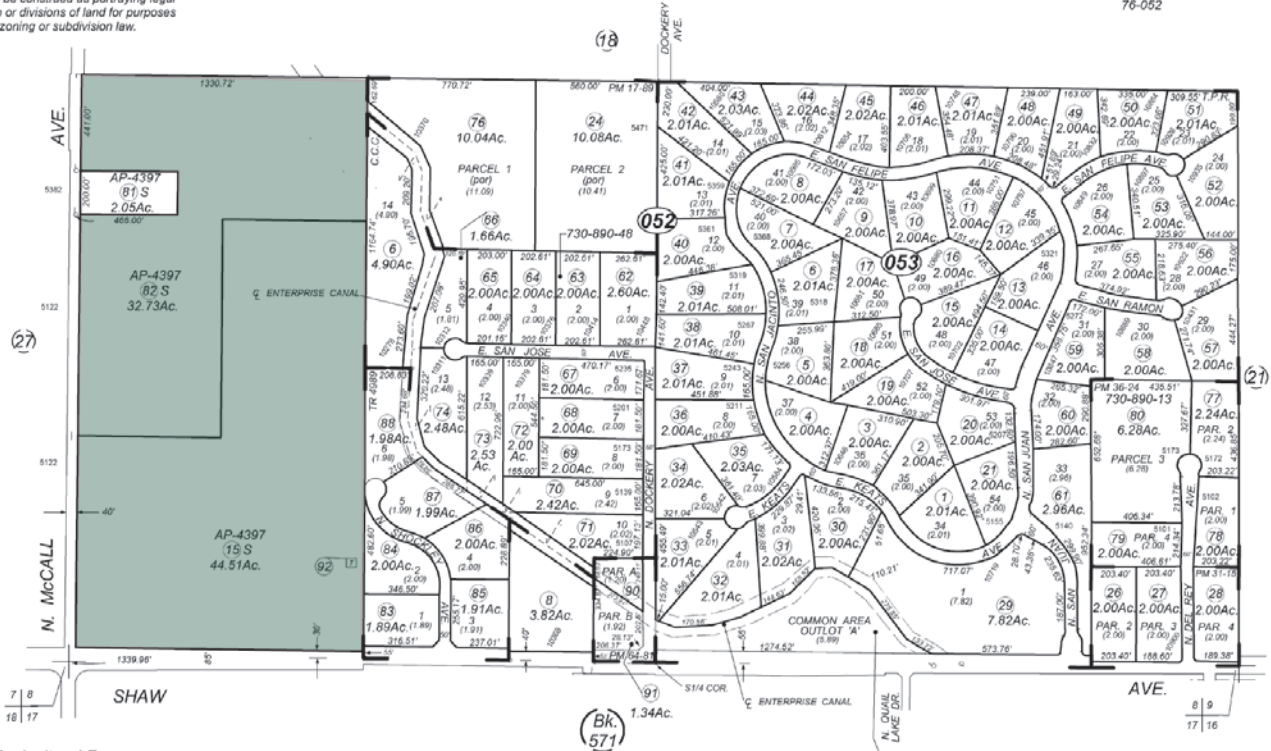


# ASSESSOR'S PARCEL MAP

**-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.

SUBDIVIDED LAND IN POR. SEC. 8, T.13 S., R.22 E., M.D.B. & M.

Tax Rate Area **308-05**  
76-045  
76-052



Agricultural Preserve  
Clovis Country Club Estates, Tract No. 2967 - Plat Bk. 36, Pgs. 54-55  
Parcel Map No. 1591 - Bk. 8, Pg. 42  
Parcel Map No. 2166 - Bk. 17, Pg. 89  
Parcel Map No. 4746 - Bk. 31, Pg. 15  
Parcel Map No. 5273 - Bk. 36, Pg. 24  
Parcel Map No. 7919 - Bk. 64, Pg. 81-82  
The Polo Ranch, Tract No. 2867 - Plat Bk. 34, Pg. 56  
Tract No. 4989 - Plat Bk. 67, Pgs. 54-55

NOTE - EACH PARCEL SHALL CONSTITUTE A SEPARATELY OWNED UNIT  
AND A PROPORTIONATE INTEREST IN THE COMMON AREA

Assessor's Map Bk.308 - Pg.05  
County of Fresno, Calif.

## SOILS MAP

### LEGEND

**Hr** = Hanford fine sandy loam,  
hard substratum  
Grade 1

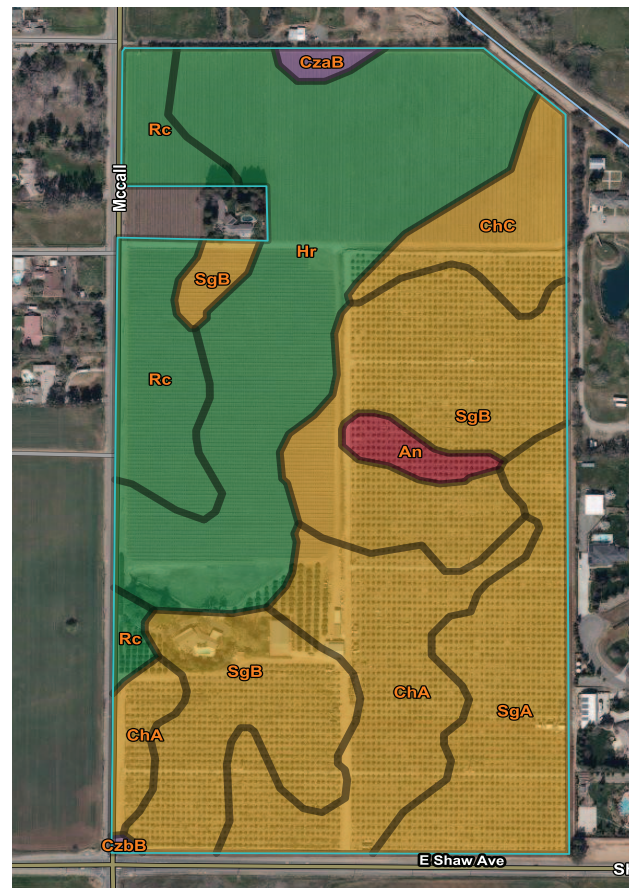
**Rc** = Ramona loam  
Grade 1

**CzaB** = Cometa loam  
Grade 3

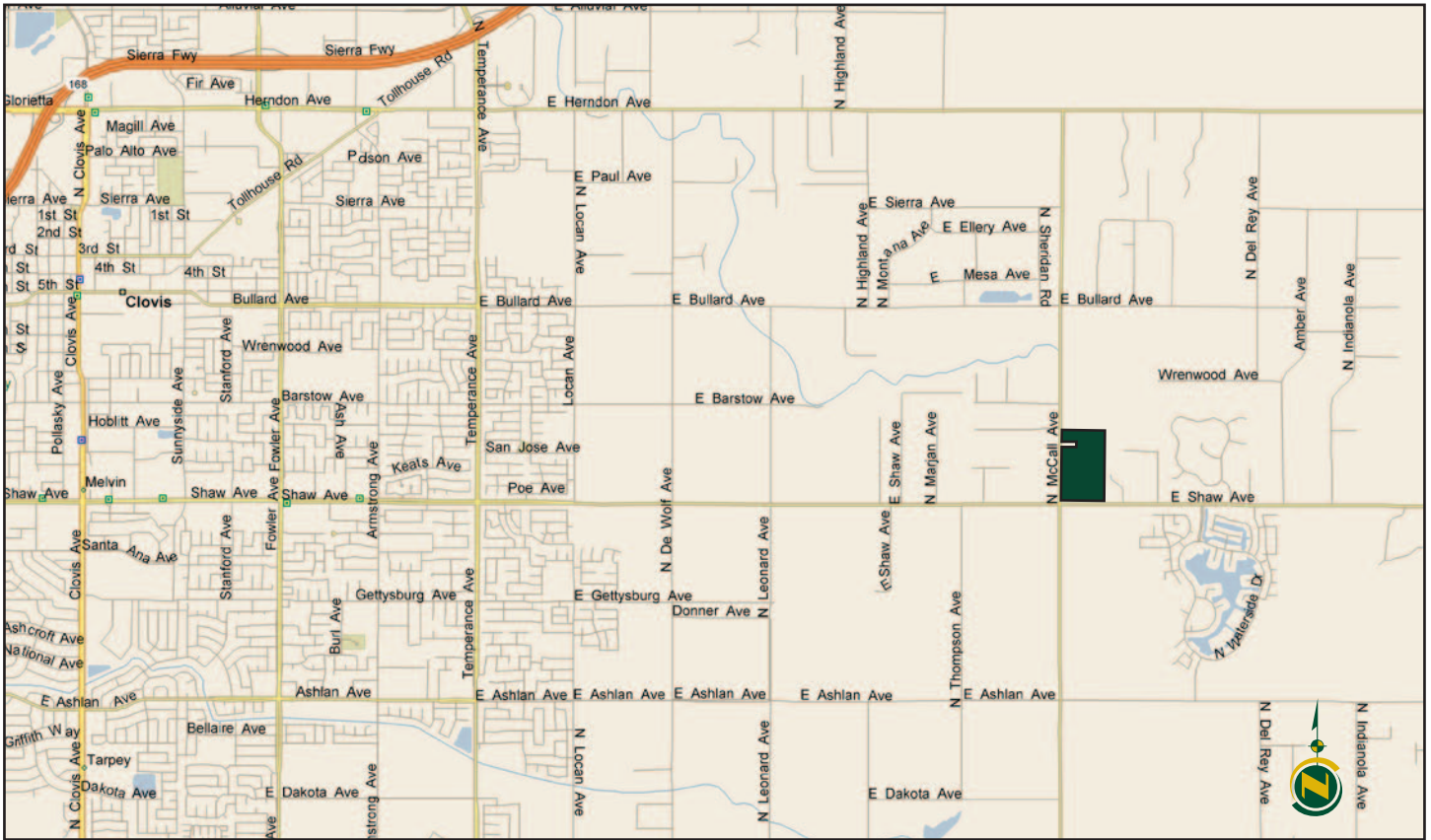
**SgB, SgA** = San Joaquin loam, shallow  
Grade 4

**ChA, ChC** = Centerville clay  
Grade 4

**An** = Alamo clay  
Nonagricultural



## LOCATION MAP



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

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