

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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Clinton Ranch



93.29± Acres
Fresno County, California

- Mature citrus varieties
- Fresno Irrigation District
- (3) Agricultural wells

Exclusively Presented By:
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CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Clinton Ranch

93.29± Acres

\$2,900,000

LOCATION:

Clinton Avenue east of Riverbend Avenue adjoining the east boundary of the Friant Kern Canal, Clovis, CA 93611.

DESCRIPTION:

The property consists of mature citrus varieties of Navels, Valencias and lemons on various rootstocks.

LEGAL:

Fresno County APN 158-130-56, 59 & 60; 158-170-21 & 22.
Portions of Sections 29 & 32, T13S, R23E, M.D.B.&M.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). Property is in the Williamson Act, the Agricultural Preserve.

WATER:

A portion of the property is in the Fresno Irrigation District, with service on the west side of the property from the Friant Kern Canal along with an F.I.D. gate on the Enterprise Canal serving the portion south of the canal. The ranch has 3 agricultural wells with a fan jet system.

SOILS:

Soil series include Centerville clay and cobbly, Keyes cobbly clay, Porterville cobbly clay and San Joaquin loam.

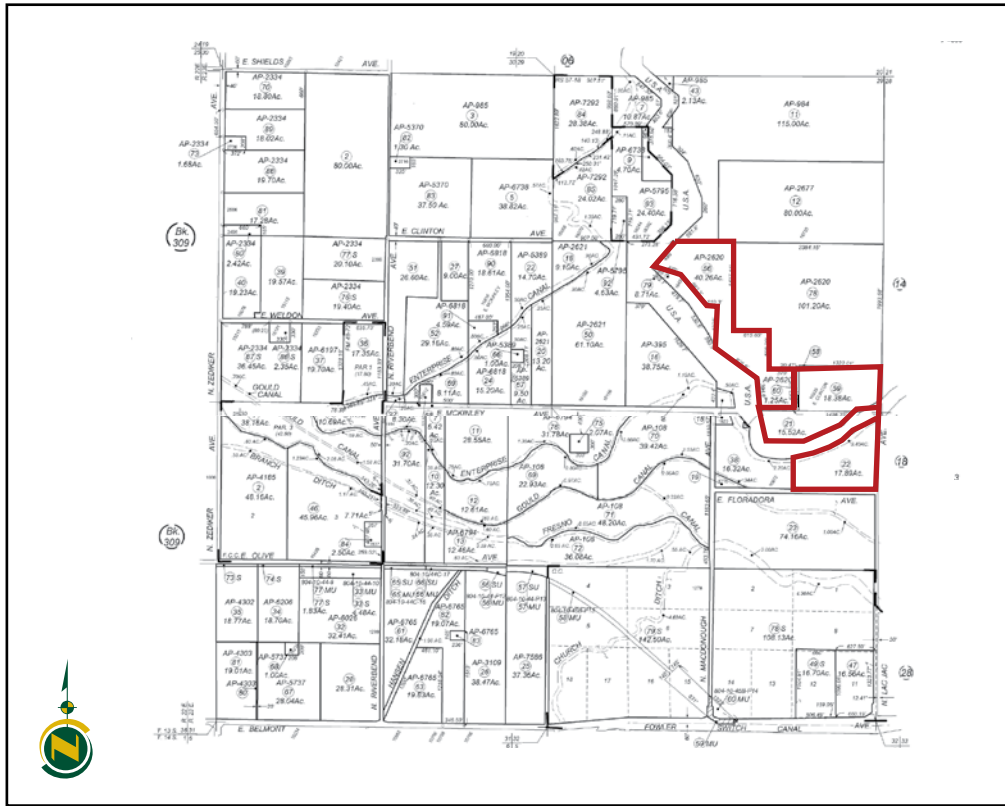
**BUILDINGS/
IMPROVEMENTS:**

(6) Windmachines

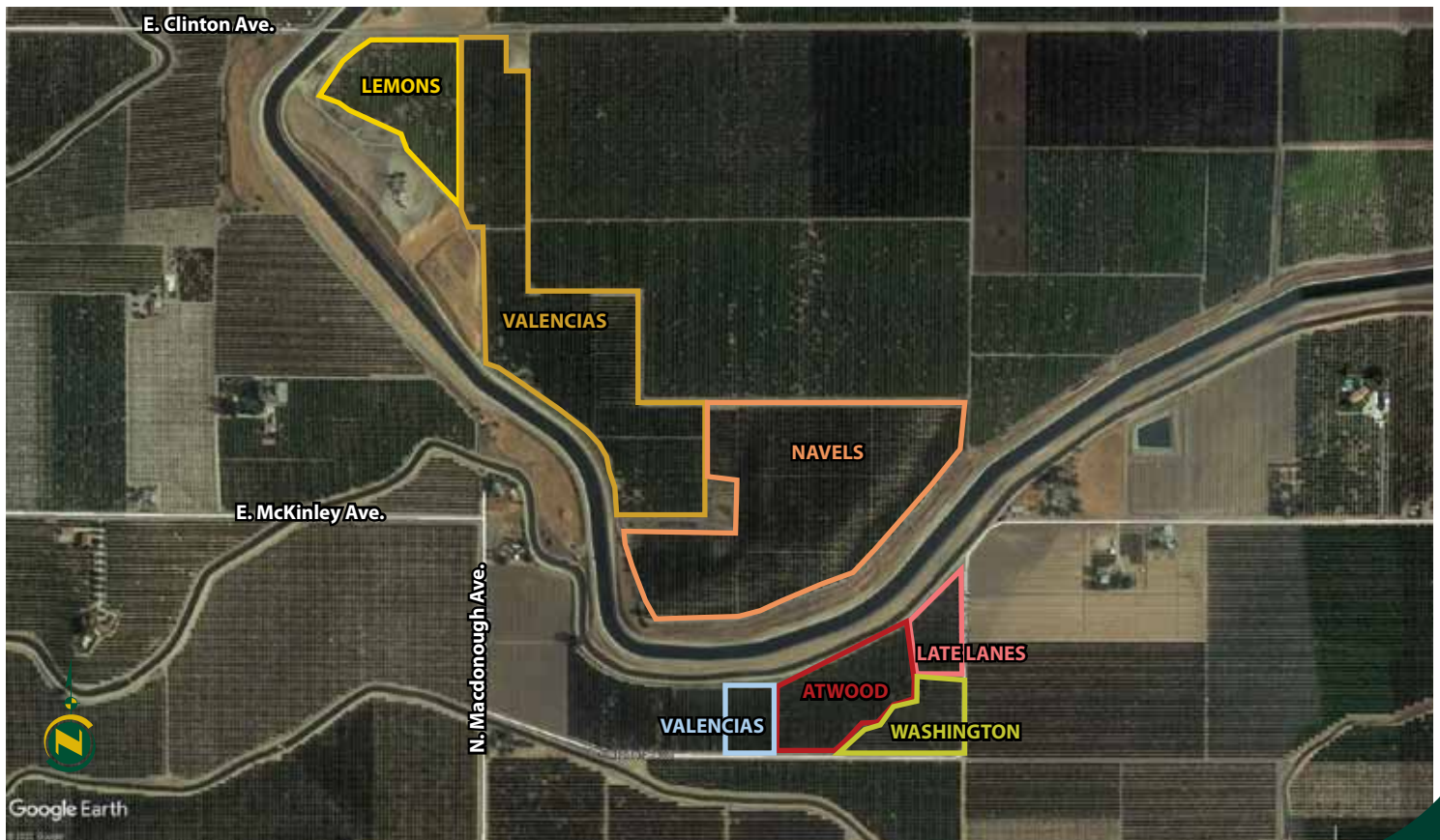
PRICE/TERMS:

\$2,900,000 cash at close of escrow.

ASSESSOR'S PARCEL MAP



PLANTING MAP



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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