

REEDLEY CITRUS RANCH

Fresno County, California

59.63± Acres

\$2,200,000
(\$36,894/Acre)



- Alta Irrigation District
- Cara Cara and Ruby Red Grapefruit
- Ag Wells



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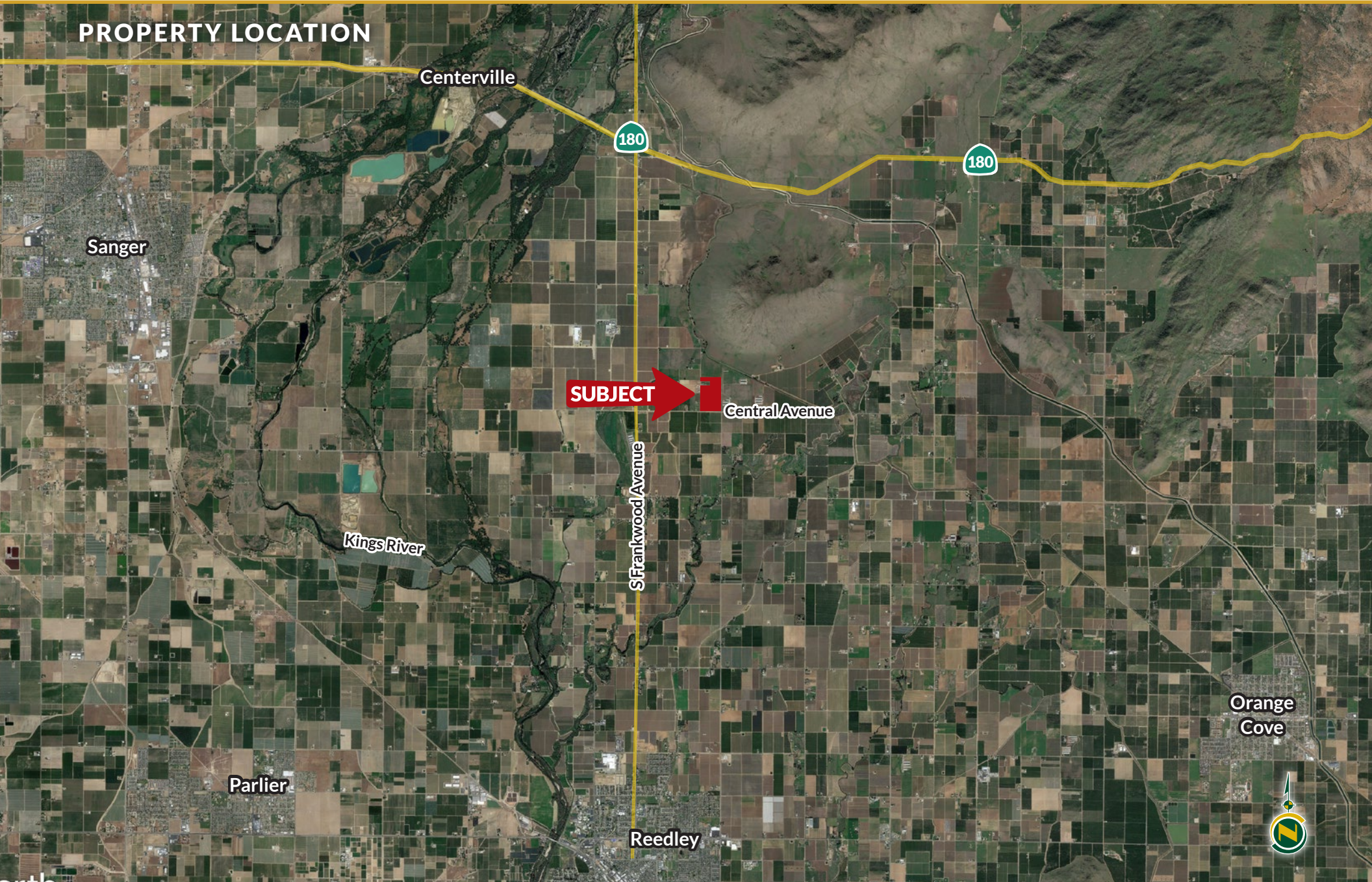


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a younger planting of Cara Cara navels and Ruby Red grapefruit between the towns of Sanger and Reedley in Fresno County. The property has two sources of water and a solid set micro irrigation system.

LOCATION

This farm is located on the northeast corner of Central Avenue and Haney Avenue, in Fresno County, California.

LEGAL

Fresno County APN's: 333-260-11, 18 and 29.

ZONING

AE - 20

PLANTINGS

This property has 32± acres of Cara Cara navel oranges, planted in 2019, 6± acres of Cara Caras planted in 2021, and 18± acres of Ruby Red Grapefruit planted 2021. The remaining 3± acres is used for the equipment yard, farming drives and county roads.

WATER

This property is in Alta Irrigation District with 100% entitlement. There are two pumps and wells producing approximately 400± gallons a minute, per the seller. The submersible pumps are 10± horse power. The property is located in the Kings River East GSA.

SOILS

Porterville clay and San Joaquin loam

BUILDINGS

There is an older house in unknown condition on the property. There is also a large pole barn with solar panels on the roof.

PRICE/TERMS

The asking price is \$2,200,000 (\$36,894 per acre).

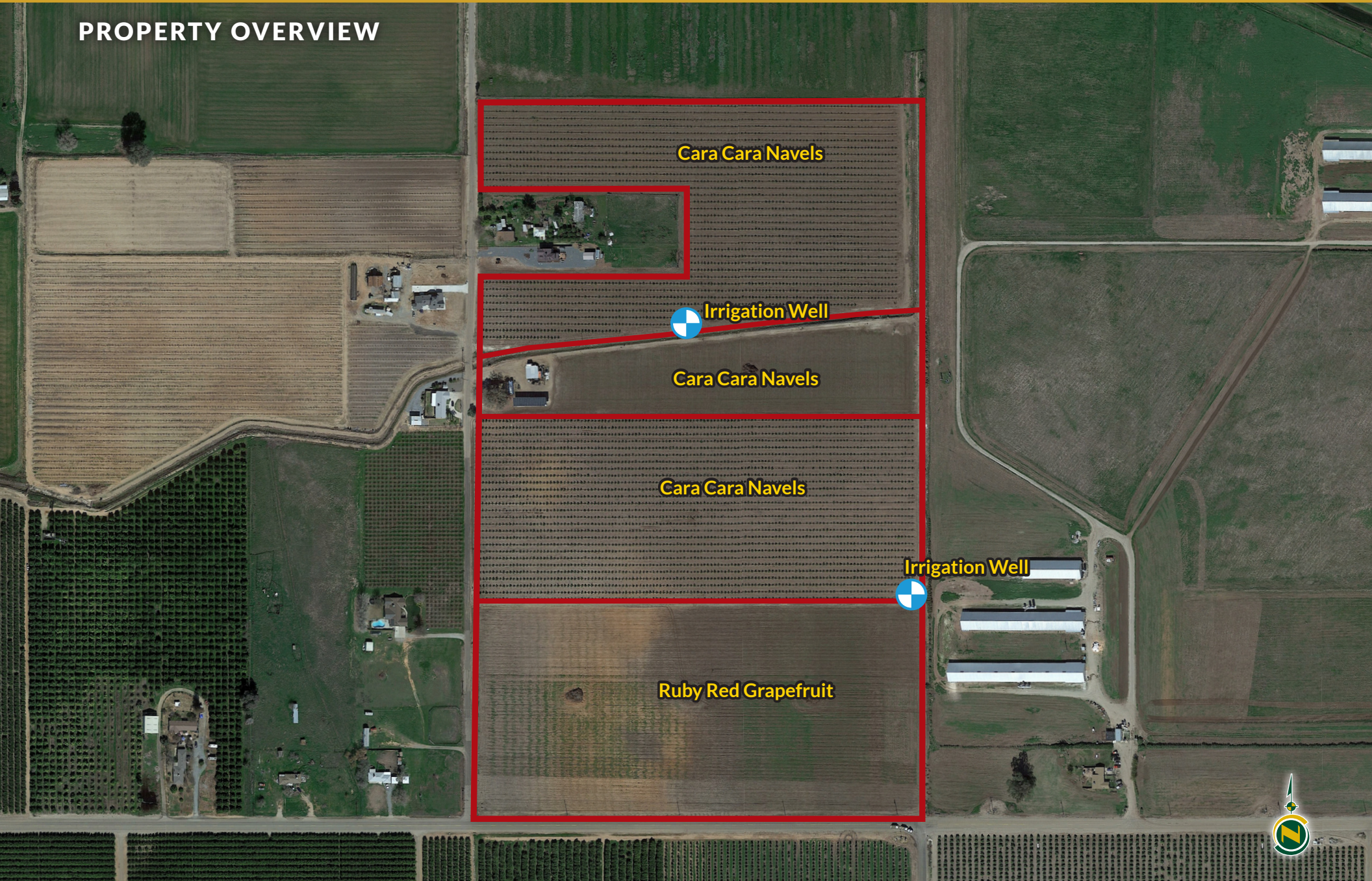


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PROPERTY OVERVIEW

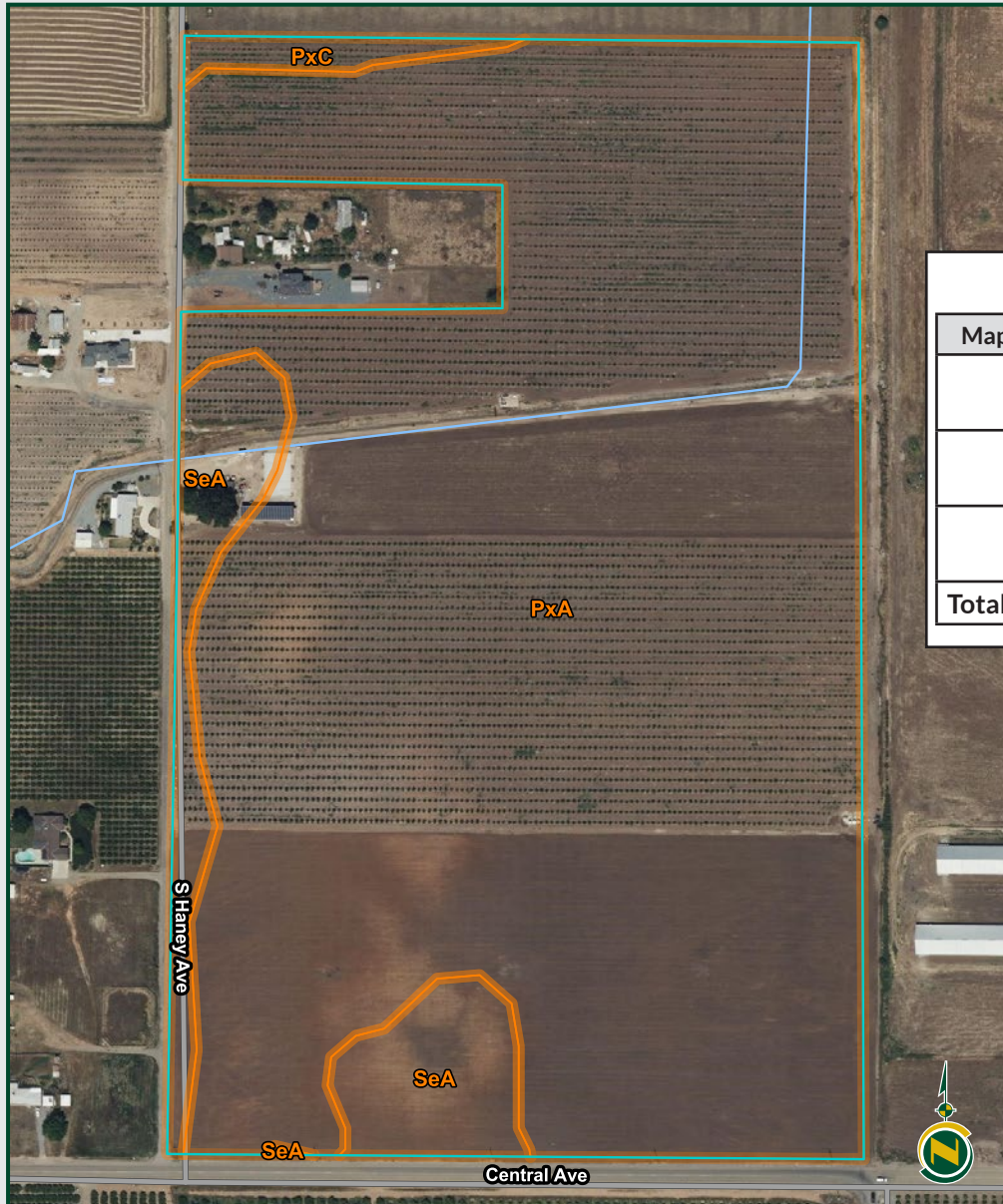


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SOILS MAP



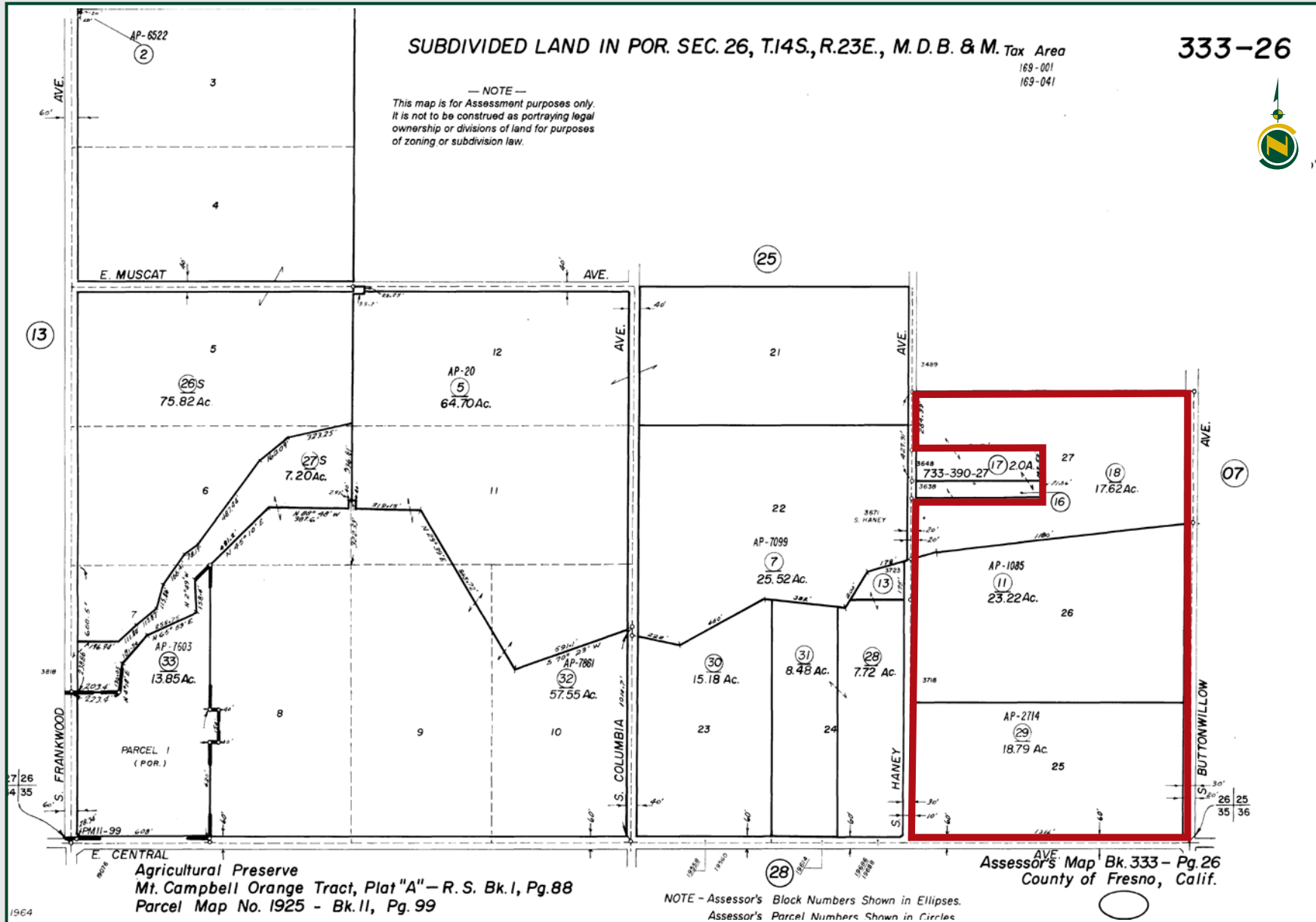
California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
PxA	Porterville clay, 0 to 3 percent slopes	??	90.4%
PxC	Porterville clay, 3 to 15 percent slopes	??	1.2%
SeA	San Joaquin loam, 0 to 3 percent slopes	??	8.4%
Total			100.0%

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PARCEL MAP



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PROPERTY PHOTOS



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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 **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.**