

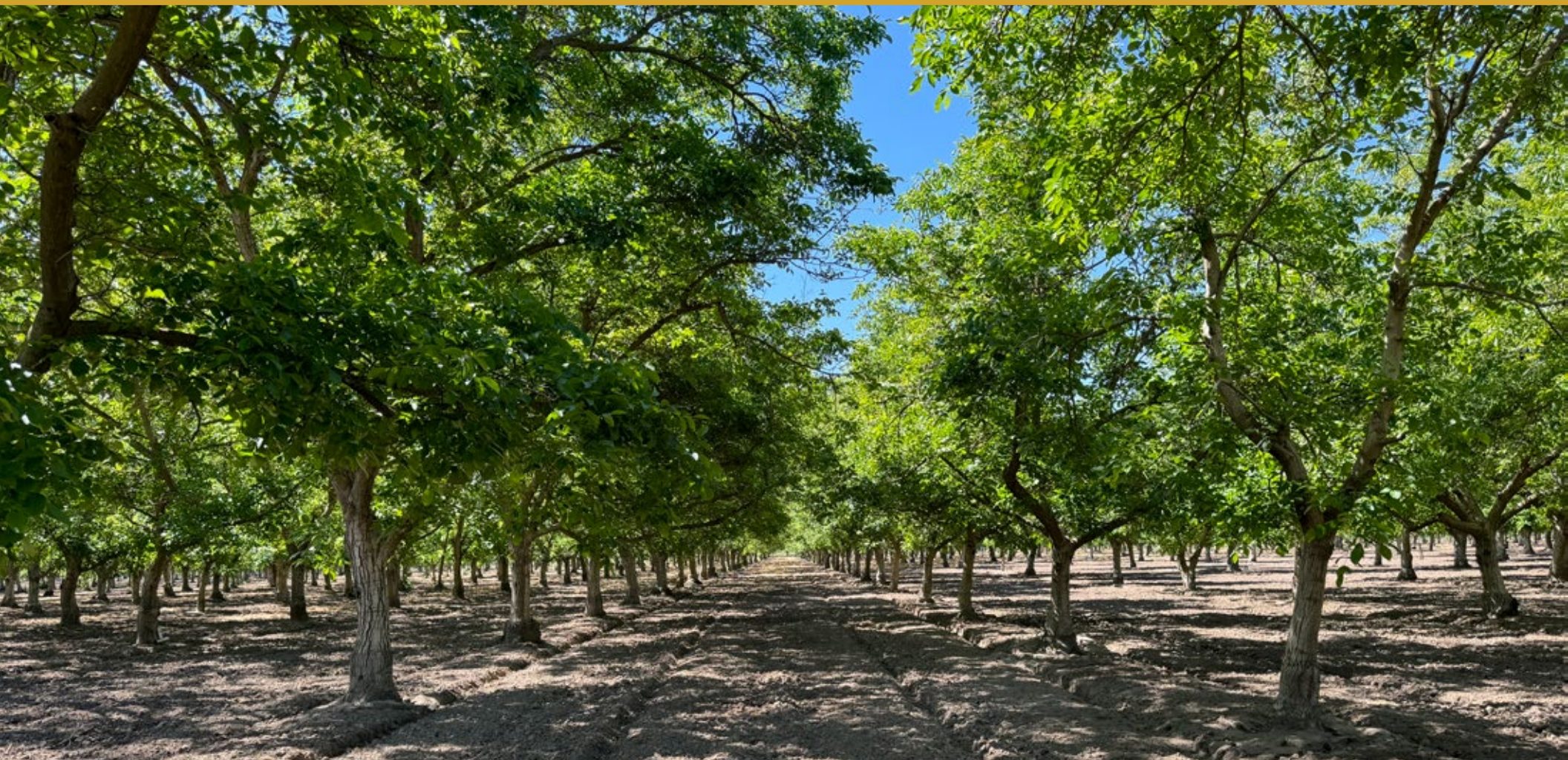
SANGER RIVER BOTTOM RANCH

Fresno County, California

396.39± Acres

\$13,873,650

(\$35,000/Acre)



- Walnuts & Pecans
- Kings River Water District
- Kings River Flows Through the Property



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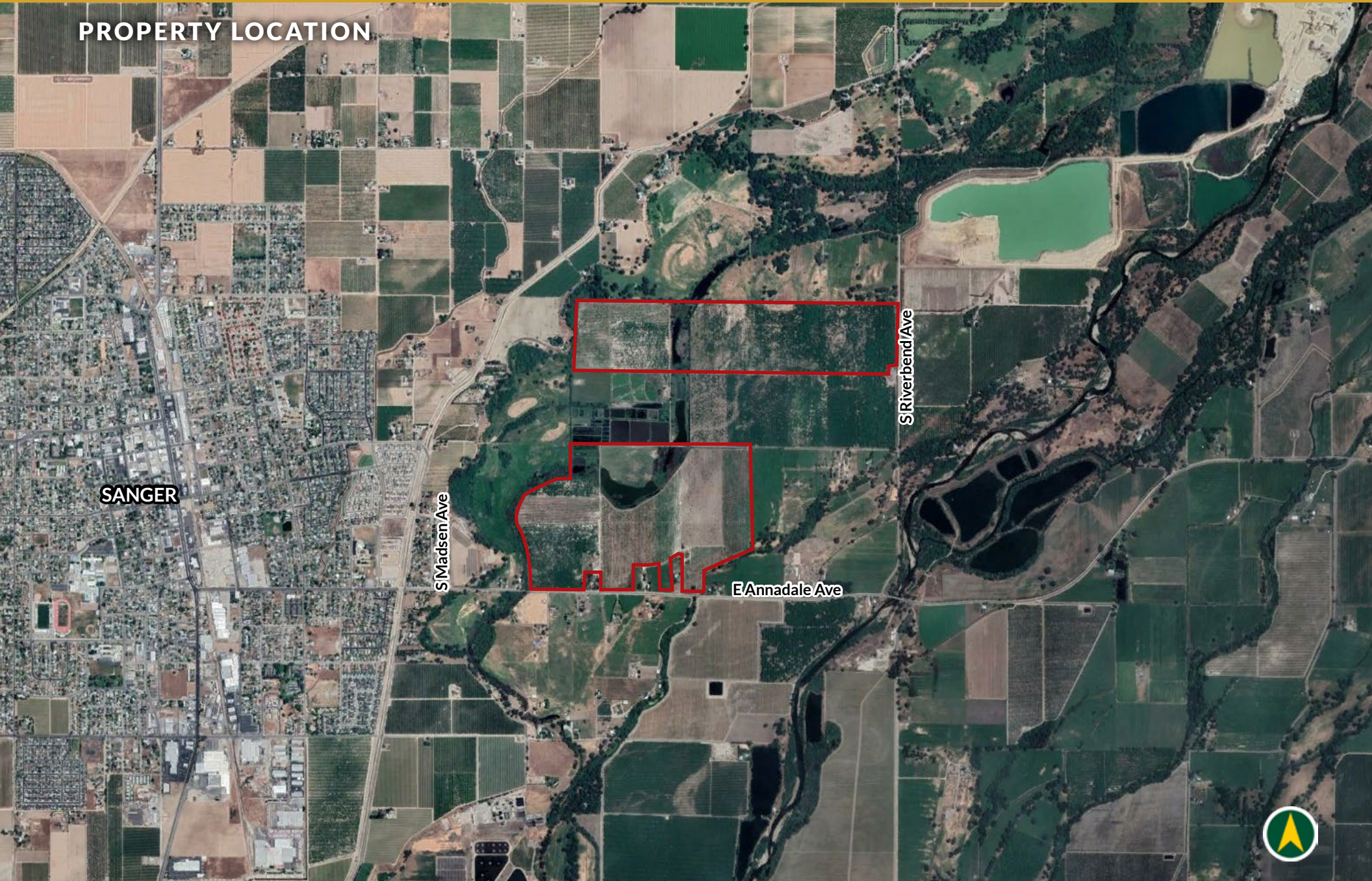


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A rare opportunity to purchase 396.39± acres of walnuts and pecans on the Sanger river bottom. The Kings River runs through the property and services the trees.

LOCATION

177.51± acres is located on the west side of S. Riverbend Avenue, one half mile north of E. Annadale Avenue. 216.46± acres is located on E. Annadale Avenue, one half mile west of S. Riverbend Avenue. The property lies approximately 1 mile from the Sanger city limits.

LEGAL

Fresno County APN's: 333-041-25s, 315-030-61 & 83, and 325-020-42, 65s & 52. Located in portions of Sections 18 and 24, T14S, R23E, M.D.B.&M.

PLANTINGS

215± acs. of Chandler walnuts planted 1989-2015.
150± acs. Wichita pecans planted 2015-2016.

WATER

Property receives water from Kings River Water District.

- (1) 25 HP pump & well
- (1) 15 HP pump & well
- (1) 5 HP pump & well

SOILS

See soils maps included.

PRICE/TERMS

\$13,873,650 cash at the close of escrow. Buyer and Seller to cooperate with a 1031 tax exchange.

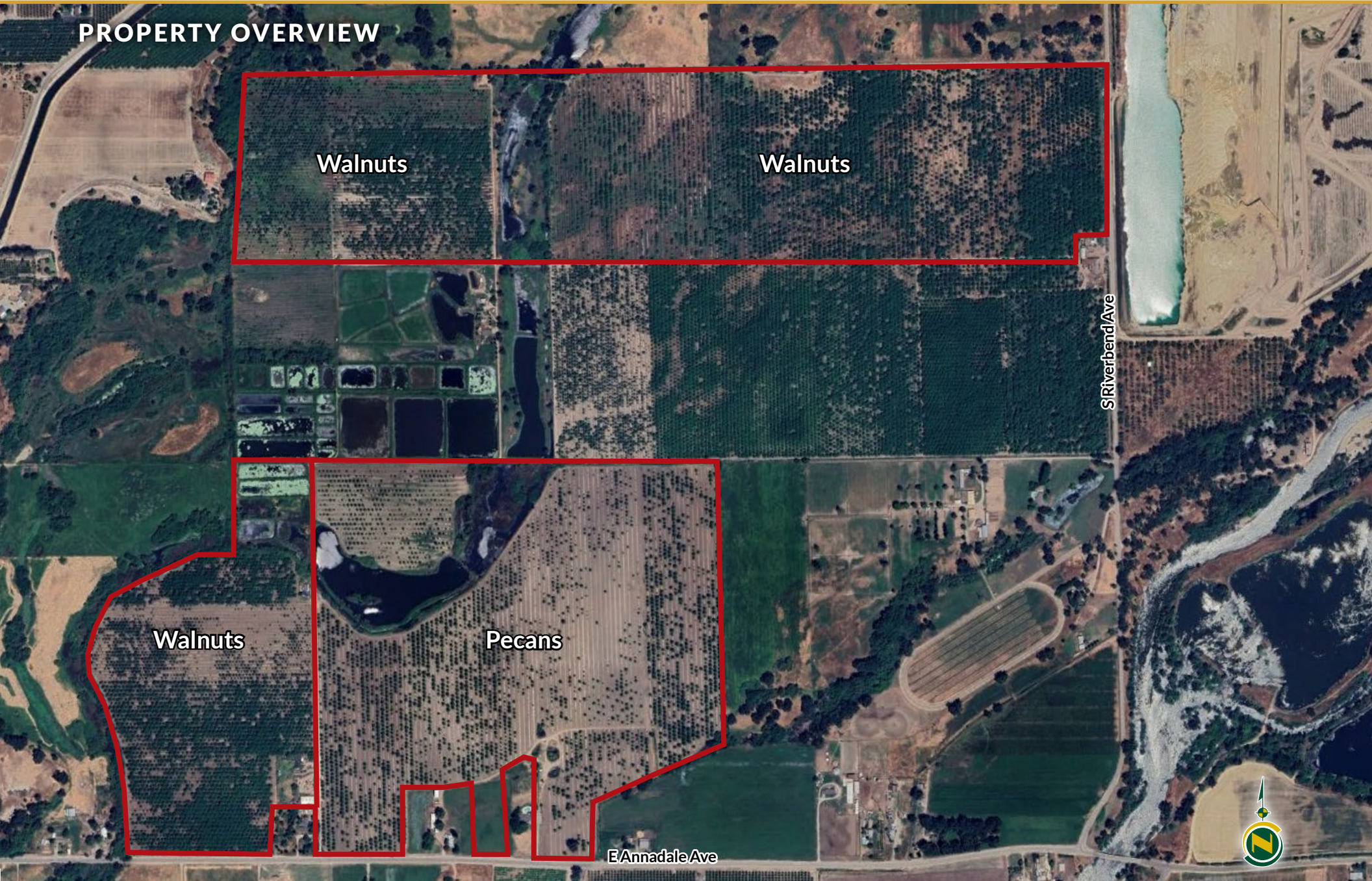


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PROPERTY OVERVIEW



Walnuts

Walnuts

Walnuts

Pecans

E Annadale Ave

S Riverband Ave

SANGER RIVER BOTTOM RANCH

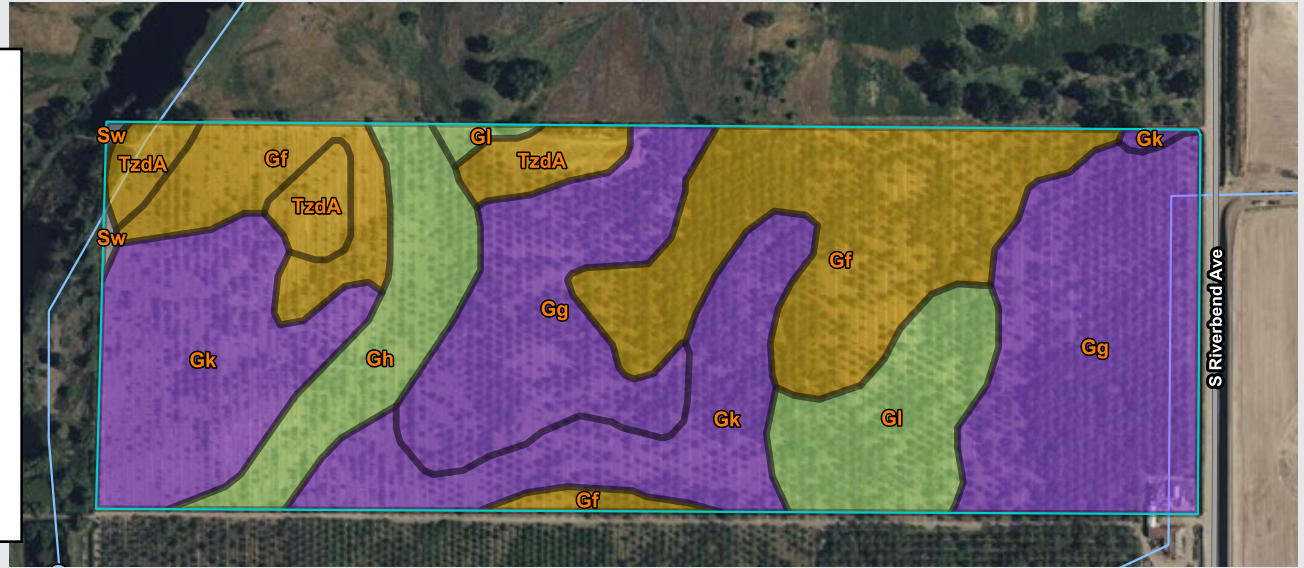
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SOILS MAPS

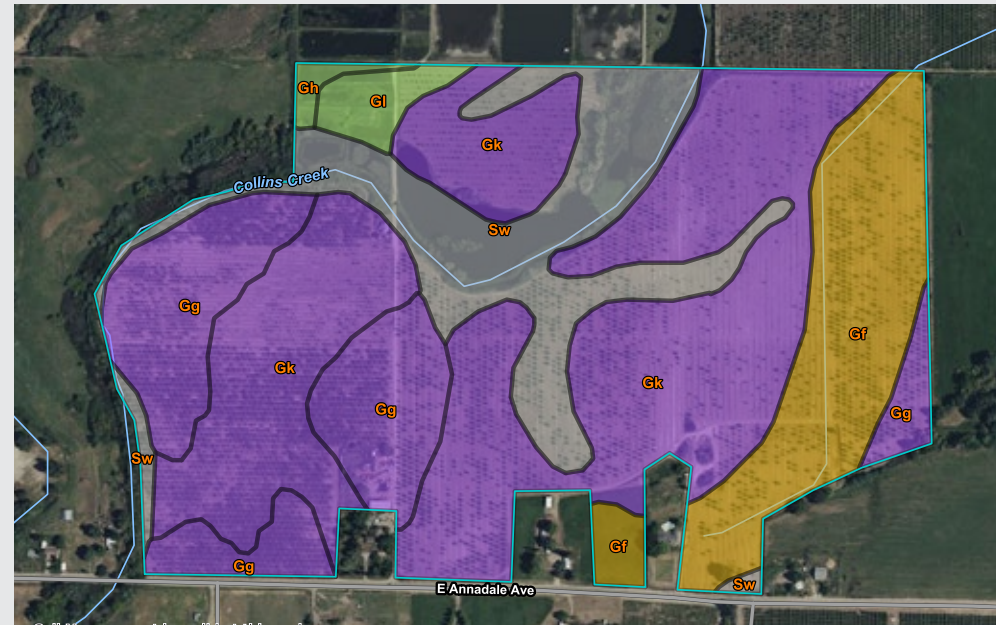
California Revised Storie Index (CA)

Map unit symbol	Map unit name
Gf	Grangeville fine sandy loam, 0-1% slopes, MLRA 17
Gg	Grangeville fine sandy loam, saline alkali
Gh	Grangeville fine sandy loam, water table
Gk	Grangeville fine sandy loam, water table, saline alkali
Gl	Grangeville fine sandy loam, gravelly substratum
Sw	Swamp
TzdA	Tunjuga cobbly loamy sand, 0-3% slopes



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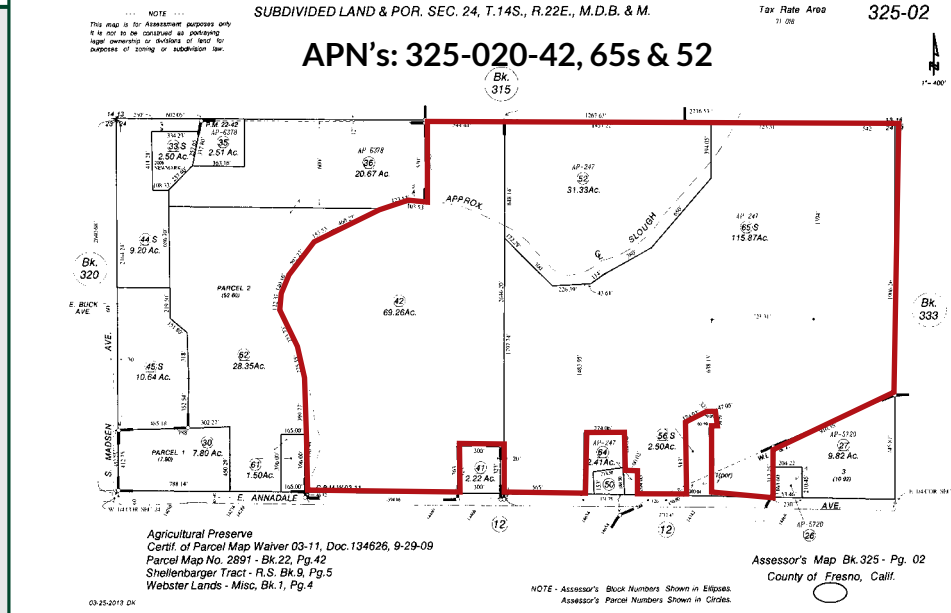
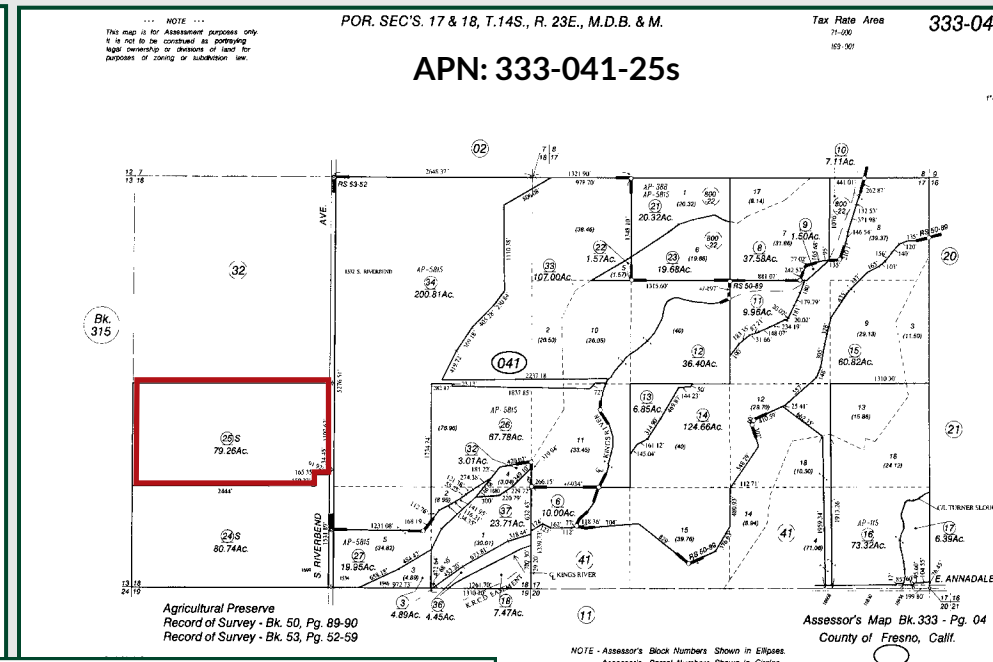
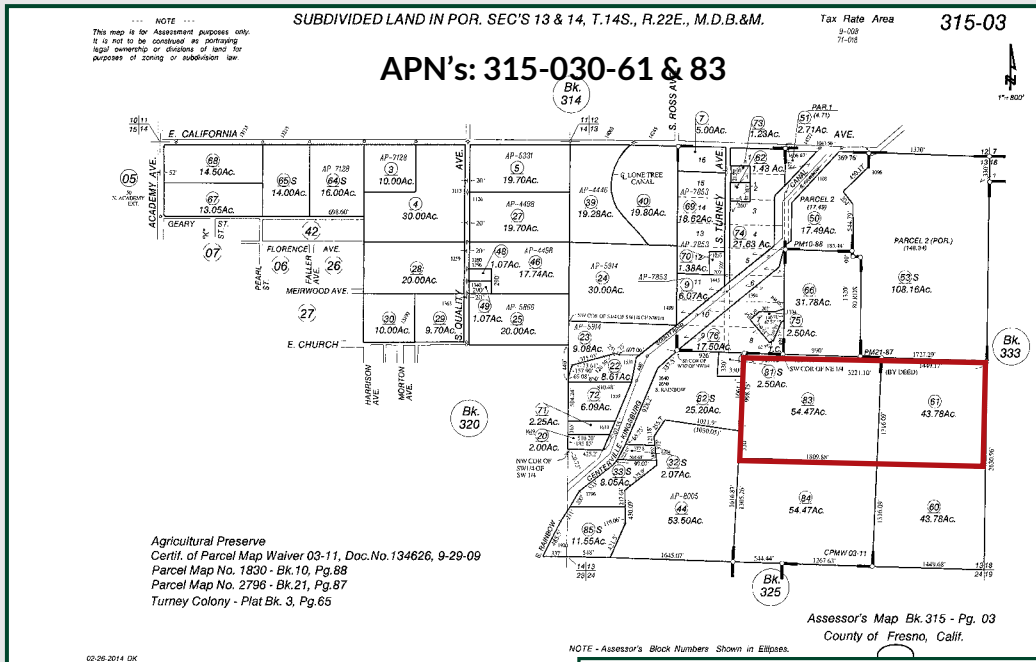


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PARCEL MAP



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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.**