

OPEN LAND IN C.C.I.D.

Fresno County, California

310.10± Acres

\$5,581,800

(\$18,000/Acre)



- Central California Irrigation District
- Historically Farmed to Irrigated Field Crops
- Large Contiguous Block



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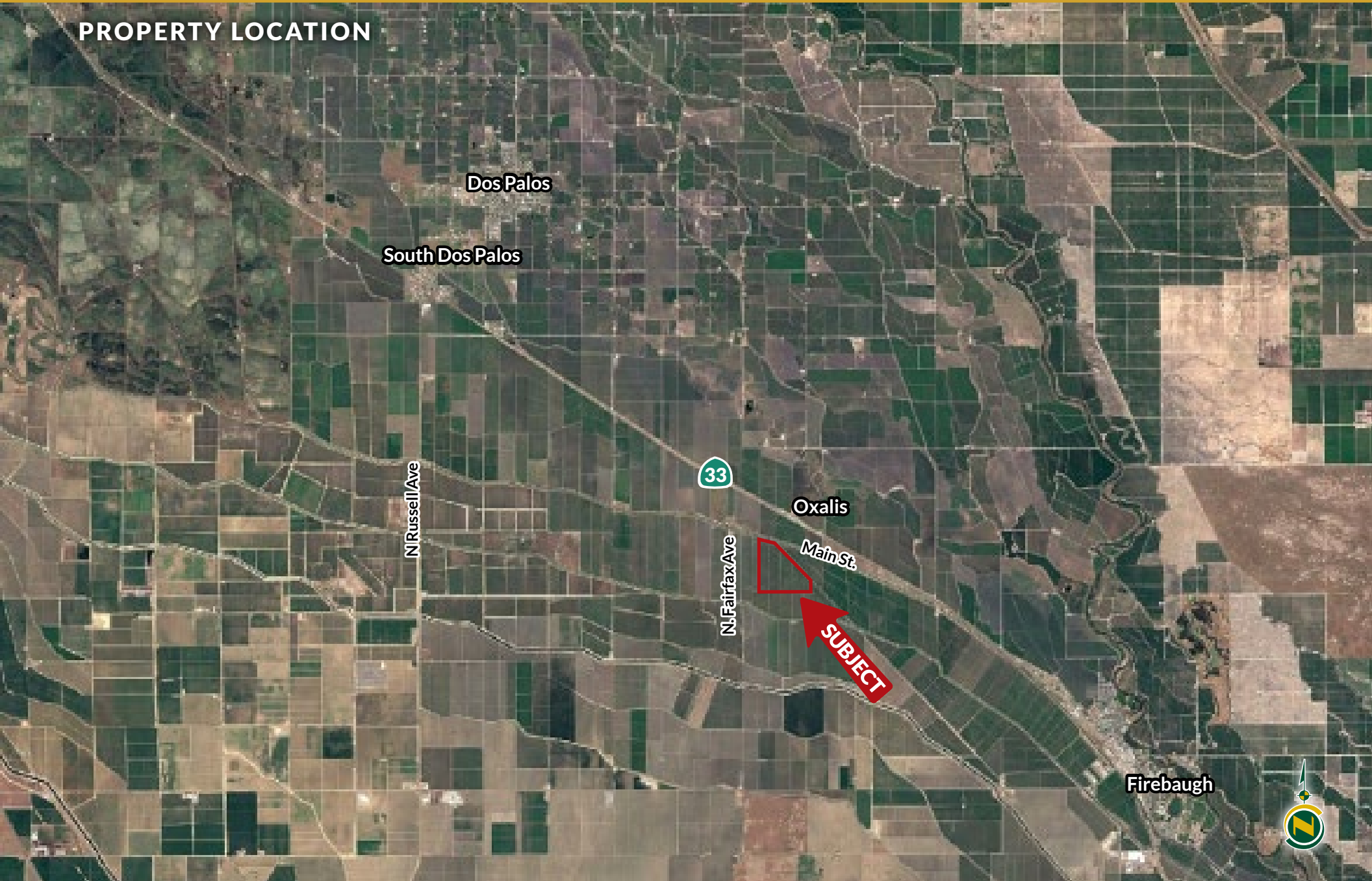


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Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Situated in the highly sought-after Central California Irrigation District (C.C.I.D.), the subject property consists of 310.10± acres of open land historically farmed to row crops. The property is located in Camp 13, between the C.C.I.D. Outside and Main Canals, providing reliable water access from one of California's premier irrigation districts.

LOCATION

The property is located approximately ½ mile south of Highway 33 and ½ mile east of Fairfax Avenue between Dos Palos and Firebaugh in Fresno County.

LEGAL

Fresno County APN(s): 006-080-16, located in a portion of Section 9, Township 12 S, Range 13 E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive - 20 acre minimum parcel size).
The property is enrolled in the Williamson Act.

PLANTINGS

The ranch is currently planted to alfalfa and cotton. Historically it has been farmed to irrigated row crops, including alfalfa and cotton. The property is separated into individual fields and is flood irrigated north to south via open ditch.

WATER

The property is within and receives Tier-I surface water from Central California Irrigation District, part of the San Joaquin River Exchange Contractors Water Authority GSA.

PRICE/TERMS

\$5,581,800 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs incurred toward the 2025 crop.

SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
472	Wekoda caly, partially drained, 0-1% slopes
285	Tranquillity-Tranquillity, wet, complex, saline-sodic, 0-1% slopes

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PROPERTY OVERVIEW



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PROPERTY PHOTO



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PROPERTY PHOTO



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PROPERTY PHOTO

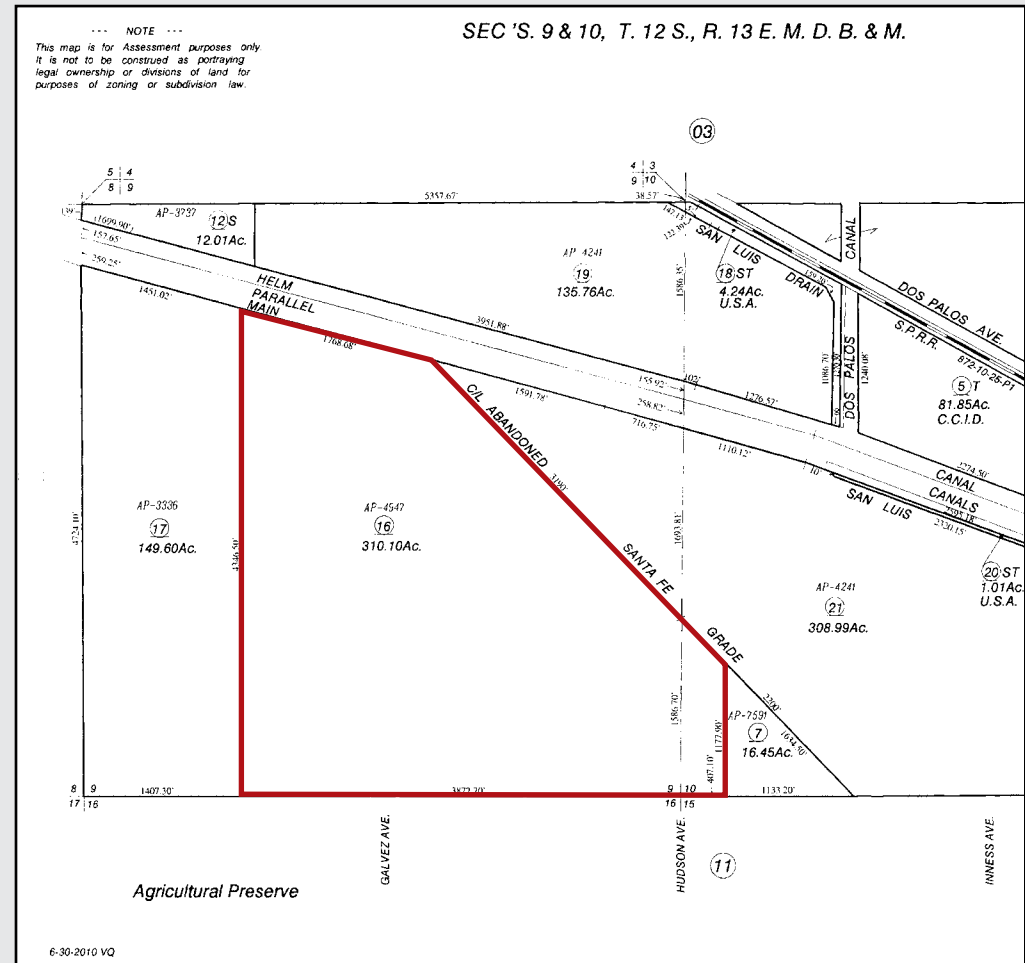


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PARCEL MAP



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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.