

SANGER CITRUS

Fresno County, California

139.62± Assessed Acres

\$6,400,000

(\$45,839/Acre)



- Producing Citrus & Open Land
- Fresno Irrigation District
- 3 Irrigation Wells



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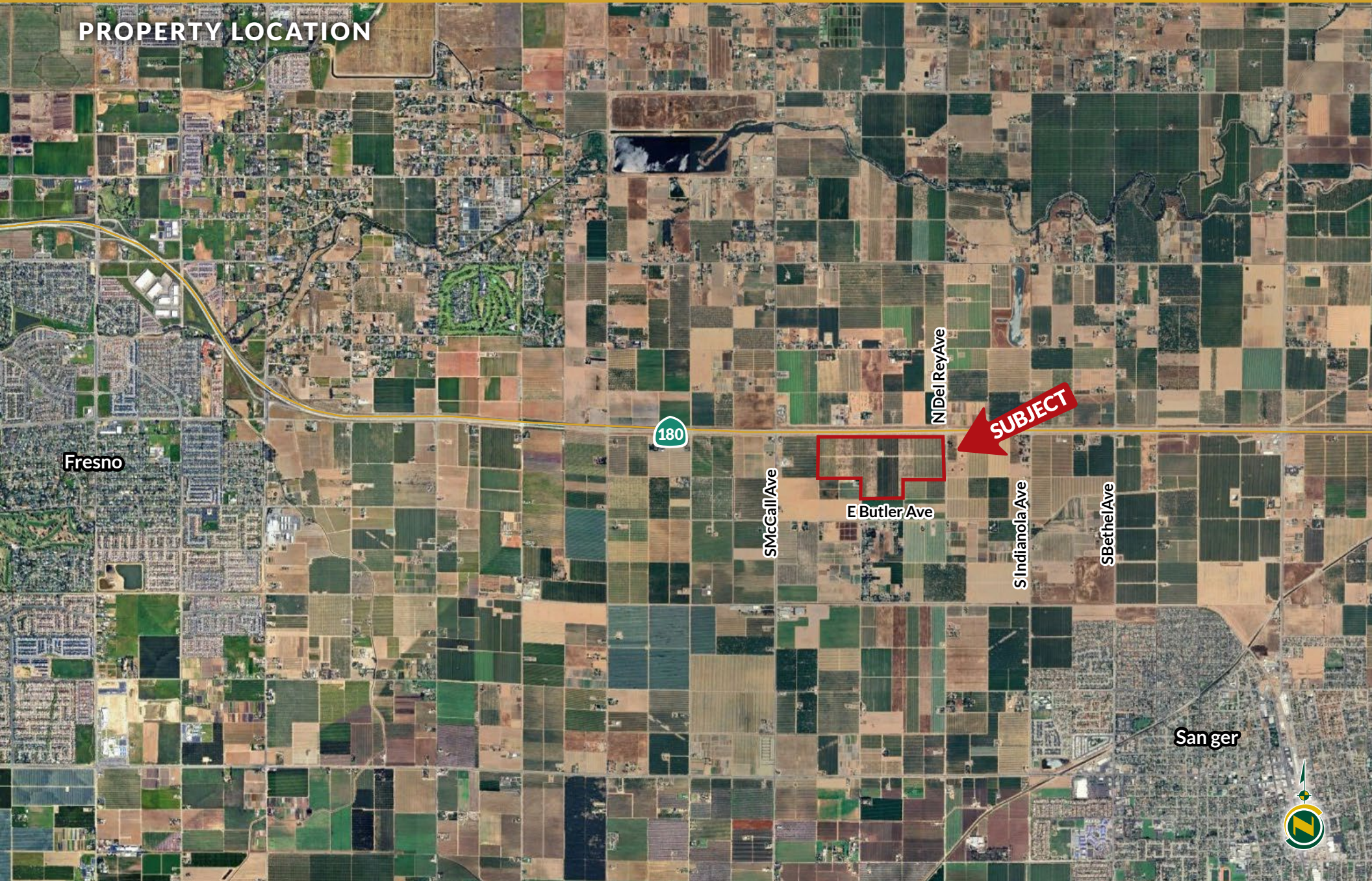
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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

An exclusive opportunity to purchase 139.62± acres with quality citrus and open land in a desirable citrus growing area. The 74.21± net planted acres of young producing citrus includes Tango Mandarins and Cara Cara Navels. The subject property is situated in Fresno Irrigation District, though it does not have a distribution line to receive delivery of the surface water. There are three irrigation pumps and wells with filter stations which distribute water to the trees vis micro-sprinkler irrigation. Frost protection is provided by 12 wind machines.

LOCATION

The southwest corner of Highway 180 and Del Rey Avenue in Fresno County. (Physical address: 10361 E. Kings Canyon Rd., Sanger, CA 93657)

LEGAL

Fresno County APN: 314-051-35. Located in a portion of the N ½ of Section 8, T14S, R22E, M.D.B.&M.

ZONING

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

PLANTINGS

Net Acres	Crop	Variety	Age
43.80±	Mandarins	Tangos	2015-18
30.41±	Navels	Cara Cara	2017
60.10±	Open		
Balance - Avenues, Farmstead			

WATER

The property is in the Fresno Irrigation District. There are 2 turbine pumps and 1 submersible pump.

SOILS

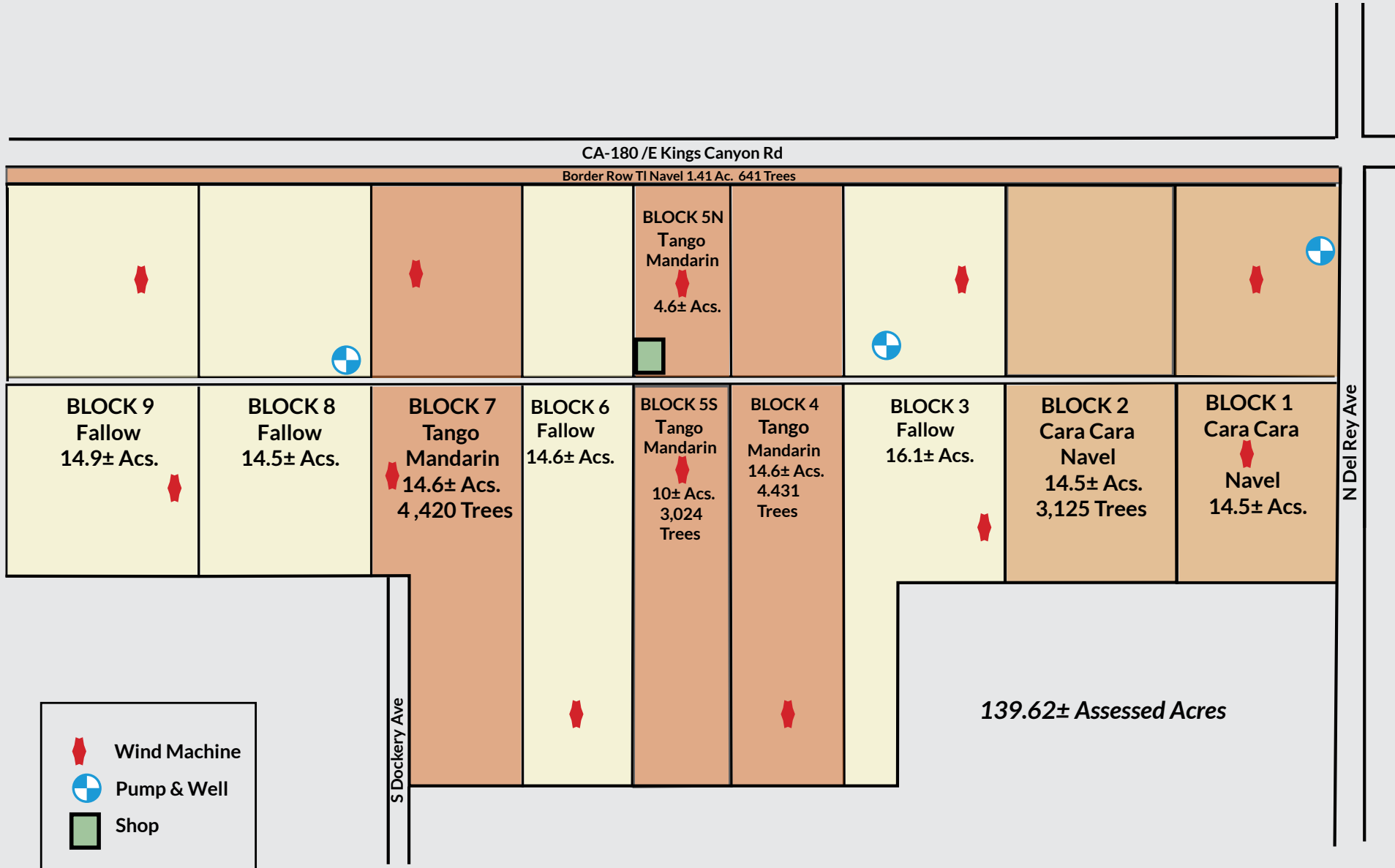
See soils map included.

PRICE/TERMS

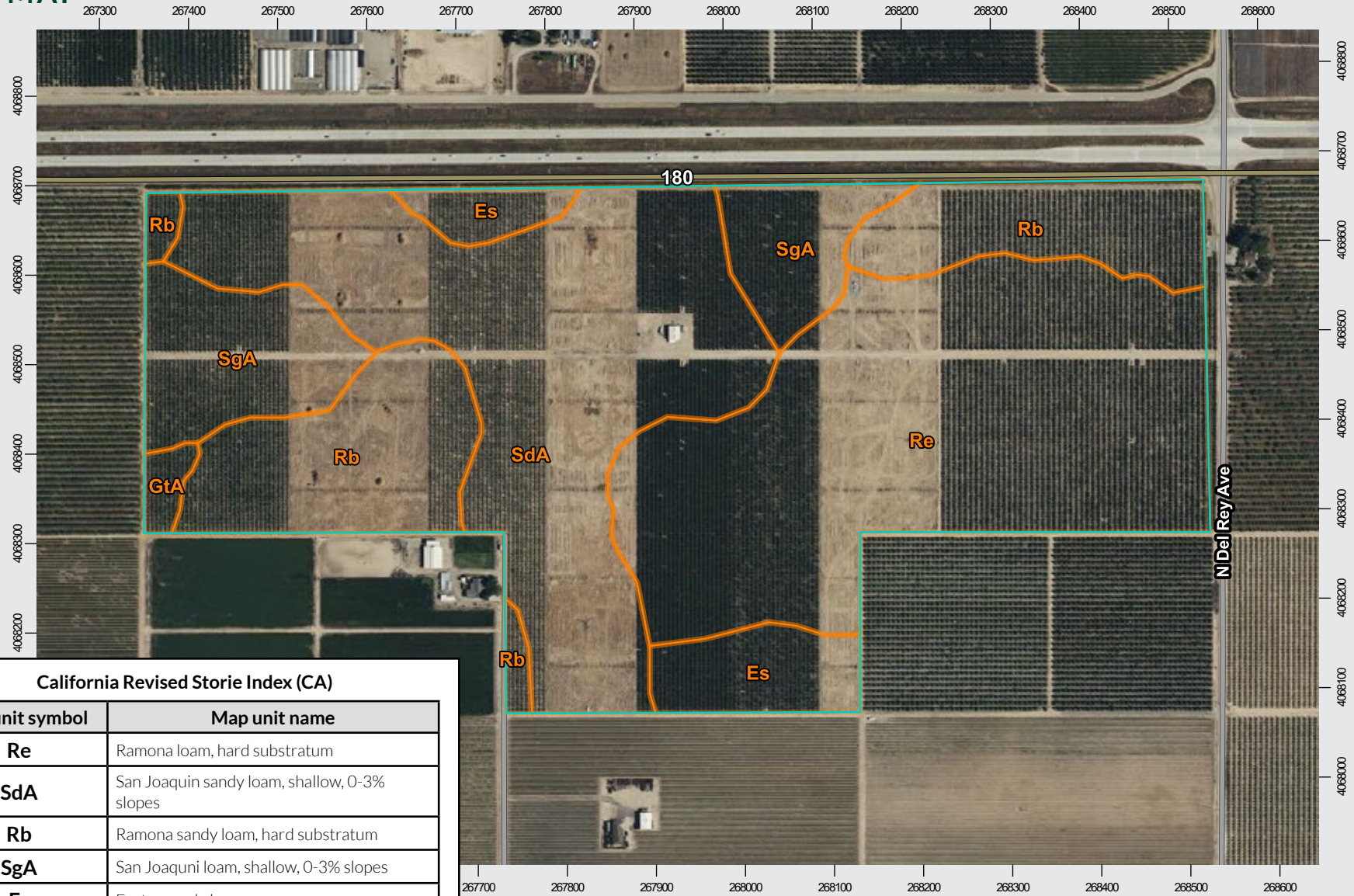
\$6,400,000 cash at the close of escrow. The 2024/2025 citrus crops are negotiable.



PLANTING MAP



SOILS MAP

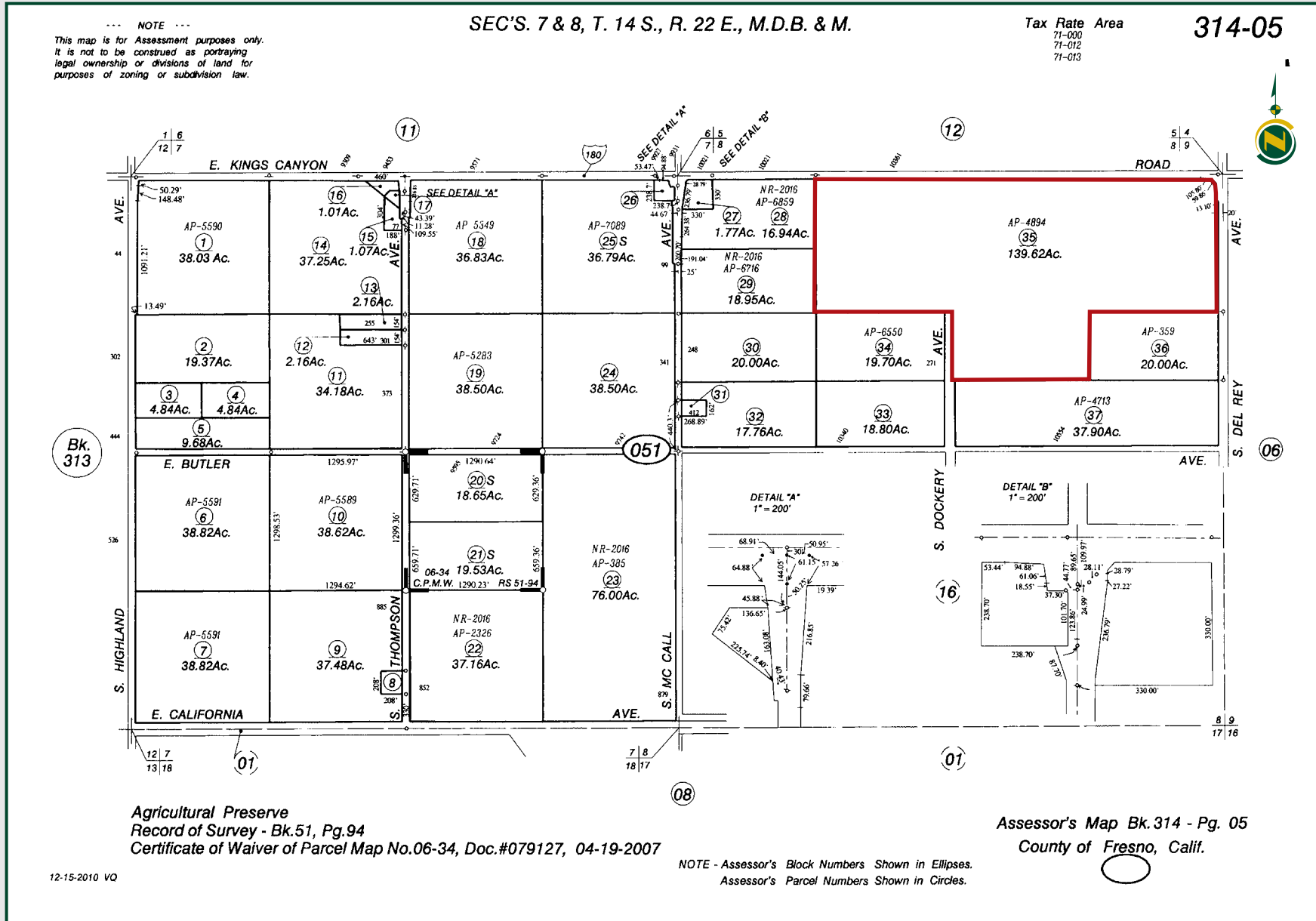


California Revised Storie Index (CA)

Map unit symbol	Map unit name
Re	Ramona loam, hard substratum
SdA	San Joaquin sandy loam, shallow, 0-3% slopes
Rb	Ramona sandy loam, hard substratum
SgA	San Joaqui loam, shallow, 0-3% slopes
Es	Exeter sandy loam
GtA	Greenfield sandy loam, 0-3% slopes



PARCEL MAP



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.**