

**75.60±**  
ASSESSED ACRES

# JAMES IRRIGATION DISTRICT FARMLAND

FRESNO COUNTY, CALIFORNIA

**\$1,650,000**  
(\$21,825/ACRE)

EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



## FRESNO

7480 N. Palm Ave., Ste 101  
Fresno, CA 93711  
559.432.6200

## VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

## BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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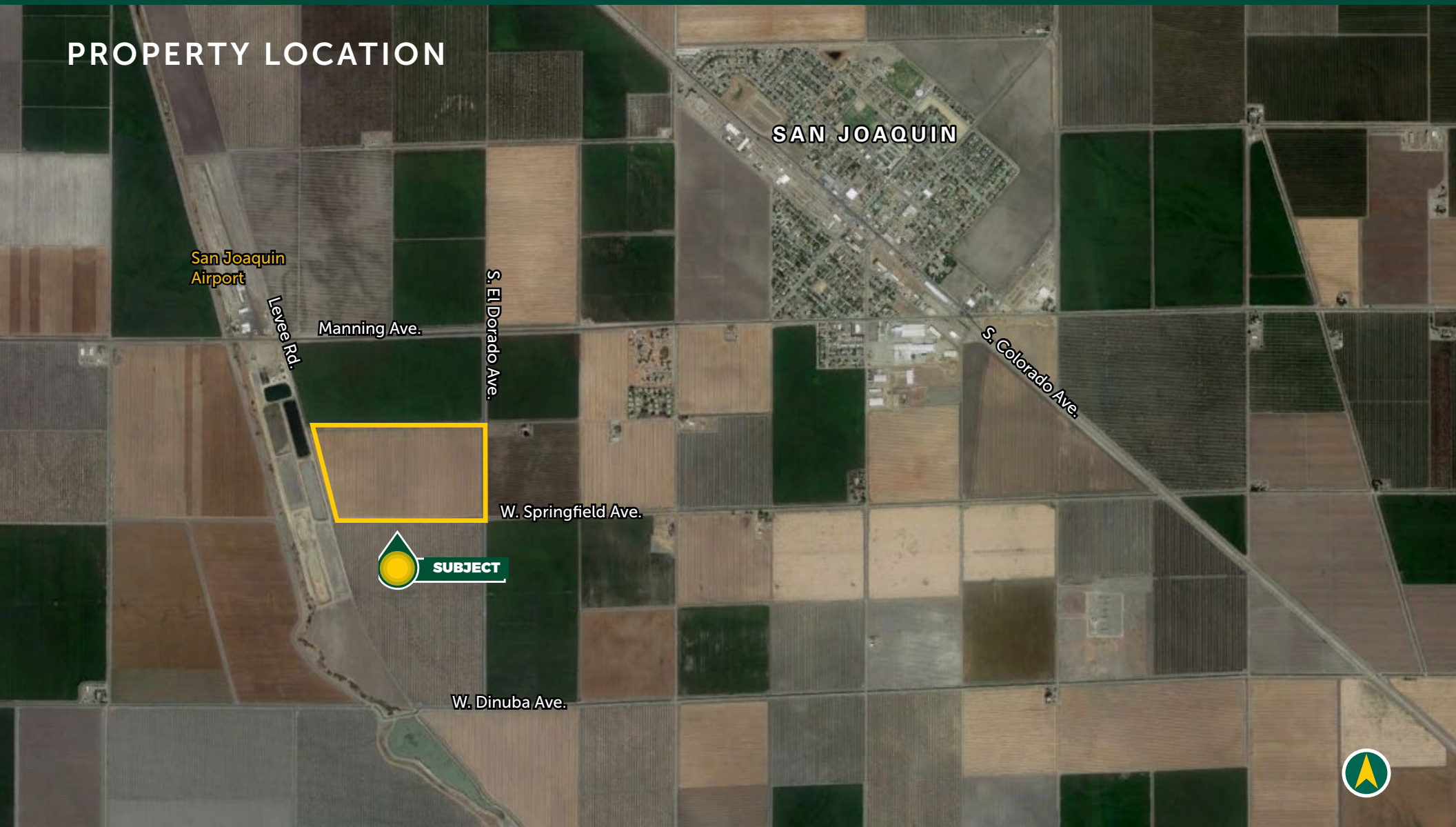
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## PROPERTY HIGHLIGHTS:

- JAMES IRRIGATION DISTRICT
- LEVEL, OPEN FARMLAND
- PERMANENT PLANTINGS ON ALL SIDES

## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

The subject property is 75.6± acres of open farmland located in James Irrigation District, just west of the town of San Joaquin. It has been historically farmed to various row crops and is surrounded by permanent plantings. The permanent plantings in this area include almonds, pistachios, and vines.

### LOCATION

Northwest corner of West Springfield & South El Dorado Avenues,  
San Joaquin, CA 93660

### LEGAL

Fresno County APN: 030-100-03  
Located in a portion of Section 27, Township 15S, Range 16E,  
M.D.B&M.

### ZONING

AE-20, Agricultural Exclusive - 20 acres.  
The property is located within the Williamson Act.

### PLANTINGS

Open Ground

### WATER

James Irrigation District

### SOILS

See soils map included.

### PRICE/TERMS

\$1,650,000 cash at the close of escrow. Property is currently being leased until 12/31/25. The tenant has the last right of refusal to match the purchase price.



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## PROPERTY OVERVIEW



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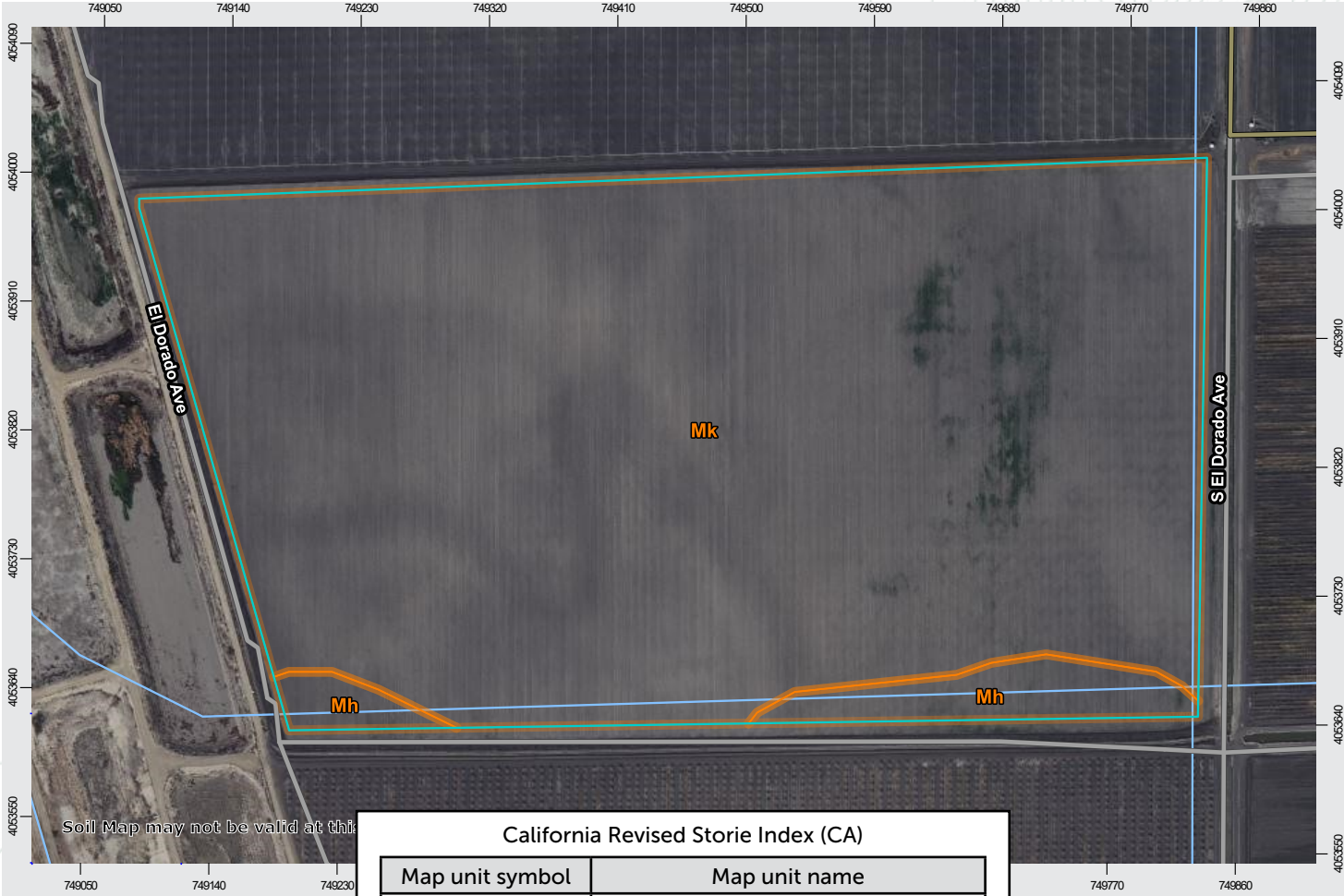
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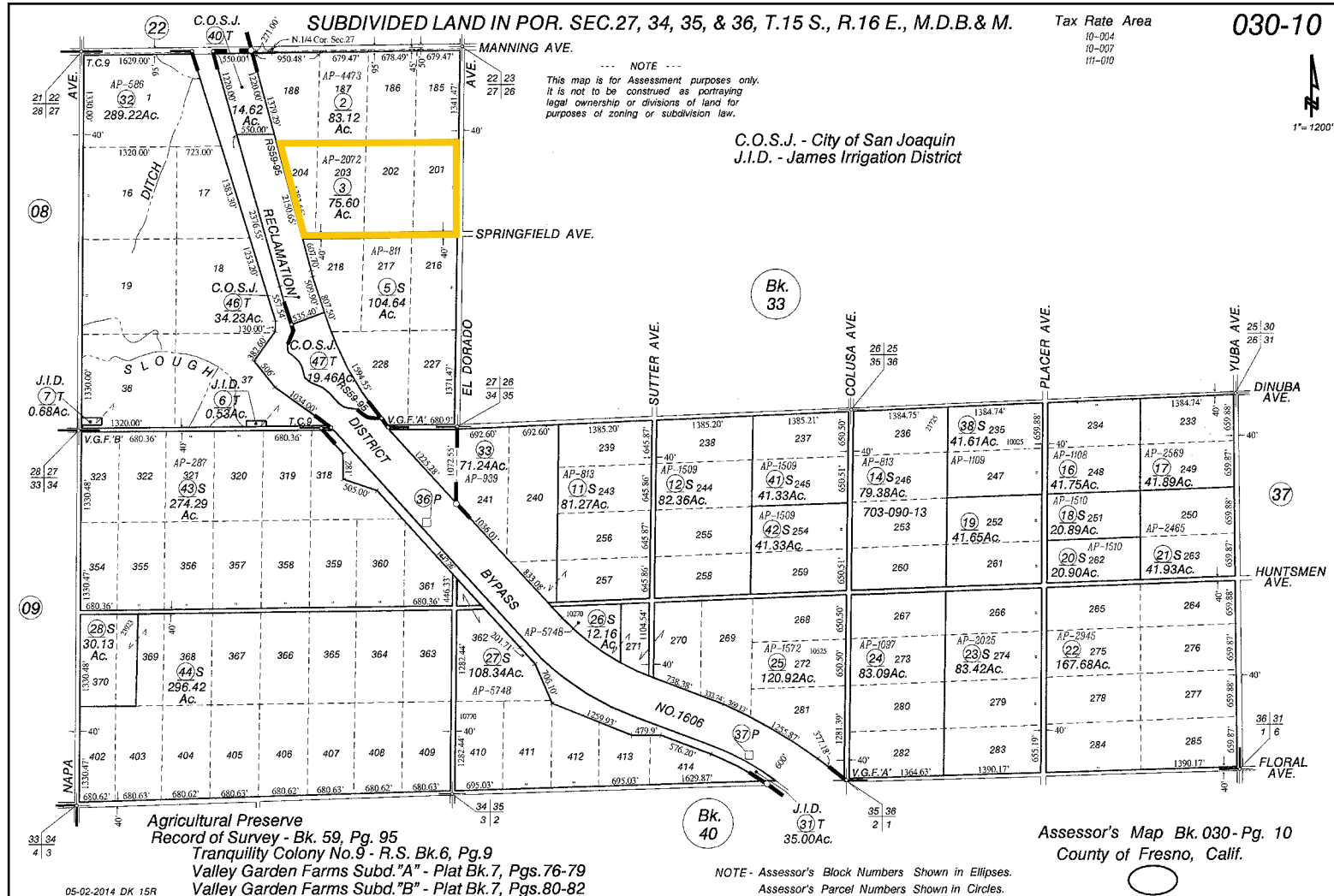
SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Mk	Merced clay, slightly saline
Mh	Merced clay



## PARCEL MAP





## PROPERTY PHOTOS





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**OFFICES SERVING**  
THE CENTRAL VALLEY

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