

BURFORD - COALINGA RANCH

305.51± ACRES | FRESNO COUNTY, CALIFORNIA

\$2,505,182

(\$8,200/Acre)



PROPERTY HIGHLIGHTS

- WESTLANDS WATER DISTRICT
- RECHARGE OPPORTUNITIES
- ROW CROP & PERMANENT CROP POTENTIAL
- SOLAR OPTION



Independently Owned And Operated
Corporate License #00020875
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FRESNO

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VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

PROPERTY INFORMATION

DESCRIPTION

The Coalinga Ranch is approximately 305.51± acres planted to row crops and proven to be adequate for recharge on years with excess surface water supply. There is a solar option agreement with nine years left on the term..

LOCATION

The ranch runs parallel with Interstate 5, roughly 15 miles northeast of Coalinga, California. You can access the property off S Stanislaus Avenue.

ZONING

Zone AE40 (Agricultural Exclusive - 40 acre parcel minimum). The ranch is enrolled in the Williamson Act.

WATER

The ranch is within and receives water from Westlands Water District.

BUILDINGS

There is one mobile home with storage sheds and livestock pens that are not owned by the Seller and will be removed.

PLANTINGS

The property is currently leased for row crops and may be suitable for a variety of permanent crops.

PRICE/TERMS

\$2,505,182 (\$8,200/acre) all cash at the close of escrow. Buyer to reimburse for cultural costs incurred towards the 2025/2026 crop. Any acceptable offers are subject to the current tenant having 30 days to accept or decline their Right of First Refusal option.

*WATER DISCLOSURE

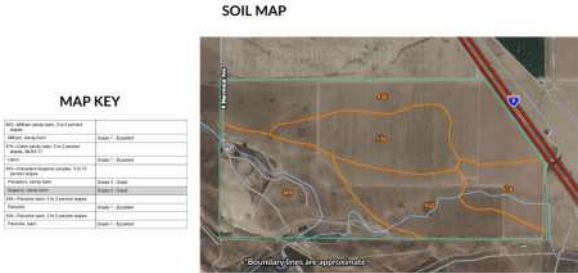
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION



PARCEL INFORMATION

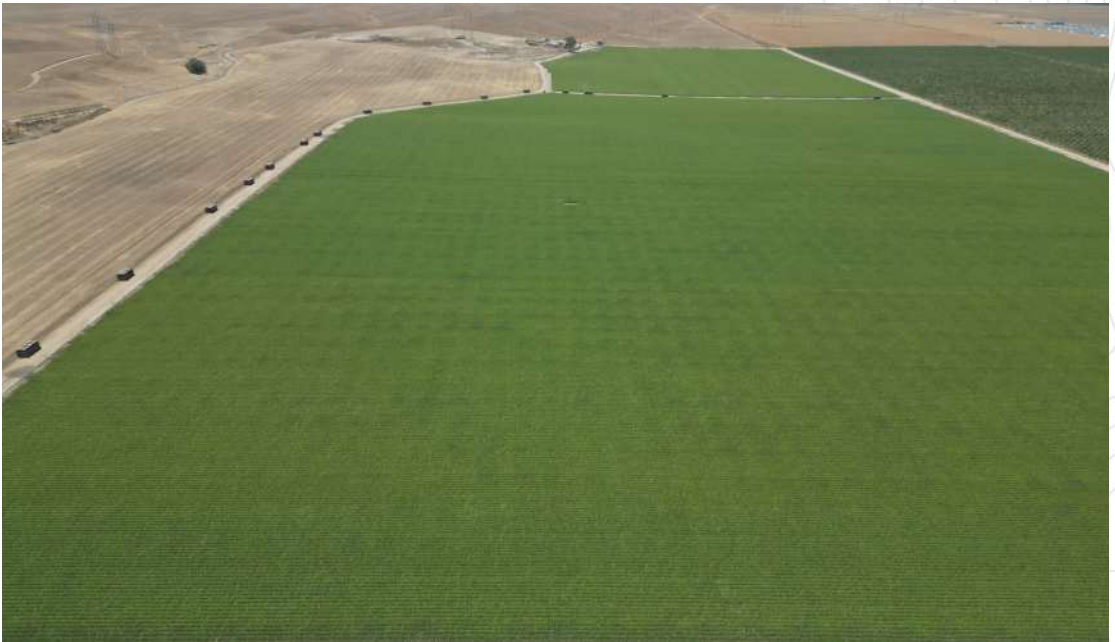
LEGAL

Fresno County APN: 058-090-15S
Located in a portion of N1/2 Section 22, T18S,
R15E, M.D.B.&M.



PROPERTY VIDEO







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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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