

# BURFORD-CANTUA CREEK RANCH

793.71± ACRES | FRESNO COUNTY, CALIFORNIA

**\$6,746,535**

(\$8,500/Acre)



## PROPERTY HIGHLIGHTS

- TWO SOURCES OF WATER
- WESTLANDS WATER DISTRICT
- SOLAR OPTION



Independently Owned And Operated  
Corporate License #00020875  
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### FRESNO

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### VISALIA

3447 S. Demaree St.  
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559.732.7300

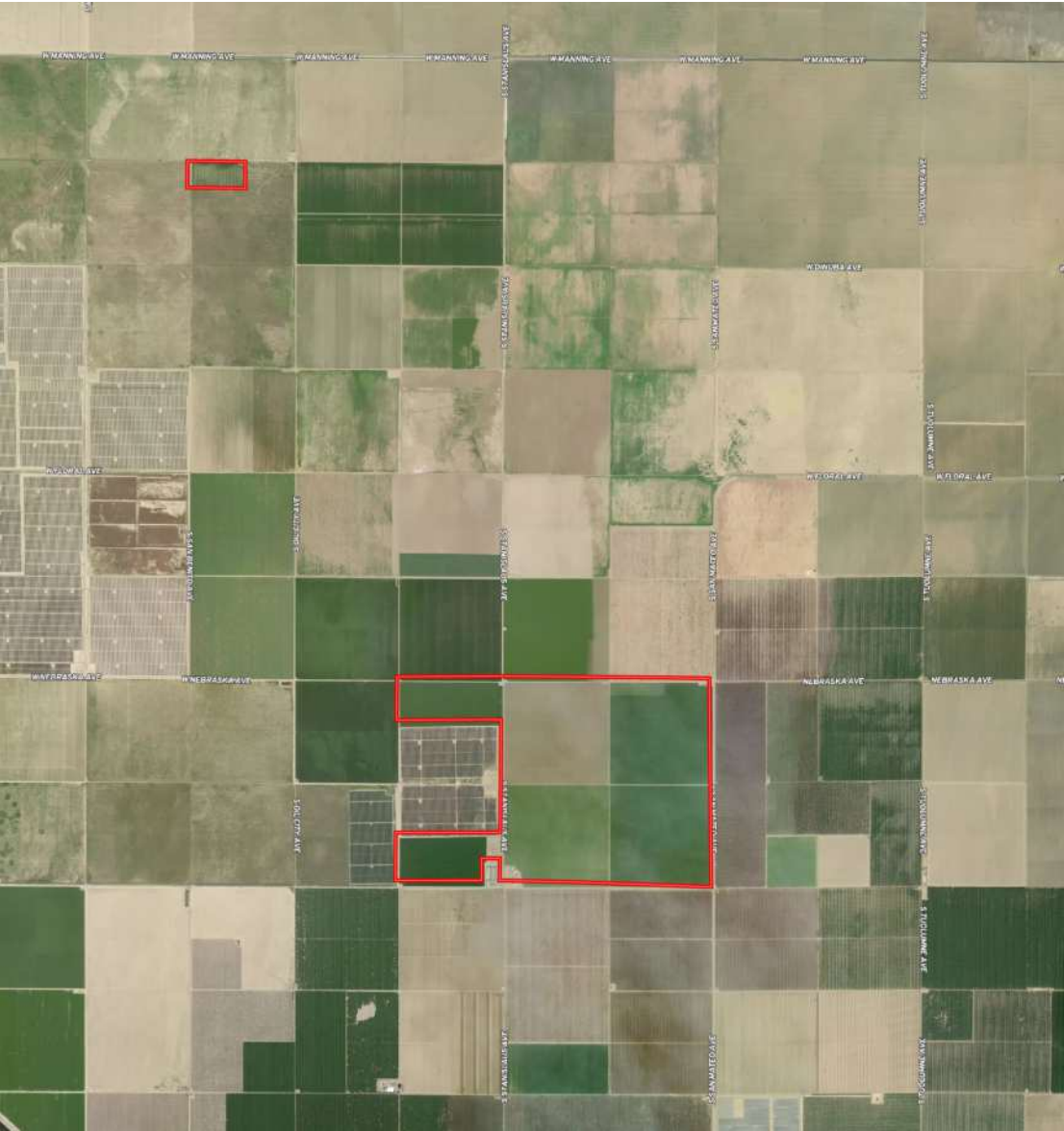
### BAKERSFIELD

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

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

This 793.71± acre property is currently being farmed for alfalfa. There are two sources of water including Westlands Water District surface water and multiple ag wells. Permanent plantings nearby include both almonds and pistachios. There is a solar option agreement with nine years left on the term. There is a PG&E substation adjacent to the property allowing optimal access for solar or other energy development opportunities (Buyer to verify).

### LOCATION

The subject property is located on the northwest corner of W. Mountain View Ave and S. San Mateo Ave. Physical address: 29922 Mountain View Ave Cantua Creek, CA 93608. APN 028-111-12 is located roughly 5± miles northwest of the ranch. See ranch map for details.

### ZONING

AE-20, Agricultural Exclusive - 20 acres. All parcels are enrolled in the Williamson Act except for APN 028-111-12.

### WATER

The ranch is located within Westlands Water District and is entitled to receive surface water. In addition to surface water, there are 6 ag wells. One with a 600 HP pump, one with a 500 HP pump, one with a 450 HP pump, one with a 350 HP pump, and two with 300 HP pumps. The property is irrigated via buried drip tape.

### BUILDINGS

There are 4 rental homes on the property collecting \$3,200±/month.

### PLANTINGS

Alfalfa/ open

### PRICE/TERMS

\$6,746,535 (\$8,500/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the alfalfa crop.

#### \*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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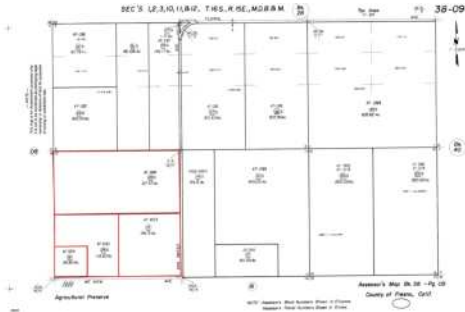
## SOILS INFORMATION



## PARCEL INFORMATION

### LEGAL

Fresno County APNs: 038-090-15, 16, 28S, & 29S,  
038-080-50S, 038-350-02S, 028-111-12  
Located in a portion of Section 9, 10, and 29,  
T15S and 16S, 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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