

# HIGHLY PRODUCTIVE CERTIFIED ORGANIC VEGETABLE GROUND

FRESNO COUNTY, CALIFORNIA

**ALLIANCE AG SERVICES, LLC**  
Local Knowledge - Global Reach

**OFFERING MEMORANDUM**

[www.allianceagservices.com](http://www.allianceagservices.com)



### PROPERTY LOCATION

Properties are located near Westside, 13 miles north of Huron in western Fresno County.

O'Neil 9-2 is located on the southwest corner of W. Paige Avenue and S. Trinity Avenue. O'Neil 11-2 is located on the southwest corner of W. Paige Avenue and S. Colusa Avenue. O'Neil 32-2 and 32-3 is located on the southwest corner of W. Laguna Avenue and S. Lake Avenue.

### APN(s)#

050-120-37S, 050-120-39S, 060-030-28S, 060-042-19S

### ACREAGE

548.50 +/- Assessed Acres

### CROPPING

Vegetables and traditional row crops

### OFFERING PRICE

\$5,011,950.00 (\$9,138/acre)

### TERMS

Cash at Close

### CO-OP FEE

2.25% to Buyer's Broker

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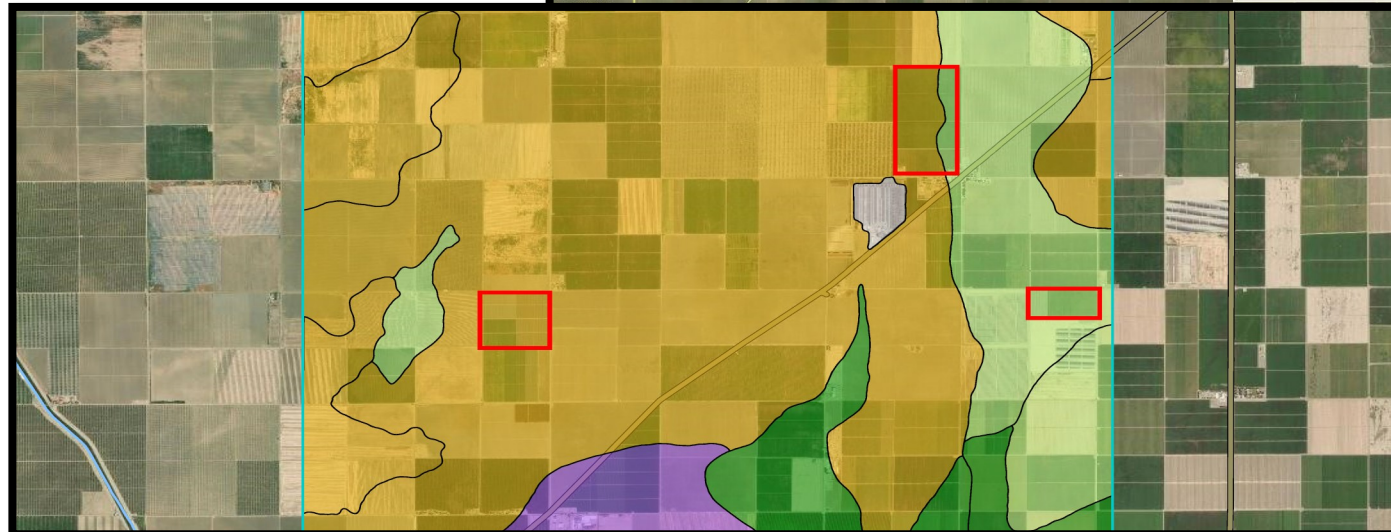
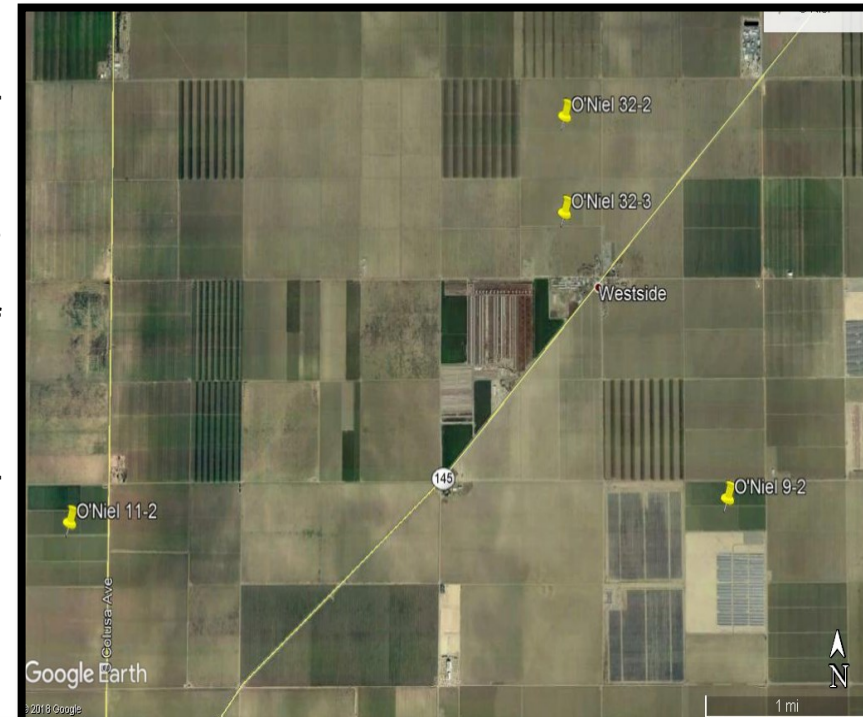
### PROPERTY ASSESSMENT

The subjects are three non-contiguous open farm land properties containing 548.50 assessed acres near Westside, 13 miles north of Huron. Westlands Water District in Fresno County.

The farms are located northwest of Huron, California.

Irrigation water is provided by the District with one operational well to parcels 050-120-37S and 050-120-39S.

The property is accessed from State Highway 145 a paved road with interior dirt roads.





## LOCATION OVERVIEW

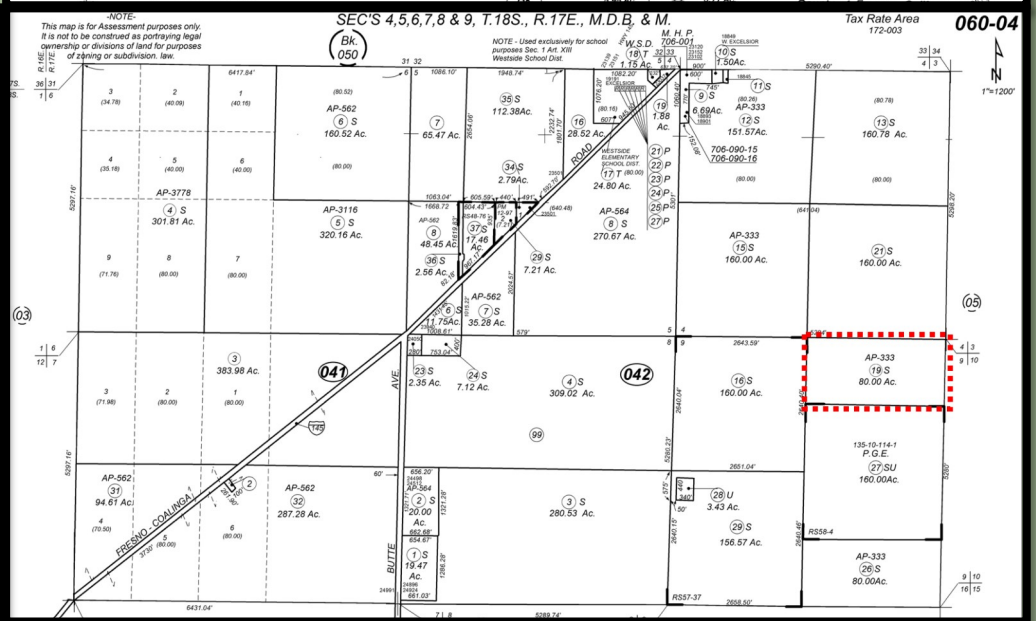
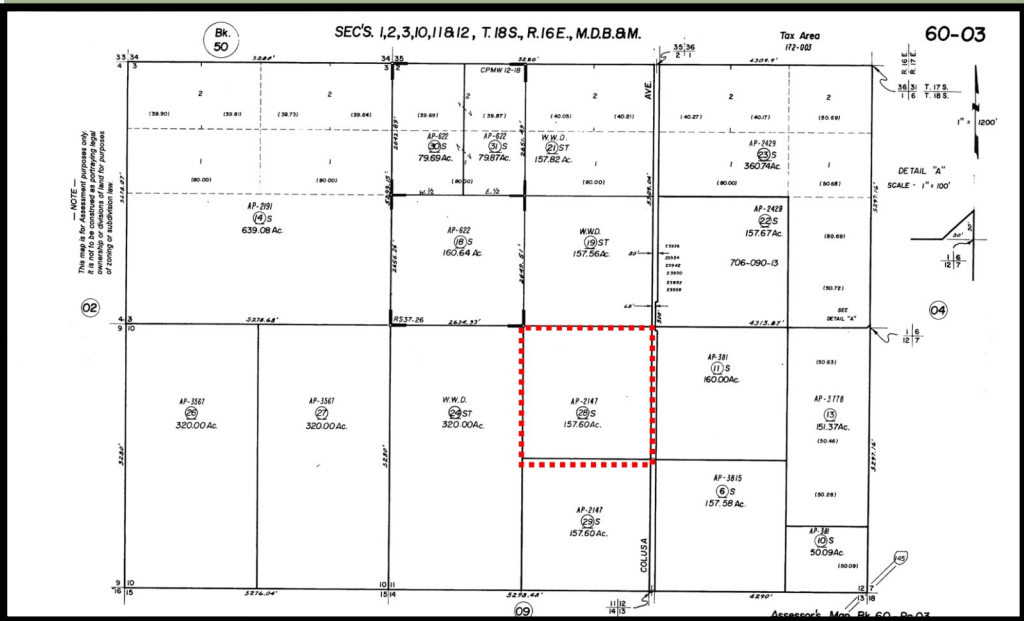
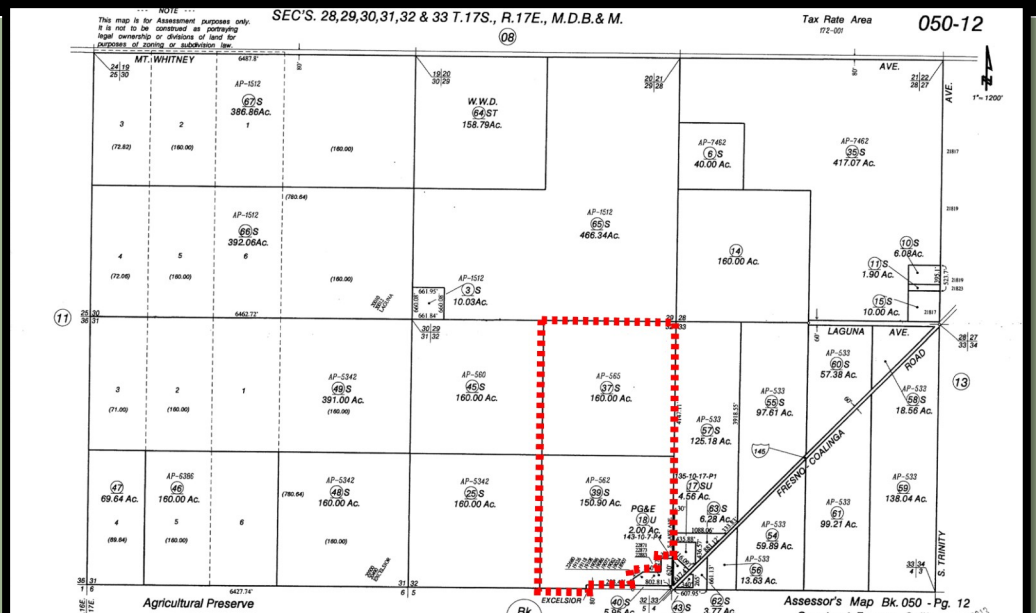
The properties are in a highly productive agricultural region with almonds, pistachios, vineyards, and open farmland properties within close proximity.

### Zoning

According to the Fresno County Planning Department, the subject property is zoned AE20 Agr, Exclusive Twenty-Acre.

### Soils

Posochanet clay loam  
Ciervo, wet-Ciervo complex





For more information, please contact:

**NAT DIBUDUO**

AGENT

559-240-2277

Lic. #0110987

[ndibuduo@allianceagservices.com](mailto:ndibuduo@allianceagservices.com)

**GREG ARCHER**

AGENT

559-269-0097

Lic. #00865994

[garcher@allianceagservices.com](mailto:garcher@allianceagservices.com)

**ALLIANCE AG SERVICES, LLC**

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**5401 Business Park South, Suite 122**

**Bakersfield, California 93309**

**[www.allianceagservices.com](http://www.allianceagservices.com)**