

BURFORD-SAN JOAQUIN RANCH

529.75± ACRES | FRESNO COUNTY, CALIFORNIA

\$5,297,500

(\$10,000/Acre)



PROPERTY HIGHLIGHTS

- (3) HOUSES, SHOPS, & YARD
- (4) IRRIGATION WELLS
- CURRENTLY PLANTED TO ALFALFA



Independently Owned And Operated
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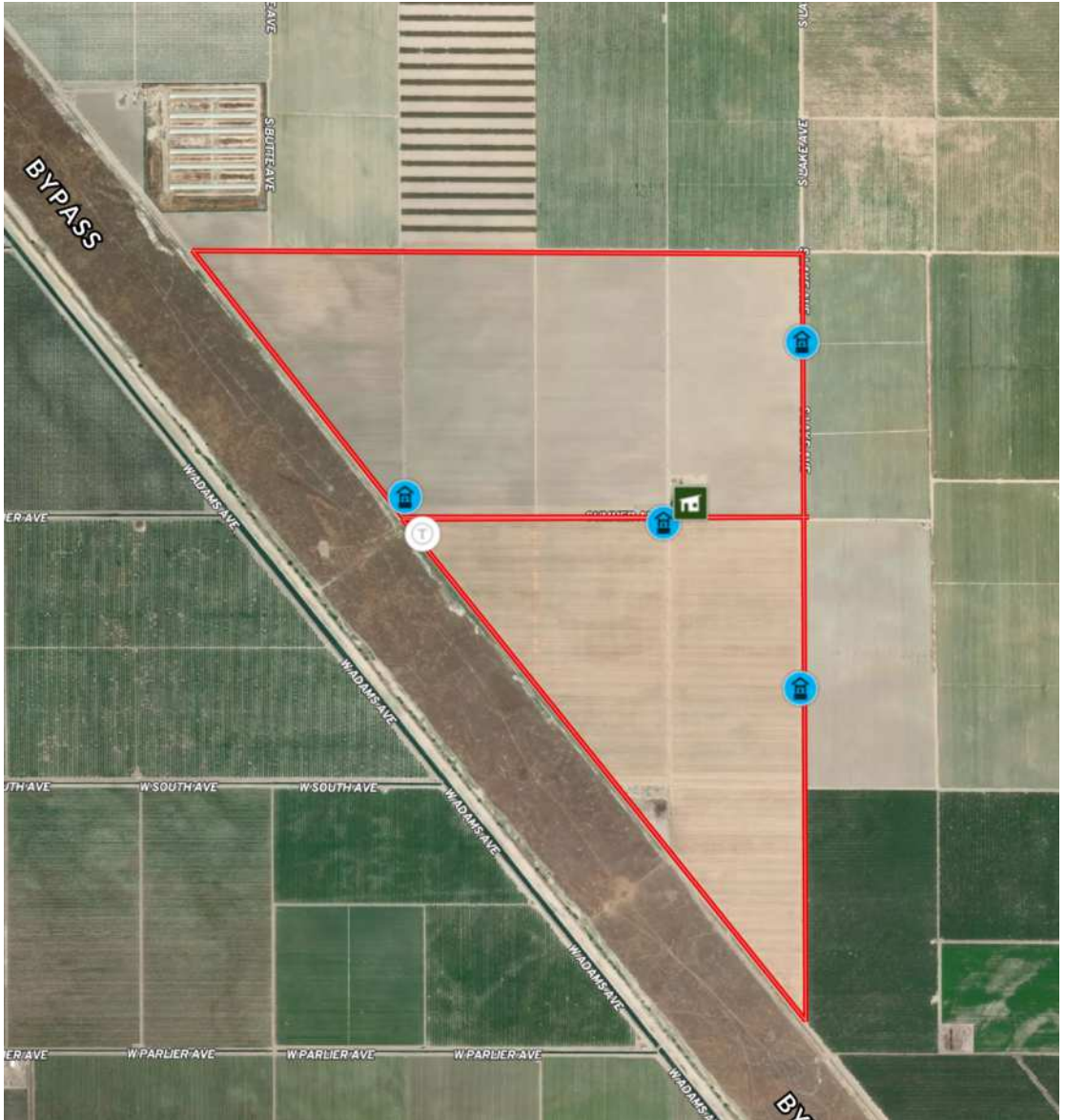
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This ranch is currently planted to alfalfa and ready for development to other permanent or row crops. There are tomatoes, cotton, garlic, almonds, pistachios, grapes, and other crops planted in the surrounding area.

LOCATION

Located roughly 2.89± miles northeast of the City of San Joaquin. Best way to access the property is off Manning Avenue, drive .75± miles along the east side of the James Bypass and you will reach the SEC of the ranch.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is within the Williamson Act.

WATER

There are (4) ag wells that are used to irrigate the ranch via subsurface drip. In addition to the ag wells, there is a small reservoir and lift pump located on the ranch. The property is located in Mid-Valley Water District which does not receive surface water and is within McMullin GSA.

BUILDINGS

There are three homes, shop, and yard located on the property.

PLANTINGS

Alfalfa planted in 2023.

PRICE/TERMS

\$5,297,500 (\$10,000 / acre) all cash at the close of escrow. No equipment included in the sale.

*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

RANCH MAP



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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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