

HILLS VALLEY PLUMS AND OPEN

Fresno County, California

160± Acres

\$4,400,000
(\$27,500/Acre)

PRICE REDUCED

- Producing Plum Varieties
- Large Block of Farm Land
- Two Sources of Water
- Open Land Ready to Plant
- Great Citrus Area



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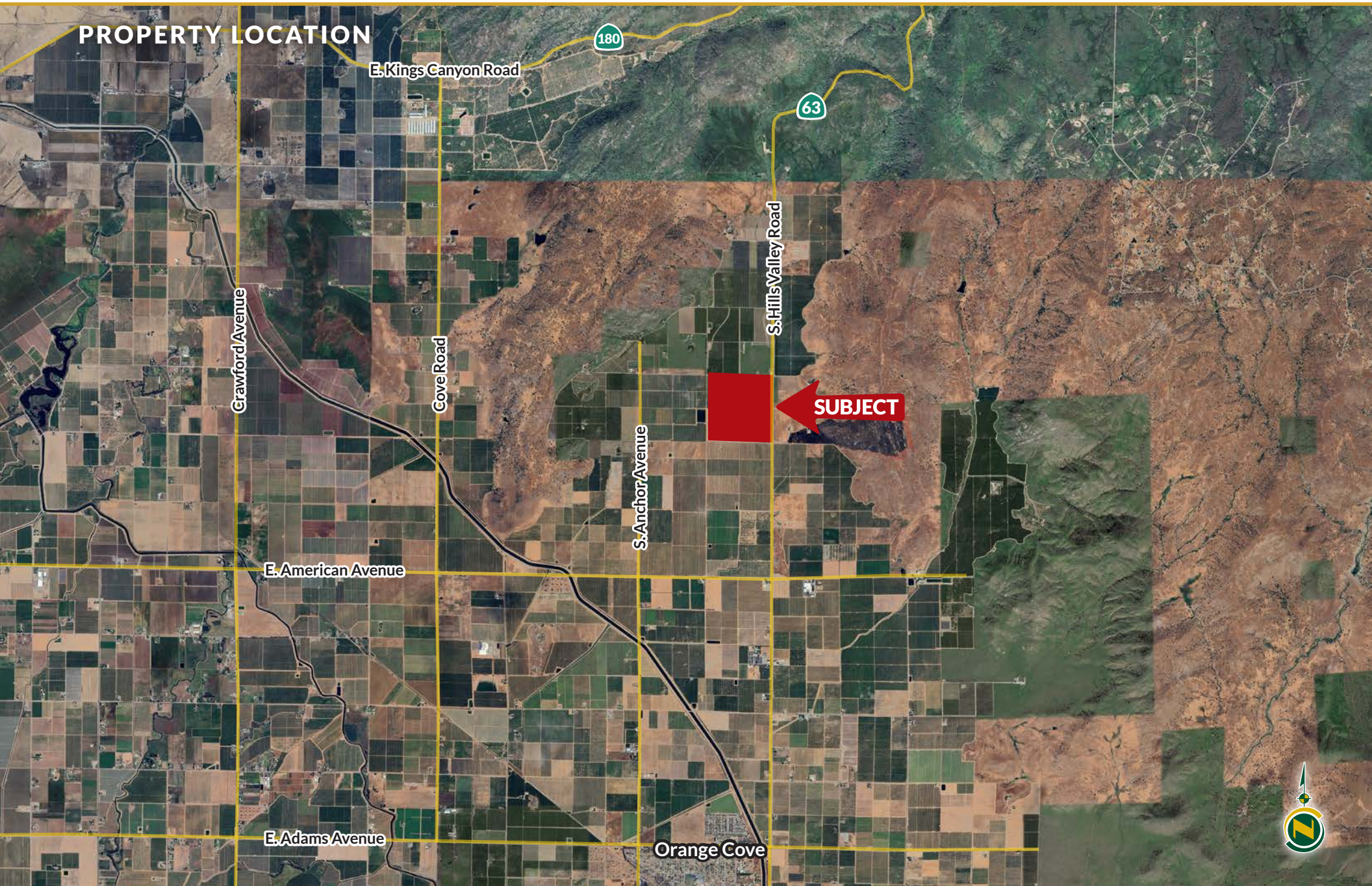
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PROPERTY INFORMATION

DESCRIPTION

This “Hills Valley” opportunity is currently planted to a variety of plums and also has open land ready to plant. The ranch is located in a prime citrus growing region. The property has seven pumps and wells along with access to district water. The farm also has a modular home that is currently rented to a ranch worker. The ranch has one wind machine and one hail cannon. The majority of the ranch is fenced and gated. The farm does have two sources of water that feed a drip irrigation system.

LOCATION

The property is located on the west side of south Hills Valley Road between East American Avenue and South Anchor Road. The street address is 3905 South Hills Valley Road, Orange Cove, CA 93646.

LEGAL

Fresno County, APN 185-240-07 and 185-240-08. Each block is 80± acres for a total of 160± acres. The parcels are located in the north and south 1/2 of the southeast 1/4 of Section 25, Township 14S, Range 24E, M.D.B & M.

ZONING

AE-40 (Agricultural Exclusive, 40 acre minimum). The property is under the Williamson Act contract.

PLANTINGS

Please see attached planting map.

WATER

Seven pumps and wells that feed a drip irrigation system. Hills Valley District water goes through a filter system and can produce up to 1,000 GPM.

SOILS

- Mostly Cometa sandy loam, 3 to 9% slopes.
- Some Visalia sandy loam, 3 to 9% slopes
- Little Alamo Clay

BUILDINGS

One modular tenant home.

EQUIPMENT

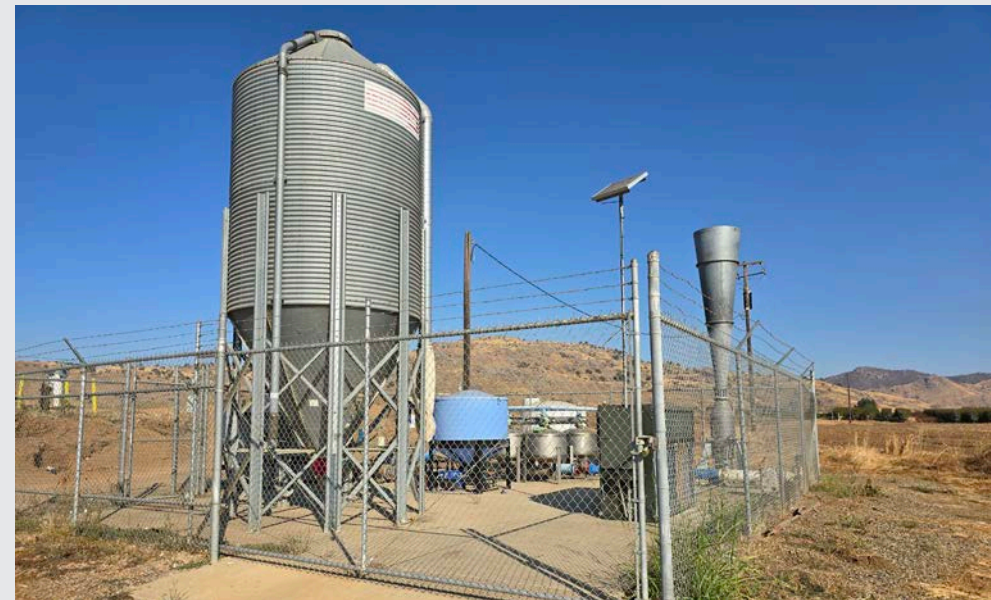
One wind machine for frost protection and one hail machine for hail protection.

OTHER

Yard loading area with poles that can be covered for shade.

PRICE/TERMS

\$4,400,000 cash at close of escrow



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PROPERTY OVERVIEW

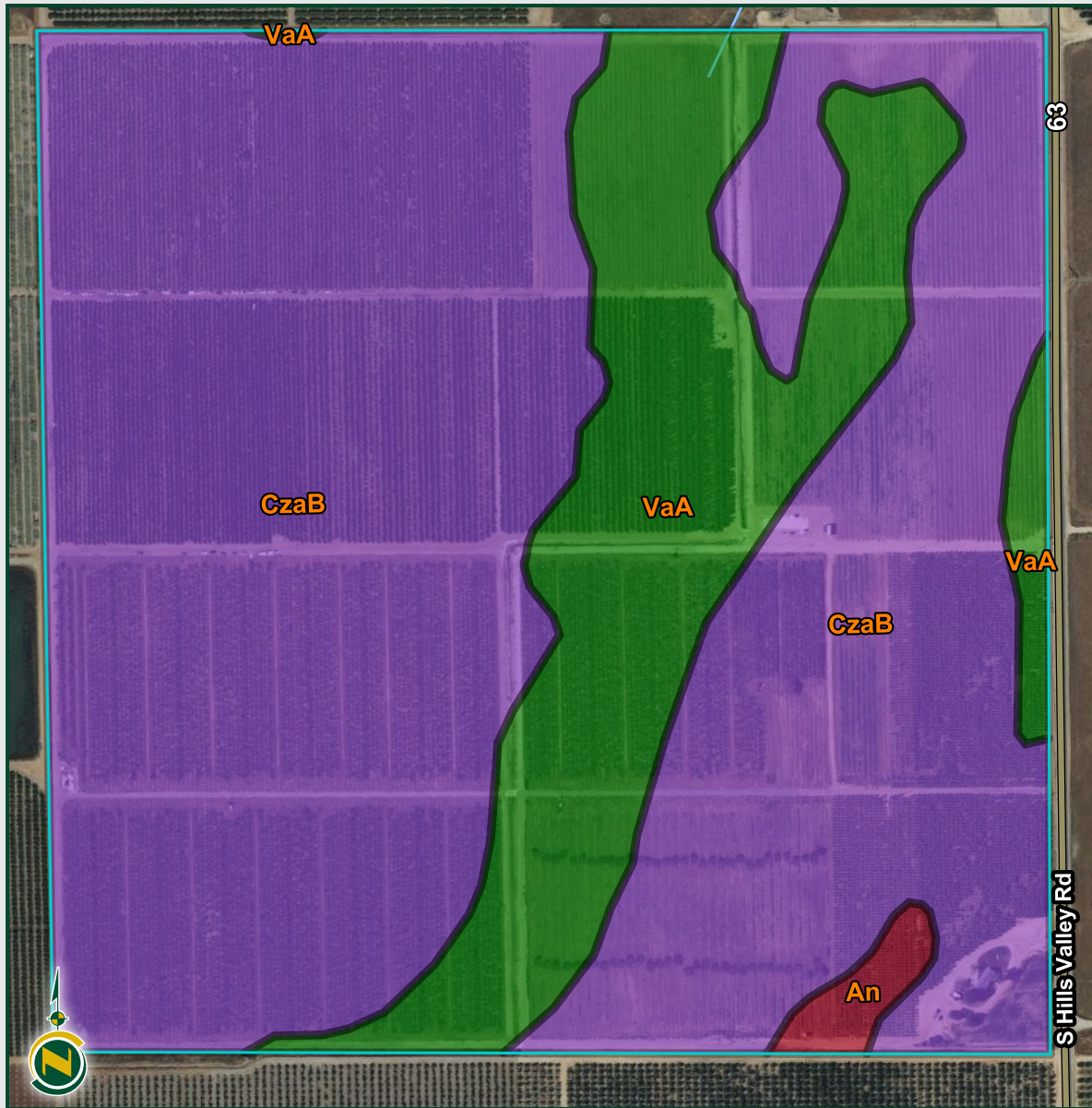


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SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
An	Alamo clay	Grade 6 - Nonagricultural	1.1%
CzaB	Cometa sandy loam, 3 to 9 percent slopes	Grade 3 - Fair	77.2%
VaA	Visalia sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	21.7%
Totals for Area of Interest			100.0%

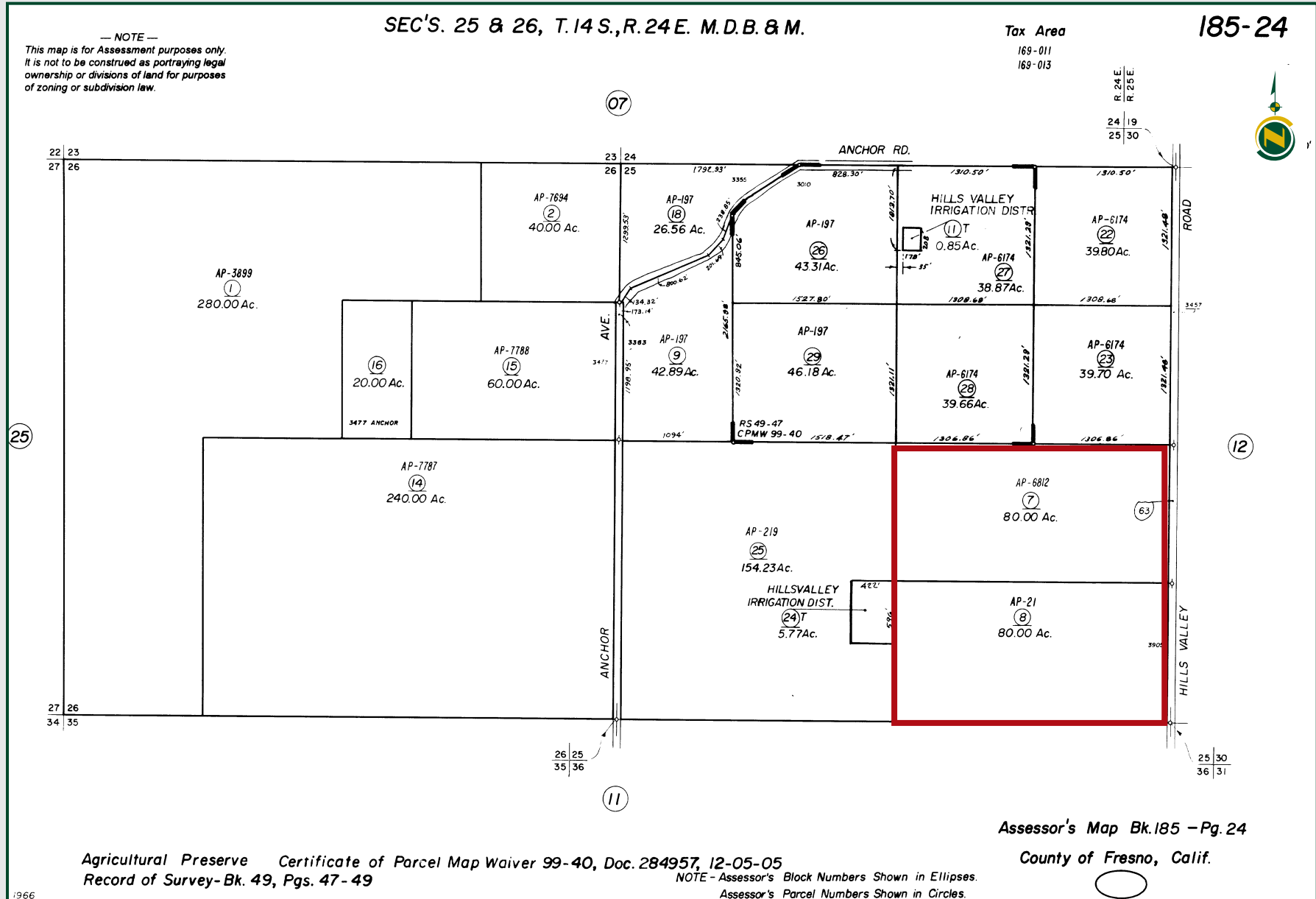


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PARCEL MAP



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PROPERTY PHOTOS



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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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791 **Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**