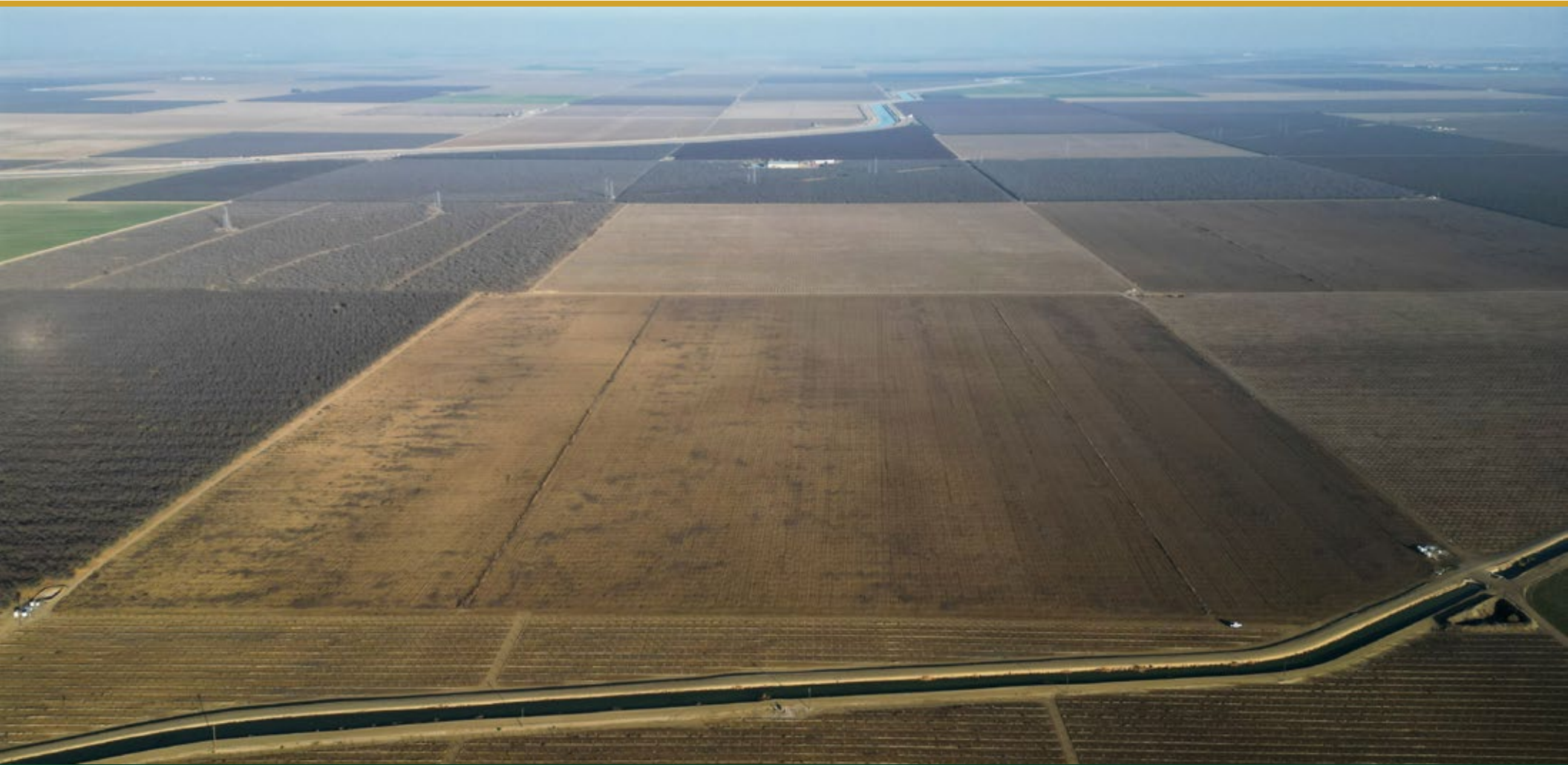


SAN LUIS WATER DISTRICT OPEN GROUND

Fresno County, California

159.28± Acres

\$1,314,060
(\$8,250/Acre)



• San Luis Water District • Open Ground • Filter Station



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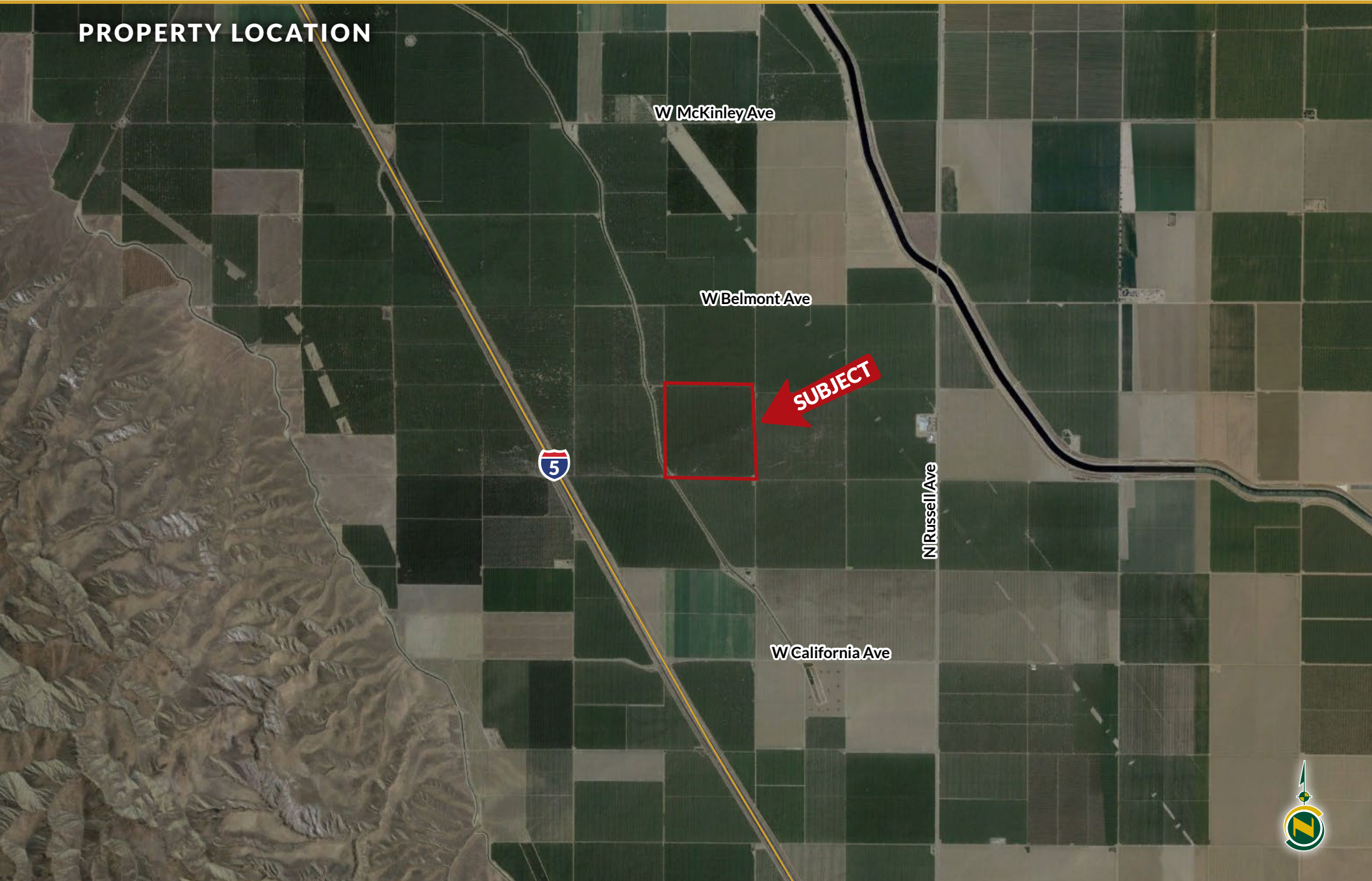


SAN LUIS WATER DISTRICT OPEN GROUND

159.28± Acres
Fresno County, CA



PROPERTY LOCATION



SAN LUIS WATER DISTRICT OPEN GROUND

159.28± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

This prime agricultural property, situated just half a mile west of Russell Avenue and a quarter mile south of Belmont Avenue, offers an excellent opportunity for farming enthusiasts or investors. Surrounded by thriving almond and pistachio orchards, the property boasts a history of almond plantings and is well-suited for similar high-value crops. The property is located within the San Luis Water District. With its strategic location and established agricultural infrastructure, this property is ideal for those looking to expand or establish a successful farming operation.

LOCATION

159.28± acres half a mile west of Russell Avenue and a quarter mile south of Belmont Avenue.

LEGAL

Fresno County APN's: 017-031-69, 70, 71 & 72. Located in the N1/2 of the SE1/4 of Section 5, T14S, R12E, M.D.B.&M.

ZONING

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

WATER

San Luis Water District with additional water contracts. (Buyer to verify).

Filter Station

SOILS

See soils map included.

PLANTINGS

Open Land

PRICE/TERMS

\$1,314,060 (\$8,250/acre) cash at close of escrow.

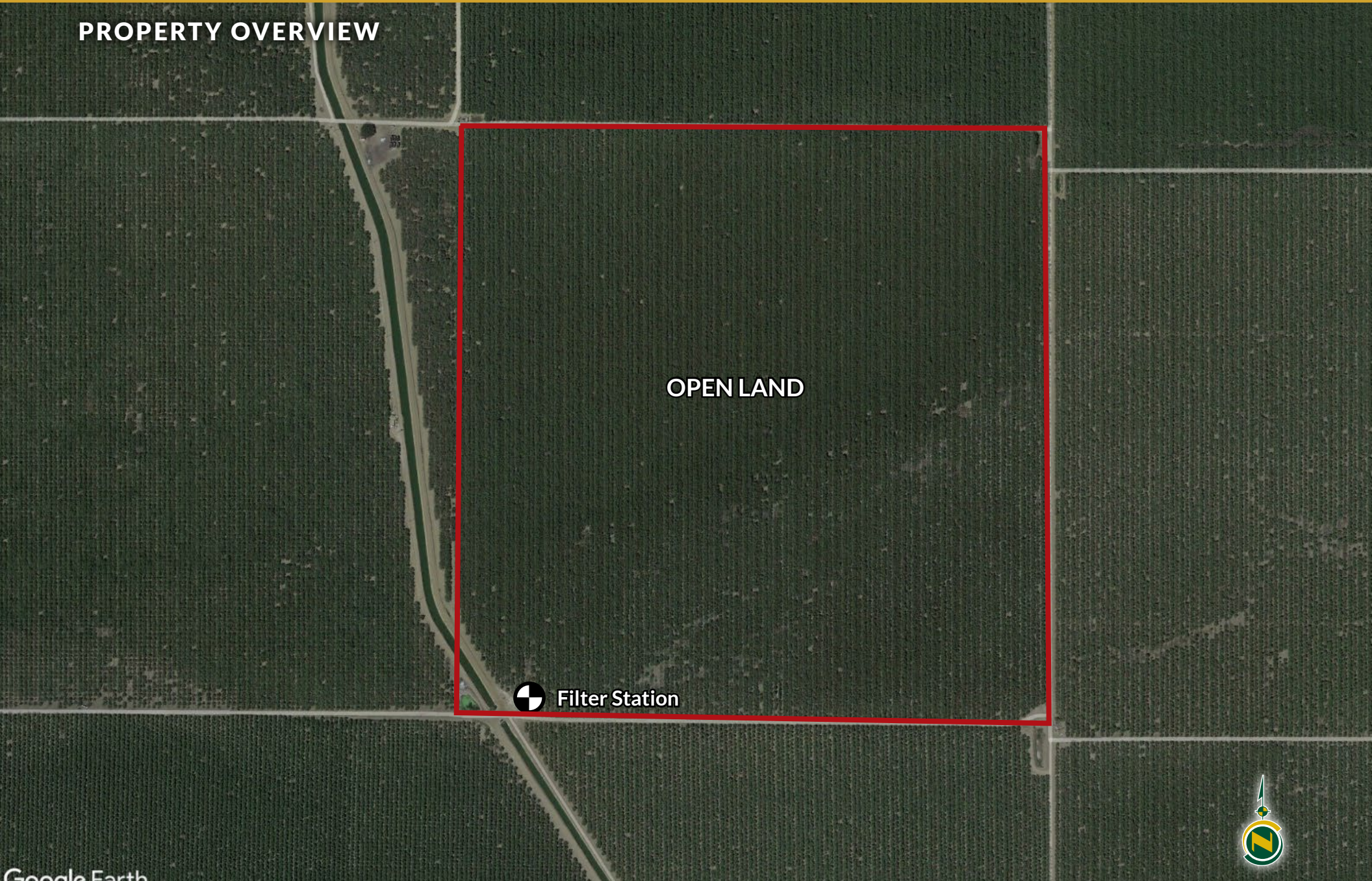


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PROPERTY OVERVIEW



Google Earth

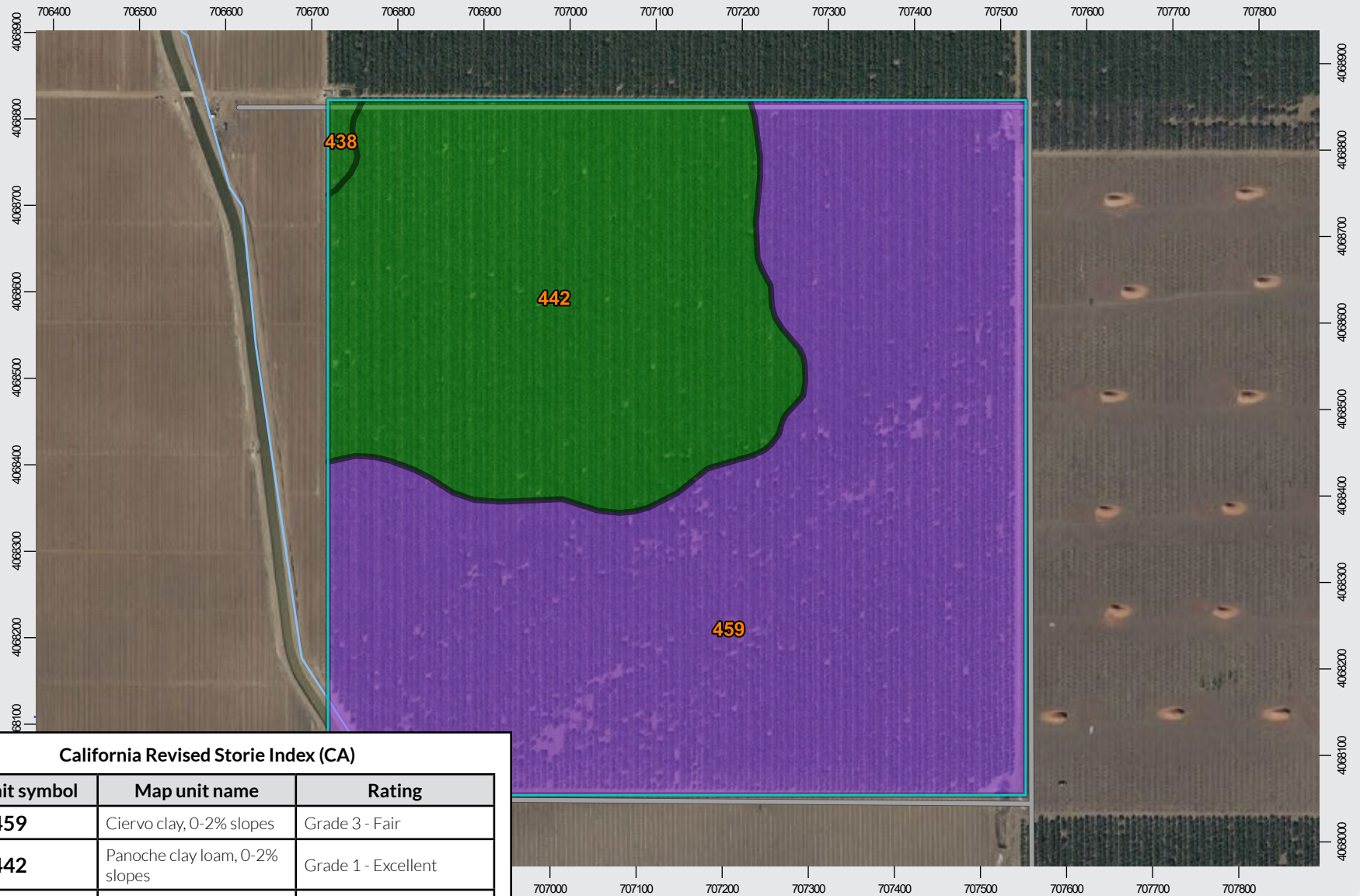


SAN LUIS WATER DISTRICT OPEN GROUND

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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
459	Ciervo clay, 0-2% slopes	Grade 3 - Fair
442	Panoche clay loam, 0-2% slopes	Grade 1 - Excellent
438	Panoche loam, 2-5% slopes	Grade 1 - Excellent

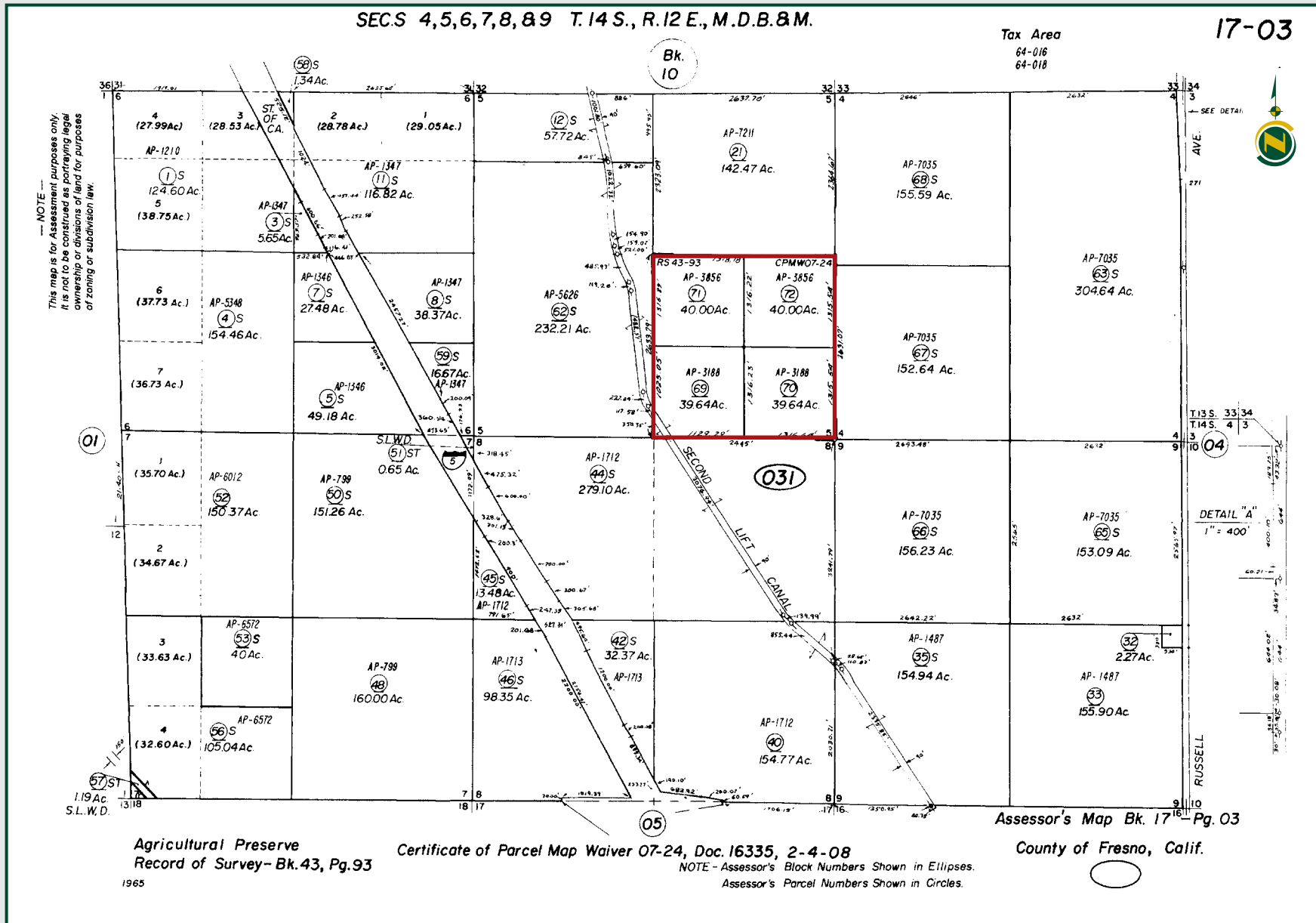


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Fresno County, CA



PARCEL MAP



SAN LUIS WATER DISTRICT OPEN GROUND

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Fresno County, CA



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.