

960± ACRES Fresno County, CA \$2,000,000 (\$2,083 per acre)



Exclusively Presented by:

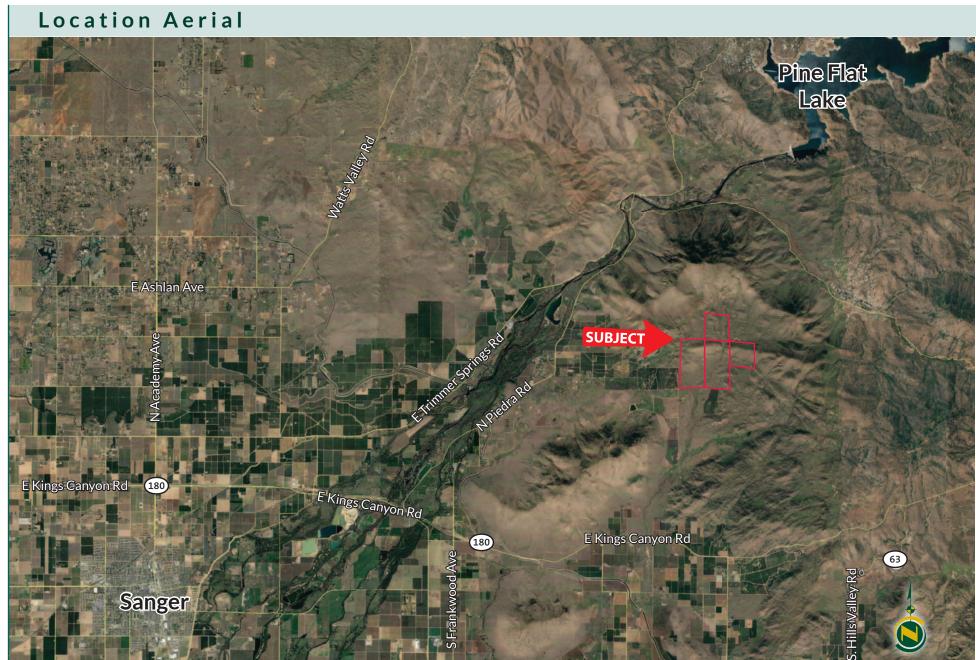


CA BRE# 00020875

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Property Details

LOCATION: Three miles north of Highway 180 at the end of Porter Avenue. Approximately 10 miles northeast of the city of Sanger.

DESCRIPTION: This Quality grazing ranch is 30 minutes from the Fresno/Clovis Area with direct access from Highway 180. The terrain varies from open range land to oak-studded mountains with elevations from 500 to 1200 feet. Property is also great for outdoor recreational activities include hunting and hiking.

ZONING: AE-160 (Agricultural Exclusive with 160 acre minimum parcel size).

WILLIAMSON ACT: Yes, the property is subject to the terms, conditions and restrictions of the AG Preserve.

SOILS: See soil map and Description

BUILDINGS: None

WATER: The Wahtoke Creek runs seasonally through the property in addition to year around and seasonal springs.

IMPROVEMENTS: Fencing with corrals in need of repair.

PRICE/TERMS: \$2,000,000 Cash at the close of escrow. The sale is subject to the terms of an existing grazing lease, which expires in 2018.



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#-7584 <u>@0</u> 640.00Ac

18-38 2 40.00A



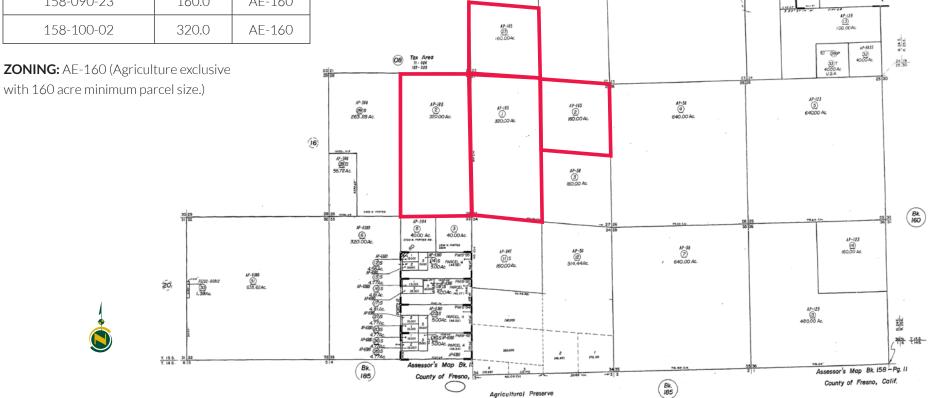
#2-7584 (9) 80,000 Ac

Legal

960 \pm assessed acres located in the west ½ and the northeast ¼ of section 27; the east ½ of section 28; and, the southwest ½ of section 22, T13S., R24E., M.D. B&M.

FRESNO COUNTY PARCELS:

APN	Acres±	Zoning
158-110-01	320.0	AE-160
158-110-02	160.0	AE-160
158-090-23	160.0	AE-160
158-100-02	320.0	AE-160



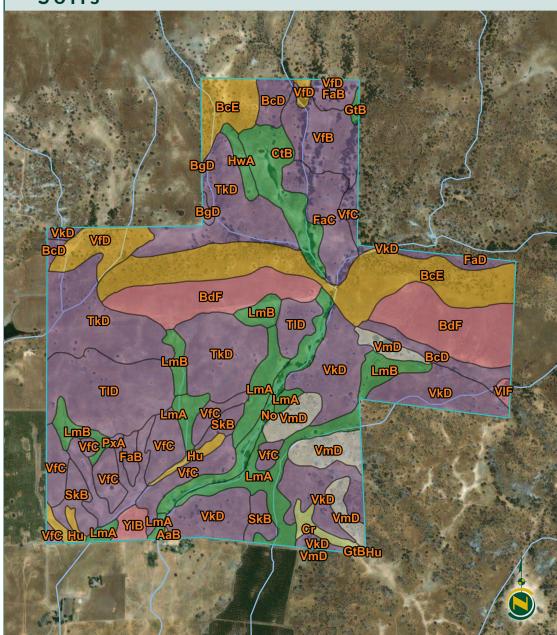
(OB)

€2)S 160.00 Ac

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Soils



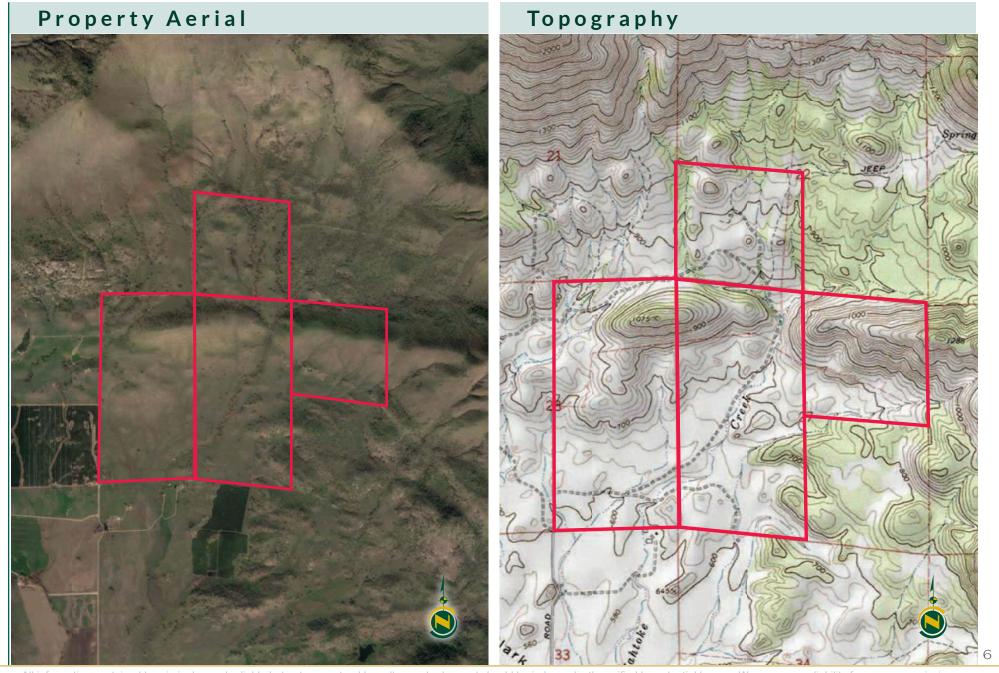
California Revised Storie Index (CA)

Map unit symbol Map unit name AaB Academy loam, 3 to 9 percent slopes BcD Blasingame loam, 15 to 30 percent slopes BcE Blasingame loam, 30 to 45 percent slopes BdF Blasingame loam, shallow, 45 to 70 percent slopes BgD Blasingame very rocky loam, 3 to 30 percent slopes Cr Chino loam CtB Chualar sandy loam, 3 to 9 percent slopes FaB Fallbrook sandy loam, 3 to 9 percent slopes, moderatly deep, MLRA 18 FaD Fallbrook sandy loam, 5 to 30 percent slopes, moderately deep, MLRA 18 GtB Greenfield sandy loam, 3 to 9 percent slopes Hu Hildreth clay Hu Hildreth clay HwA Honcut fine sandy loam, 0 to 3 percent slopes LmA Los Robles loam, 0 to 3 percent slopes LmB Los Robles loam, 3 to 9 percent slopes LmB Los Robles loam, 3 to 9 percent slopes No Nord loam			
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to 9 percent slopes	LmA	to 3 percent	
No Nord loam	LmB	to 9 percent	
	No	Nord Ioam	

Map unit symbol	Map unit name
PxA	Porterville clay, 0 to 3 percent slopes
SkB	Sesame sandy loam, 3 to 9 percent slopes
TkD	Tivy loam, 9 to 30 percent slopes
TID	Tivy very rocky loam, 3 to 30 percent slopes
VfB	Vista coarse sandy loam, 3 to 9 percent slopes
VfC	Vista coarse sandy loam, 9 to 15 percent slopes, fewer frost free days, MLRA 18
VfD	Vista coarse sandy loam, 15 to 30 percent slopes, moist, MLRA 18
VkD	Vista very rocky coarse sandy loam, 3 to 30 percent slopes
VIF	Vista very rocky coarse sandy loam, shallow, 30 to 70 percent slopes
VmD	Vista extremely rocky coarse sandy loam, 3 to 30 percent slopes
YIB	Yokohl gravelly loam, 3 to 9 percent slopes

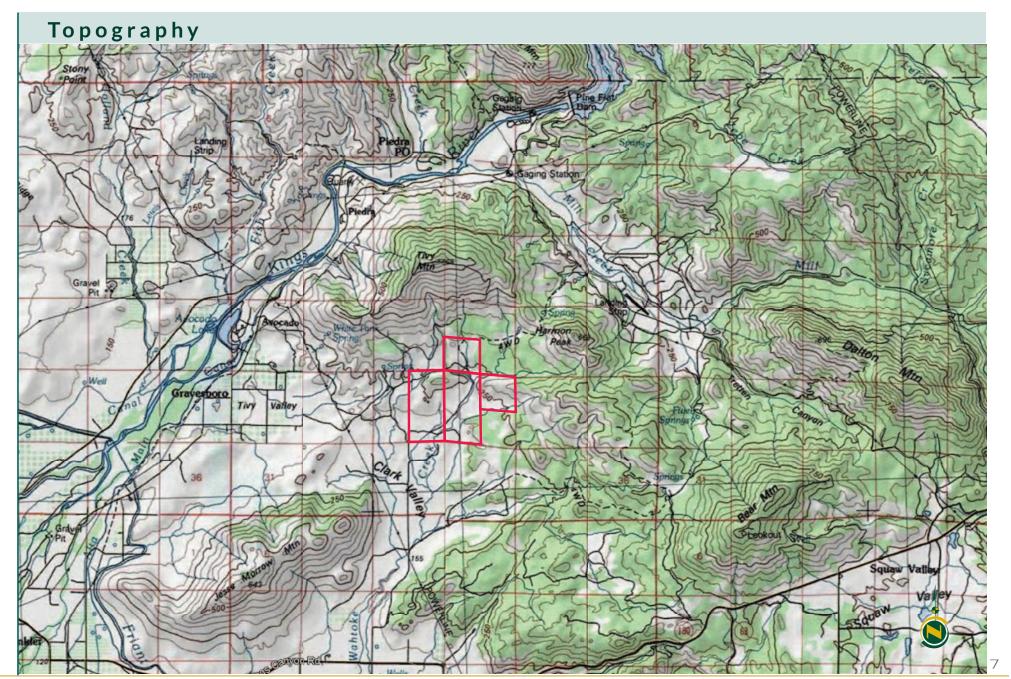
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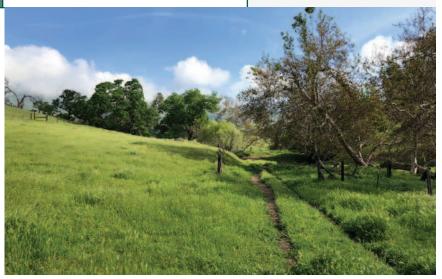




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