

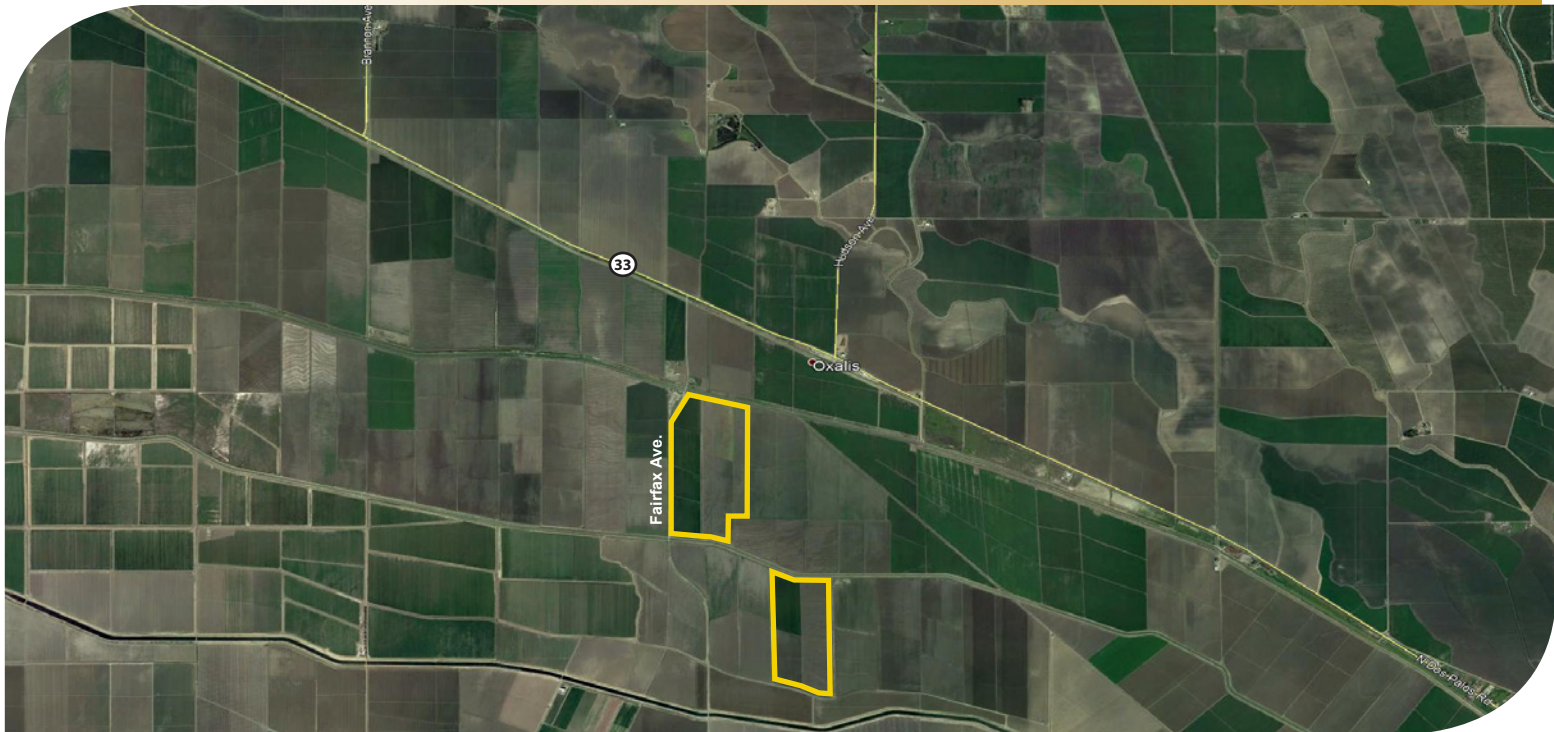
FOR SALE



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CCID & Firebaugh Canal Open Land



**502.11± Acres
Fresno County, California**

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CCID & Firebaugh Canal Open Land

502.11± Acres

\$5,774,265
(\$11,500 /ac.)

LOCATION:

502.11± acres are located on the east side of Fairfax Ave., approximately ¾ mile south of Highway 33 between Firebaugh and Dos Palos, CA.

LEGAL:

Fresno County APN's:
006-080-17, 006-090-09, 006-100-03, 006-110-15,
006-110-18 and 006-140-20

PLANTINGS:

Currently planted to cotton, rice and Sudan Grass. Property is leased until December 31, 2018

WATER:

Central California Irrigation District (C.C.I.D)
APN's: 006-080-17, 006-090-09, 006-100-03, and 006-110-18

Firebaugh Canal Water District
APN's: 006-110-15 & 006-140-20

SOILS:

Wekoda clay, partially drained, 0-1% slopes; Tranquility-Tranquility, wet complex, saline-sodic, 0-1% slopes. (See Soils Maps)

**BUILDINGS/
IMPROVEMENTS:**

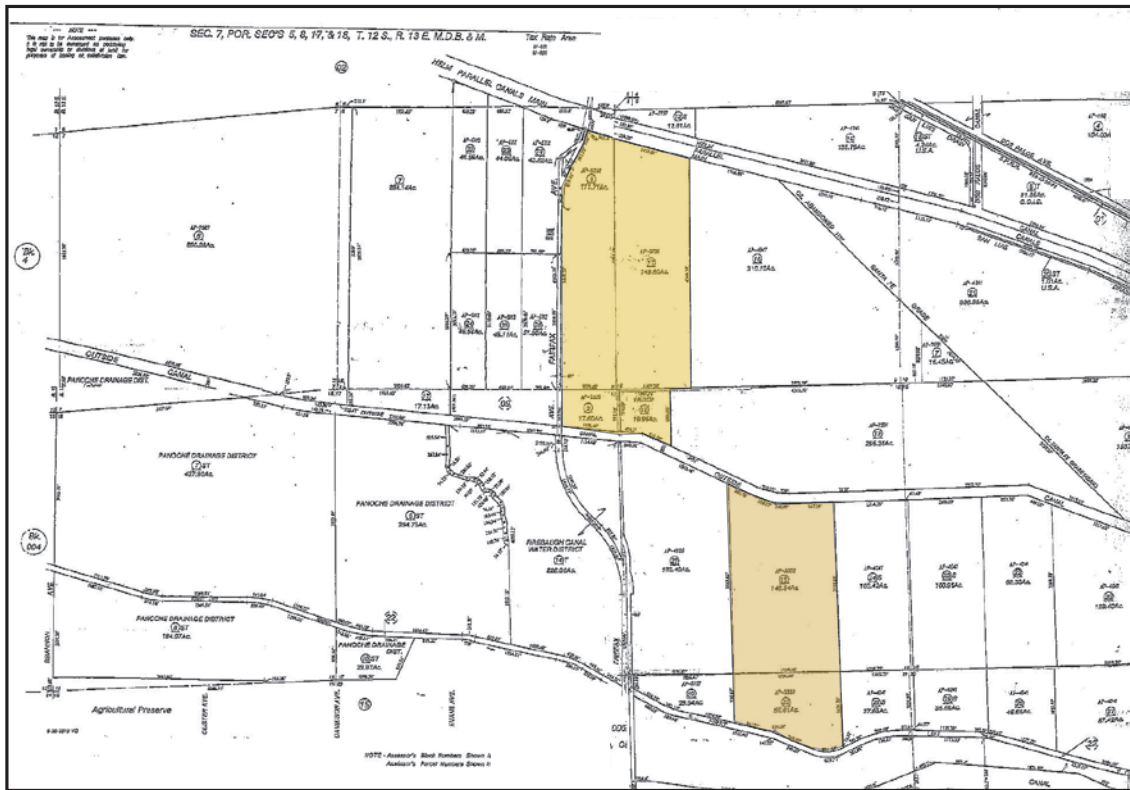
None.

PRICE/TERMS:

\$5,774,265 cash to Seller at close of escrow.

NOTE:

Subject property is leased until December 31, 2019.



502.11± Acs.



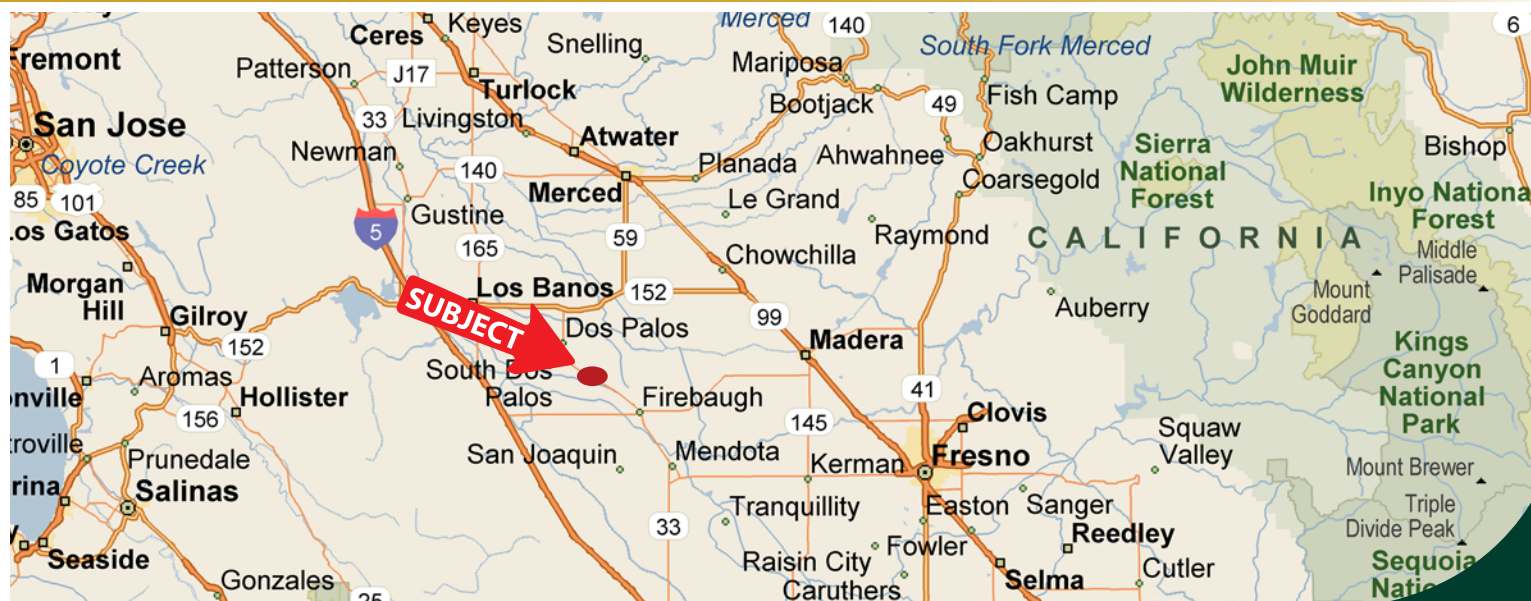
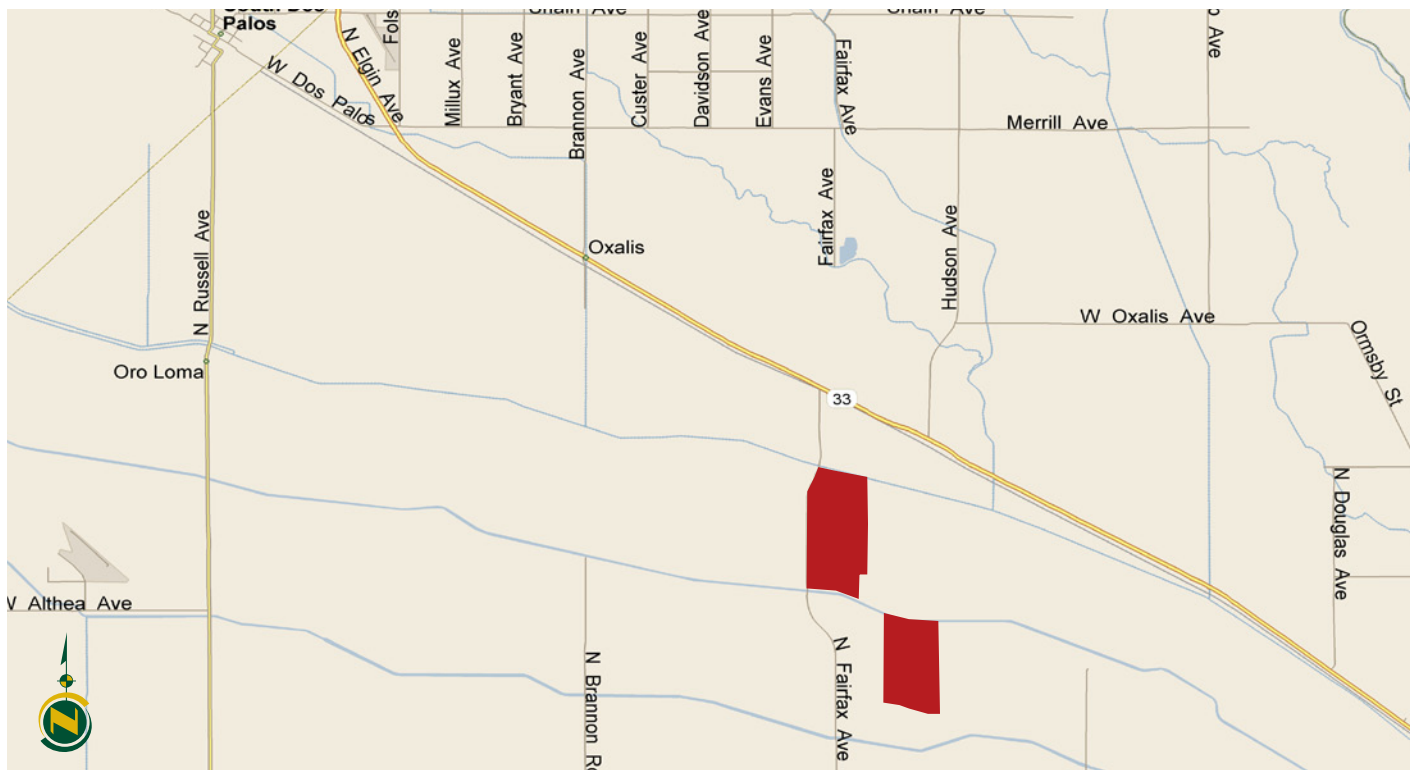
SOILS LEGEND

472 = Wekoda clay, partially drained
wet complex, saline-sodic, 0-1% slopes
285 = Tranquility-Tranquility, wet complex
saline-sodic, 0-1% slopes



SOILS LEGEND

472 = Wekoda clay, partially drained,
0-1% slopes



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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

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