

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Diversified Farming with Development Potential



**241.91± Acres
Fresno County, California**

- Sanger & Fowler City Sphere of Influence
- Class 1 and 2 Soils
- Located Within C.I.D. ,Church, or F.I.D.

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Diversified Farming with Development Potential

241.91± Acres

\$8,925,000

LOCATION:

North Ave. Ranch is located at 12167 E. North Ave., Sanger, CA. (Ranch starts on south side of North Ave. between Bethel and Greenwood Avenues.)

Central Ave. Ranch is located on the Northwest corner of Central and Indianola Avenues.

American Ave. Ranch is located on the Northeast corner of American and Indianola Avenues.

Lincoln Ave. Ranch is located at 5369 E. Lincoln Ave., Fowler, CA. (South side of Lincoln Ave., ¼ mile east of Clovis Ave.)

DESCRIPTION:

Subject property consists of 241.91± assessed acres for sale with some future development potential. Over 148± acres of subject property is located within the City Sphere of Influence of Sanger or Fowler, with 39.09± acres being recently conditionally re-zoned M-2 (General Industrial). All properties are currently being farmed with over 106± acres in almonds and the balance in grapes, peaches, and open land. Soils are predominantly Class 1 with some Class 2 Storie Index Rating, and good-excellent SAGBI rating. Ranches are ideal for growing crops and possible ground-water recharge. All ranches are located within either Consolidated, C.I.D./ Church or Fresno Irrigation District.

Please see individual ranch pages for detailed APN, Legal, Zoning, Planting, Soil, and Water information.

PRICE/TERMS:

\$8,925,000 cash to sellers at close of escrow. 2019 crops are negotiable with reimbursement of cultural costs to sellers.

Ranches can be purchased individually as follows:

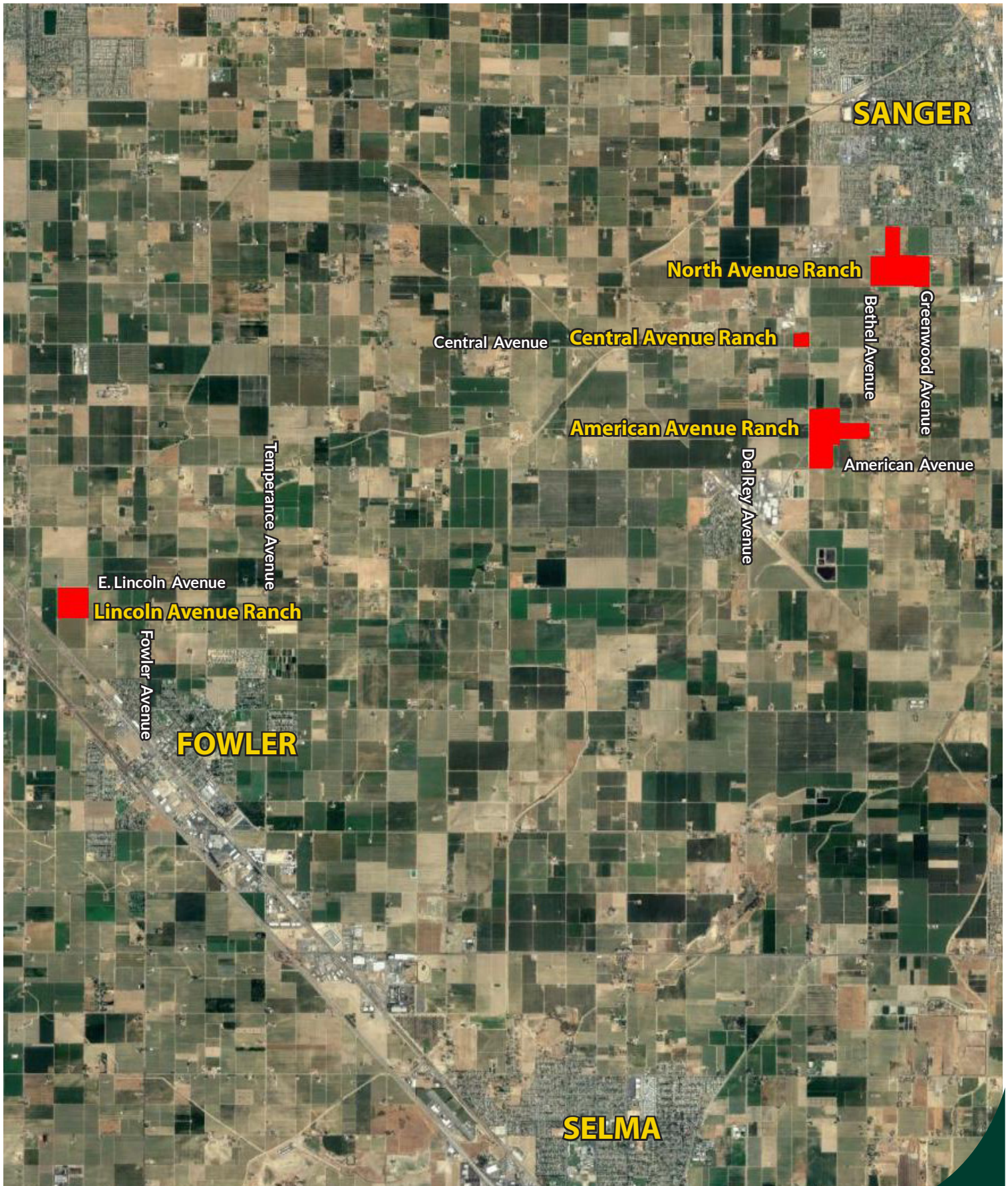
North & Central Ave. Ranches - \$4,300,000

American Ave. Ranch - \$3,150,000

Lincoln Ave. Ranch - \$1,475,000

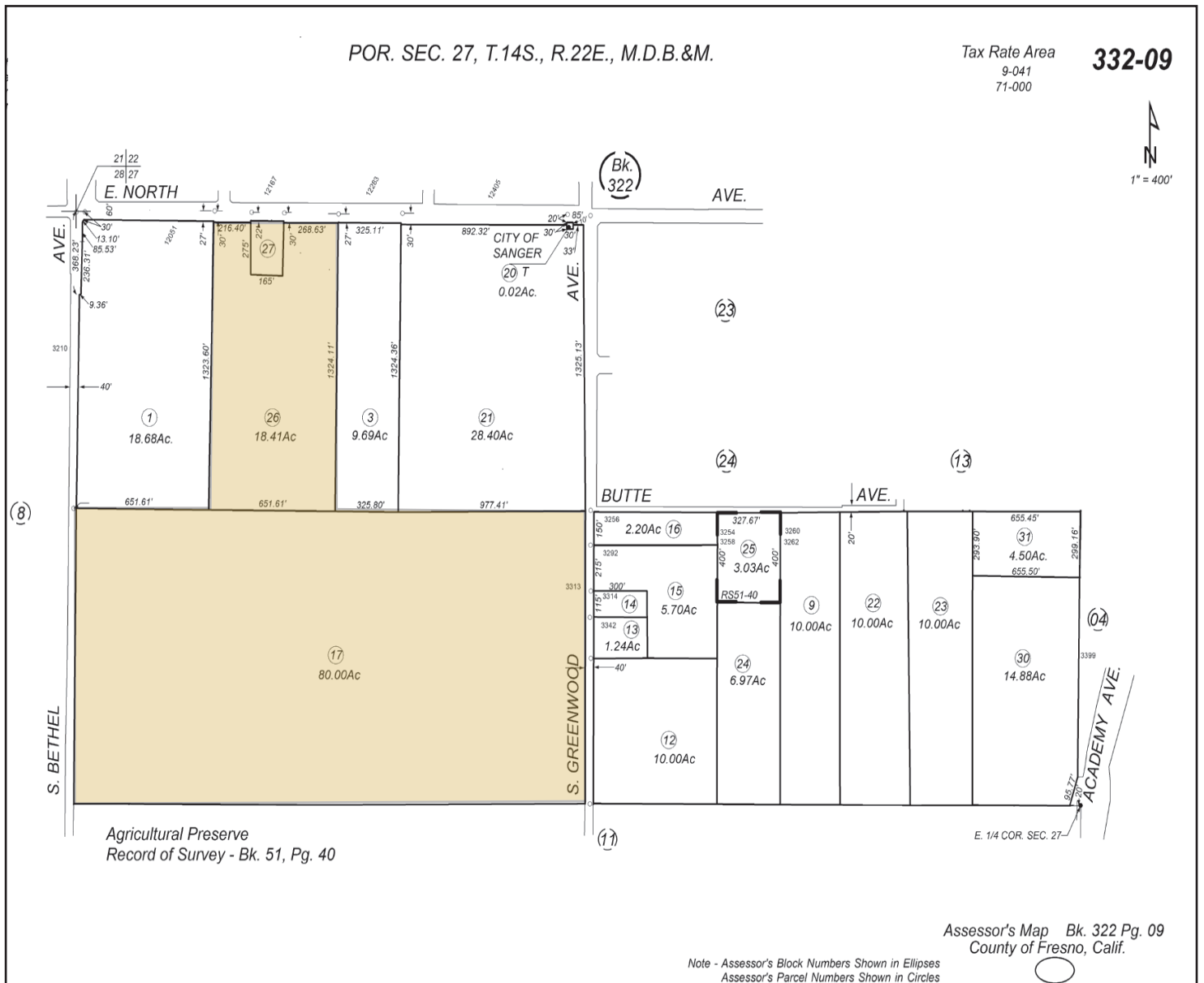


AERIAL MAP



NORTH AVENUE RANCH

PARCEL MAP



Fresno Co.	Assessed Acres	Zoning	Williamson Act	City Sphere of Influence	Homes
332-090-17	80.00±	AE-20	No	Yes (Sanger)	Yes (1)
332-090-26	18.62±	AE-20	No	Yes (Sanger)	None
332-090-27	0.96±	AE-20	No	Yes (Sanger)	Yes (1)

NORTH AVENUE RANCH

SOILS MAP



SOILS LEGEND

Hsd - Hesperia sandy loam, grade 1

Hc - Hanford sandy loam, Grade 1

**TzbA - Tujunga loamy sand
0-3 percent slopes, Grade 2**

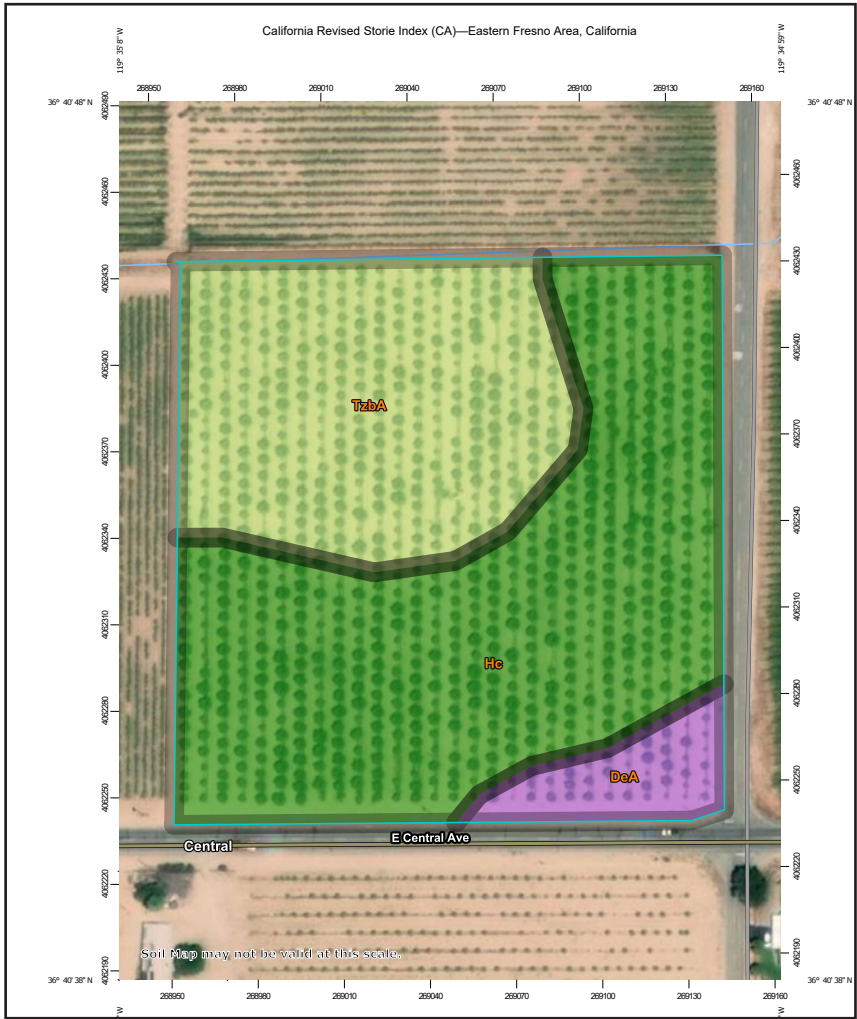
APN	Acres	Plantings	Variety	Irrig. District	Irrig. Method
332-090-17	40.00±	Grapes	Thompson Seedless	C.I.D. (Church)	Flood
	40.00±	Almonds (2013)	Non-Pareil/Wood Colony	C.I.D. (Church)	Dual Line Drip
332-090-26 & 27	19.58±	Peaches	Sullivan Cling Peach	C.I.D. (Church)	Flood

PARCEL MAP

Fresno Co.	Assessed Acres	Zoning	Williamson Act	City Sphere of Influence	Homes
332-100-23	9.79±	AE-20	No	Yes (Sanger)	None

CENTRAL AVENUE RANCH

SOILS MAP



SOILS LEGEND

Hc - Hanford sandy loam, Grade 1

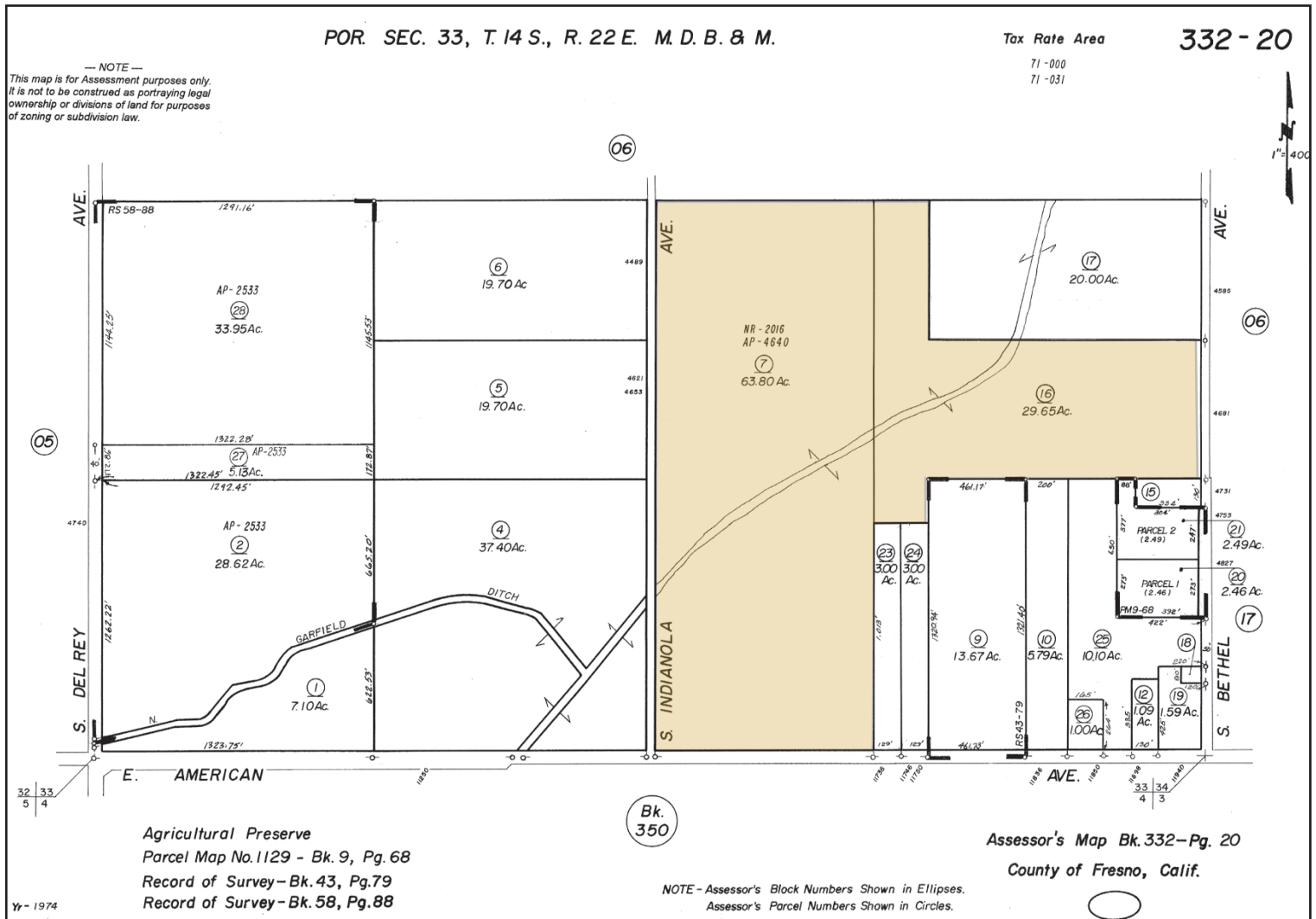
**TzbA - Tujunga loamy sand
0-3 percent slopes, Grade 2**

**DeA - Delhi sand
0 to 3 percent slopes. Grade 3**

APN	Acres	Plantings	Variety	Irrig. District	Irrig. Method
332-100-23	9.79±	Almonds (2013)	Non-Pareil/Wood Colony	C.I.D.	Dual Line Drip

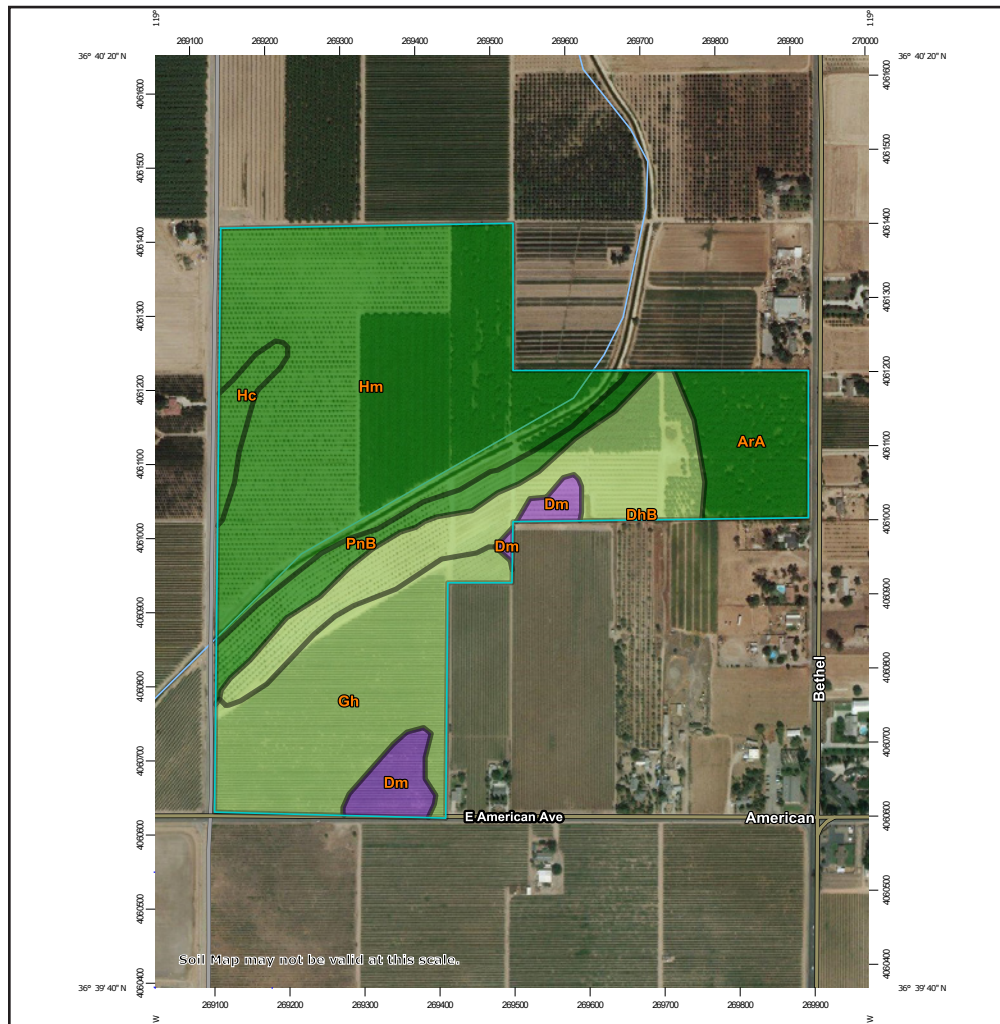
AMERICAN AVENUE RANCH

PARCEL MAP



AMERICAN AVENUE RANCH

SOILS MAP



SOILS LEGEND

Hm - Hanford fine sandy loam, Grade 1

Gh - Grangeville fine sandy loam, Grade 2

DhB - Delhi loamy sand, 0 - 3 % slopes, Grade 2

ArA - Atwater sandy loam, 0 - 3 % slopes, Grade 1

PnB - Pollasky fine sandy loam, 2 - 9 % slopes, Grade 1

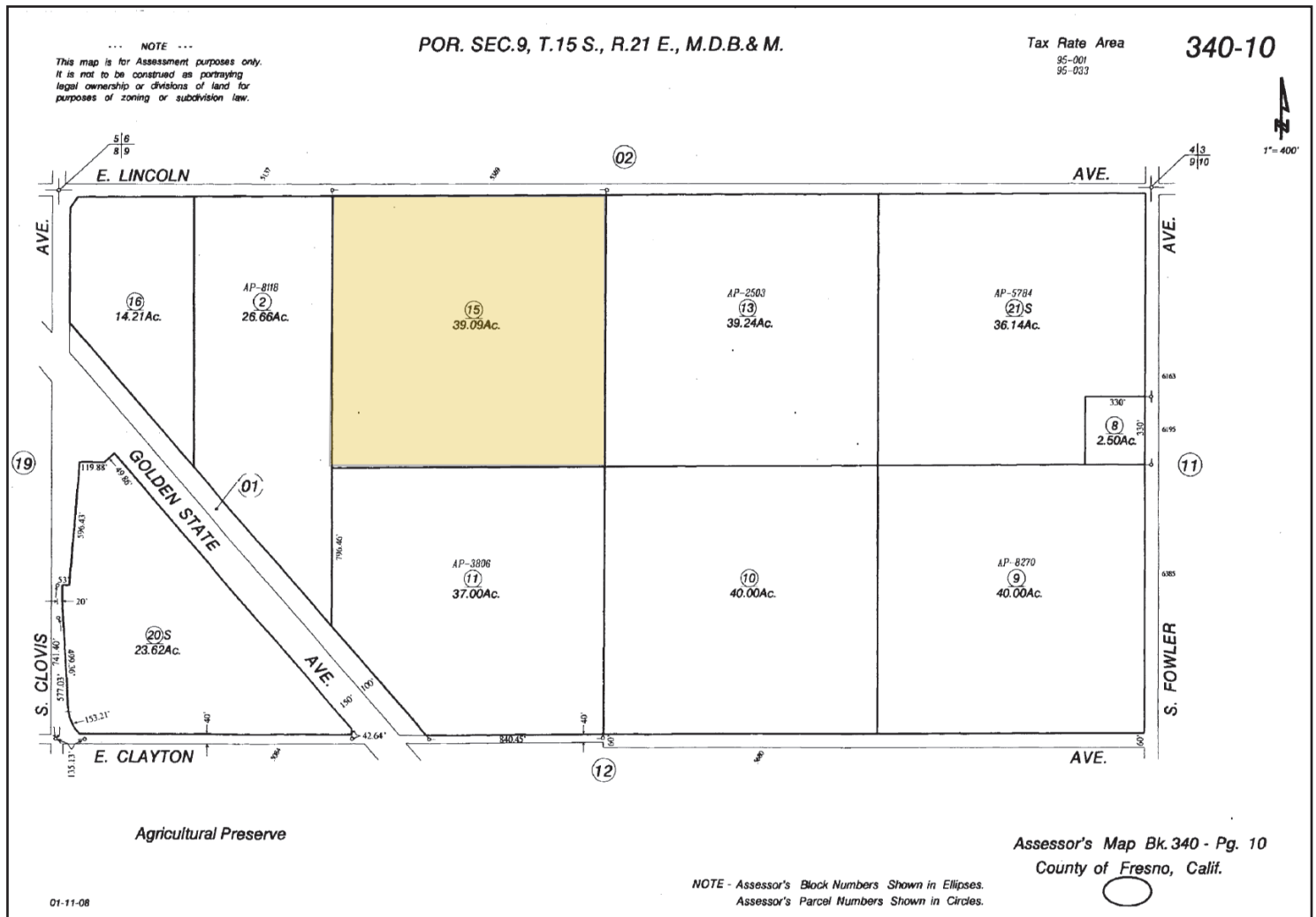
Dm - Dello loamy sand, Grade 3

Hc - Hanford sandy loam, Grade 1

APN	Acres	Plantings	Variety	Irrig. District	Irrig. Method
332-200-07	17.00±	Grapes	Selma Pete	C.I.D.	Flood
	46.80±	Almonds (2014)	Non-Pareil/Wood Colony	C.I.D./ (Church)	Dual Line Drip
332-200-16	20.00±	Open		C.I.D. (Church)	Dual Line Drip
	9.65±	Almonds (2004)	Non-Pareil/Wood Colony	C.I.D. (Church)	Flood

LINCOLN AVENUE RANCH

PARCEL MAP



Fresno Co.	Assessed Acres	Zoning	Williamson Act	City Sphere of Influence	Homes
340-100-15	39.09±	M-2 (Conditional) General Industrial	No	Yes (Fowler)	None

LINCOLN AVENUE RANCH

SOILS MAP



SOILS LEGEND

Hsd - Hesperia sandy loam, Grade 1

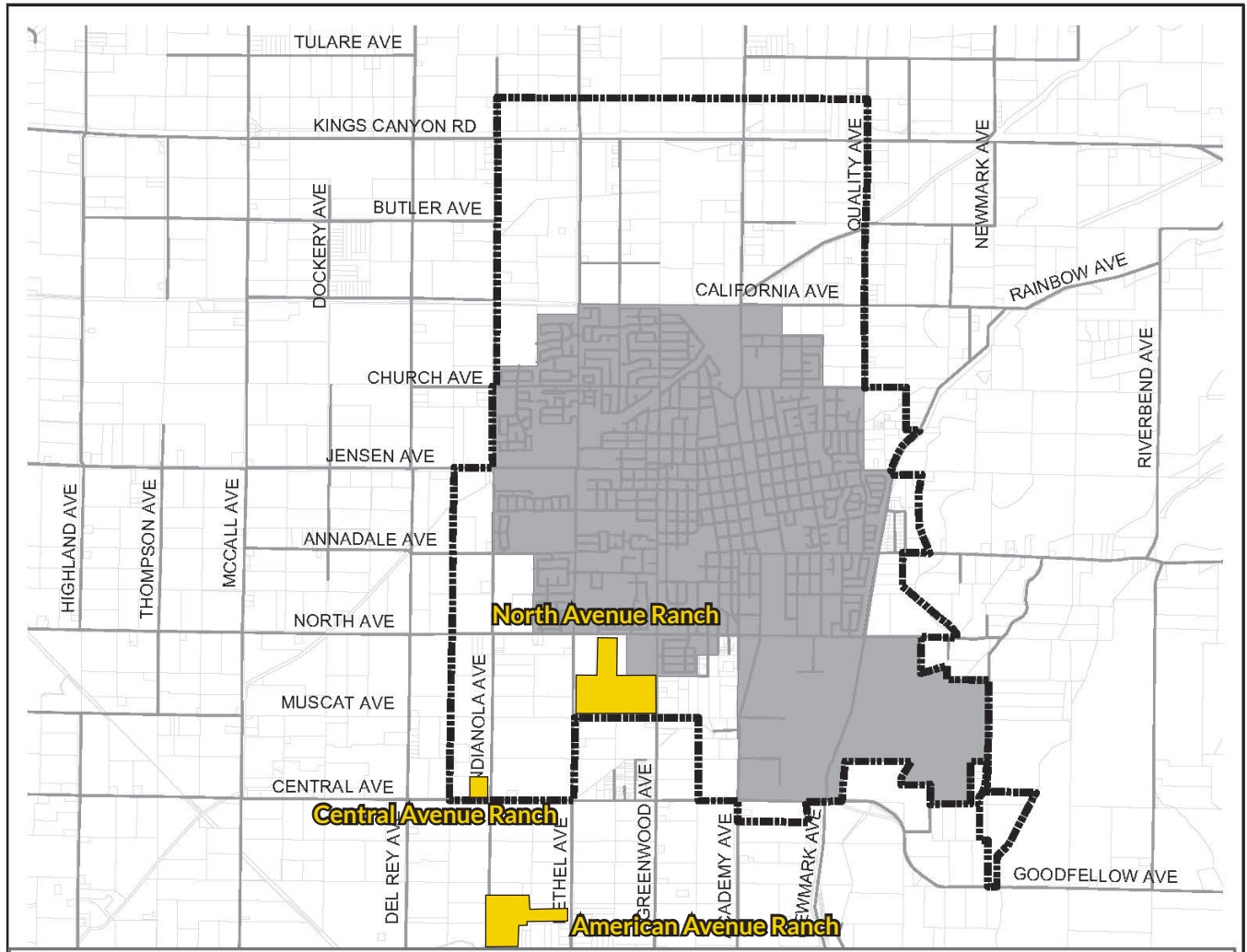
Hc - Hanford sandy loam, Grade 1

**DhB - Delhi loamy sand
3 to 9 percent slopes, Grade 2**

Dm - Dello loamy sand, Grade 3

APN	Acres	Plantings	Variety	Irrig. District	Irrig. Method
340-100-15	39.09±	Grapes	Thompson Seedless	Fresno I.D.	Flood

SANGER SPHERE OF INFLUENCE



**CITY OF
SANGER**

Incorporated: 1911
 SOI Adopted: 8/28/1974
 SOI Updated: 10/10/2007
 Map Date: December 2015

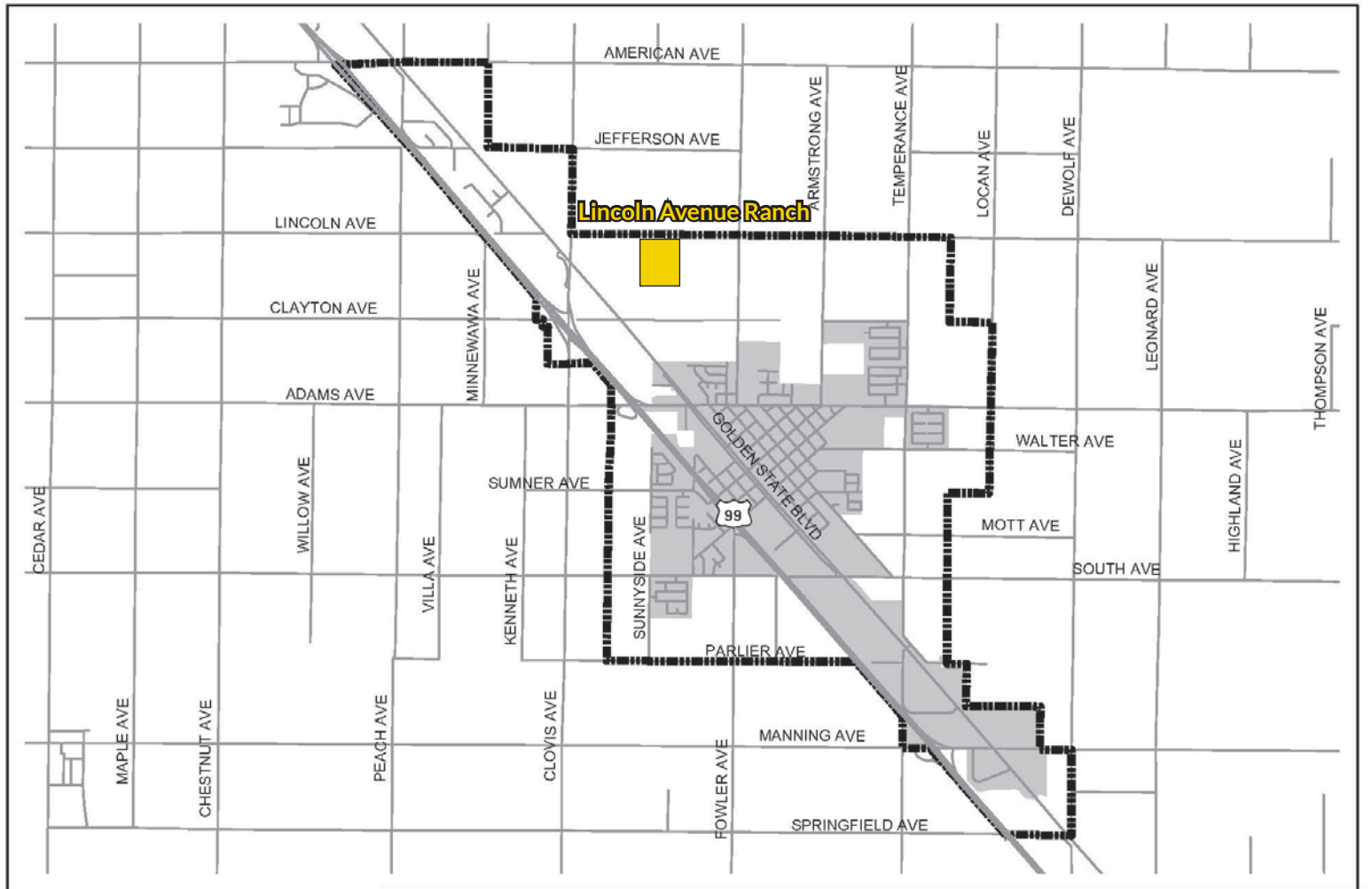
Legend



FRESNO LOCAL AGENCY FORMATION COMMISSION
CITY OF SANGER SPHERE OF INFLUENCE

Sphere Area 6,873 Acres
 City Area 3,680 Acres

FOWLER SPHERE OF INFLUENCE



CITY OF FOWLER

Incorporated: 1908
 SOI Adopted: 6/24/1974
 SOI Updated: 7/11/2007
 Map Date: May 2014

Legend

-  Sphere of Influence
-  City Limits

FRESNO LOCAL AGENCY FORMATION COMMISSION CITY OF FOWLER SPHERE OF INFLUENCE

Sphere Area 4,474 Acres
 City Area 1,603 Acres

PROPERTY PHOTOS



LINCOLN AVENUE RANCH VINEYARD



NORTH AVENUE RANCH PEACHES

PROPERTY PHOTOS



CENTRAL AVENUE RANCH ALMONDS



AMERICAN AVENUE RANCH ALMONDS

Diversified Farming with Development Potential

241.97± Acres - Fresno County

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave.
Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak St.
Suite 159
Bakersfield, CA 93301
661.334.2777

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.



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