

FOR SALE



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Smith Mountain Ranch



**430.76± Acres
Fresno County, California**

- Beautiful Valley views
- Two flowing artesian water wells
- Easy access cattle ranch

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CA BRE #00020875



Smith Mountain Ranch

430.76± Acres

\$575,000
(\$1,335±/Ac.)

LOCATION:

The subject property is located in Fresno County approximately 5 miles due east of Reedley, CA., between Porter and Hill Avenues, immediately south of Manning Avenue.

DESCRIPTION:

Spectacular Valley views from a rare location on the Valley floor. Smith Mountain rises to approximately 900' with views of the Valley to the north, west and east. Much of the property's fencing has been repaired or replaced.

LEGAL:

Fresno County APN 373-120-41 and 12. Located in a portion of Section 27, T15S, R24E, M.D.B.&M. Property is located within the Williamson Act.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

WATER:

Two natural flowing artesian water wells that typically have water year round. (1) 1 HP pump and well. Parcel 373-120-12 (9.20± acres) is located within the Alta Irrigation District with 100% entitlement. Annual assessment is \$183.54. This is the parcel near the northwest corner of the property where the ponding basin is located on the aerial map.

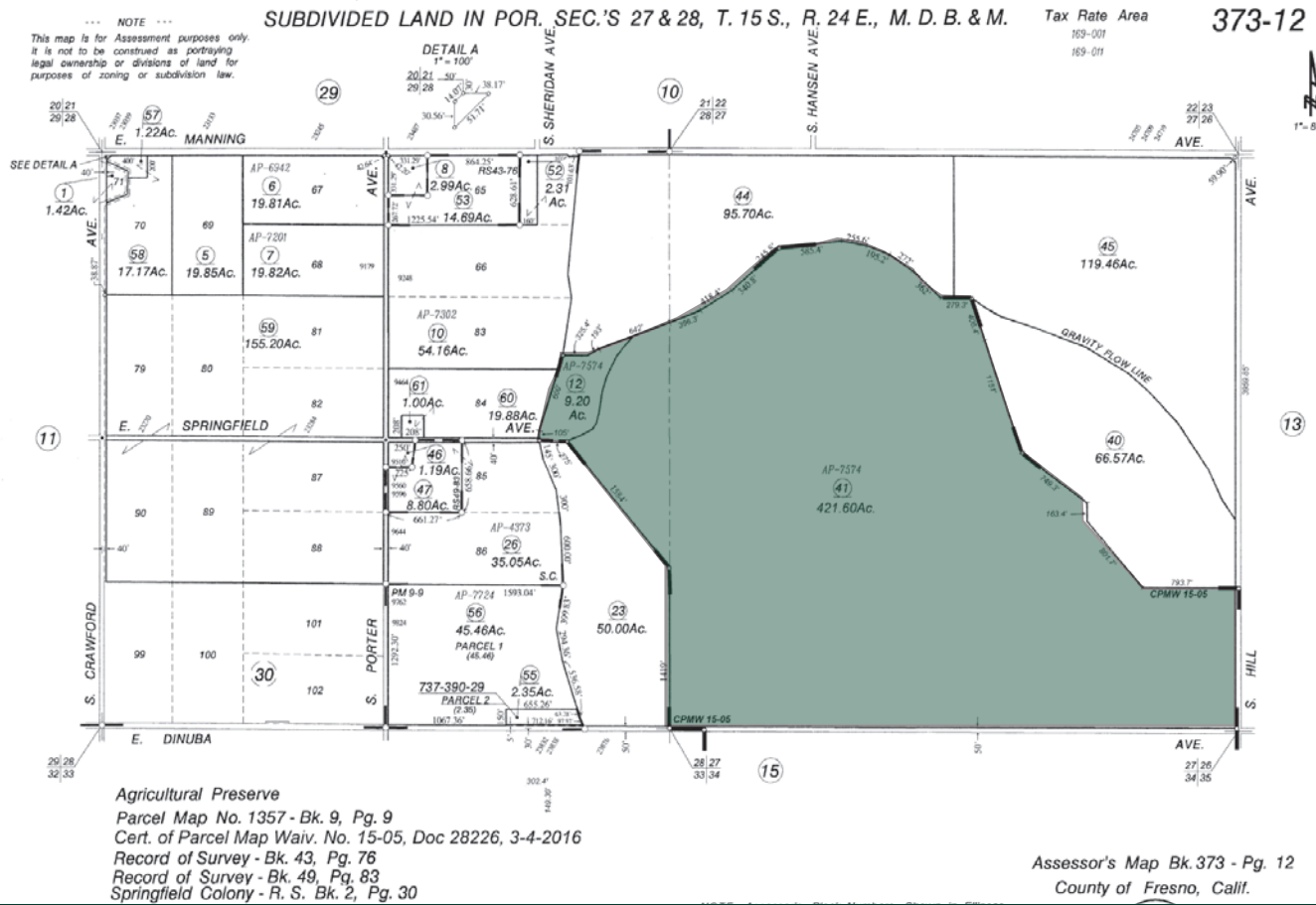
**BUILDINGS/
IMPROVEMENTS:**

None

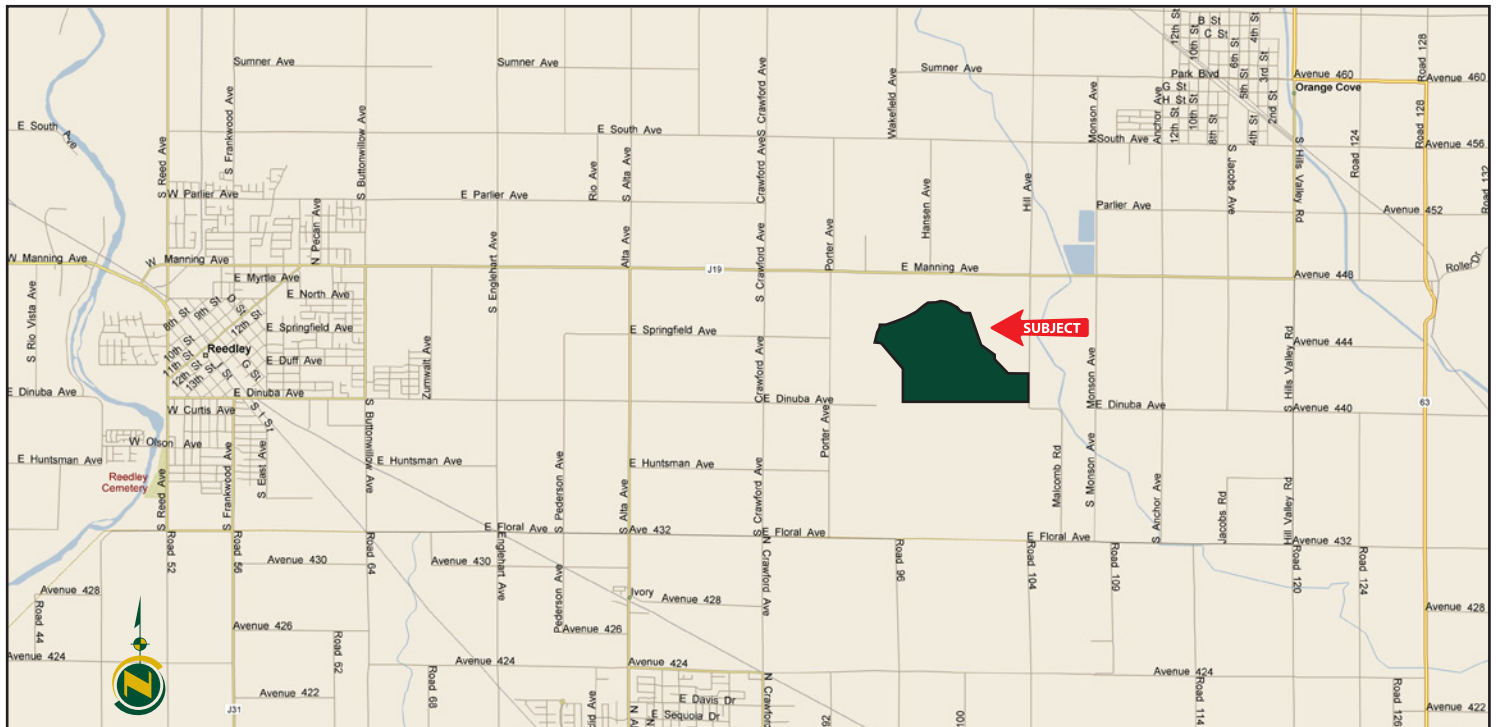
PRICE/TERMS:

\$575,000 All cash.

ASSESSOR'S PARCEL MAP



LOCATION MAP



PROPERTY PHOTOS



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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