

**FOR SALE**



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# Kamm Avenue Ranch



**160.00± Acres  
Fresno County, California**

- Westlands Water District
- Class 1 soils
- Solid set sprinkler system

**Exclusively Presented By:  
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CA DRE #00020875



# Kamm Avenue Ranch

**160.00± Acres**

**\$1,440,000**

**LOCATION:**

This property consists of 160± acres located one half mile east of State Route 33 (Derrick Avenue) directly south of Mt. View Avenue and the north side alignment of Kamm Avenue. The property is minutes from Interstate 5.

**DESCRIPTION:**

The ranch has been laser leveled and is irrigated with a solid set sprinkler system. Most recent crops grown include dehydrator vegetables and similar field crop commodities.

**LEGAL:**

Fresno County APN: 038-150-03s located in the SE 1/4 of Section 16, T16S, R15E, M.D.B.&M.

**ZONING:**

AE-20 (Agriculture Exclusive, 20 acre minimum parcel size)

**SOILS:**

Panoche, Panoche loam subsided, Cerini clay loam.

**WATER:**

Westlands Water District canal service.

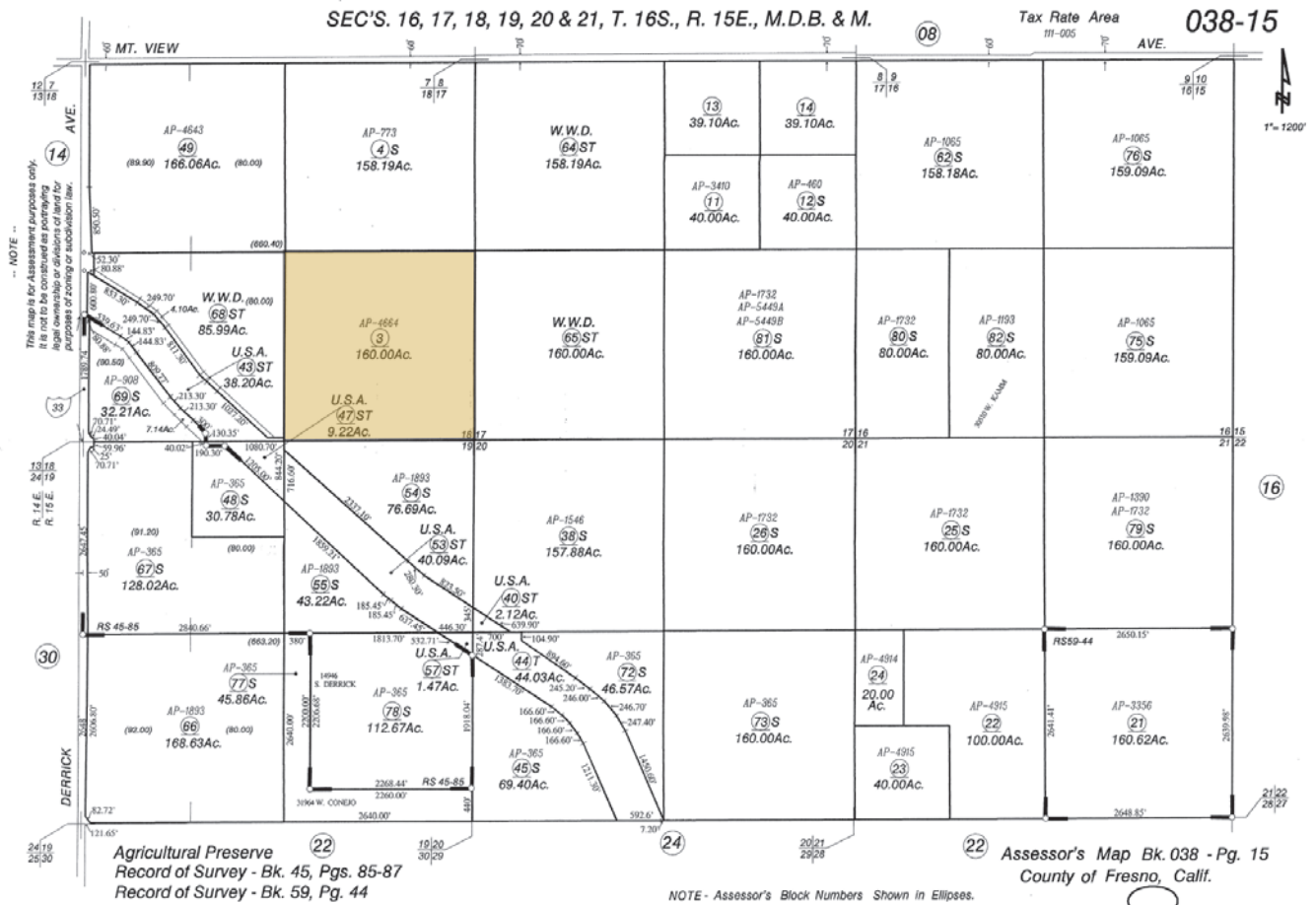
**BUILDINGS/  
IMPROVEMENTS:**

None.

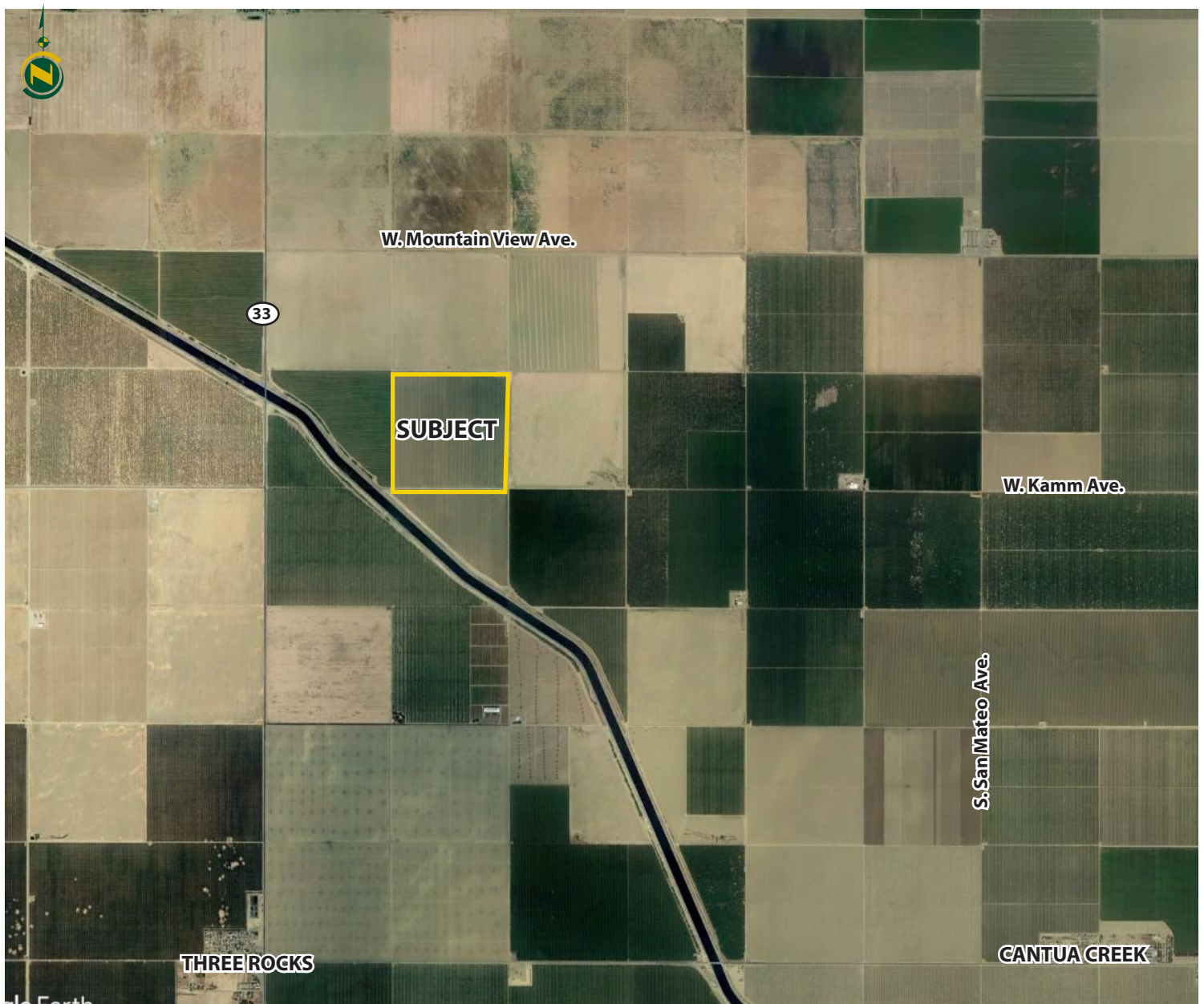
**PRICE/TERMS:**

\$1,440,000 cash to Seller at close of escrow. Sale is subject to a rental agreement terminating November 30, 2020, with a possible early termination date of April 30, 2020.

# ASSESSOR'S PARCEL MAP



## LOCATION MAP



**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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