

FOR SALE



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Hills Valley Navel Ranch



**180± Assessed Acres
Fresno County, California**

- Young Producing Navels
- Good Soils
- Hills Valley Irrigation District
- New Reservoir & Filter Station

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CA DRE #00020875



Hills Valley Navel Ranch

180± Assessed Acres

\$4,500,000

DESCRIPTION:

Available for sale is a 180± acre citrus ranch located north of Orange Cove in Hills Valley Irrigation District. The ranch features young navels, wind machines, and two sources of irrigation water.

LOCATION:

The property is located on the west side of S. Hills Valley Rd. approximately ½ mile north of E. American Ave. Orange Cove is located about four miles south of the property.

LEGAL:

Fresno County APNs: 185-112-03S, 04S & 19S .
Zoning: AE-40 & AE-20.

PLANTINGS:

The ranch is planted to Chislet navels, Powell navels, and Barnfield navels. Please see the planting map for tree age, rootstock, spacing, and acreage.

WATER:

The ranch receives irrigation water from Hills Valley Irrigation District and three wells that deliver water to the 5AF reservoir that was developed in January, 2018. Also located at the reservoir site is a five tank sand media filter station and 50±HP booster pump, with Yaskawa VFD and new meter panel, capable of producing 1,500± GPM at 40psi.

Hills Valley ID historical deliveries are:

2017 Deliveries: 350 AF

2018 Deliveries: 192 AF

2019 Deliveries: 305 AF

The turnout is capable of delivering up to 800± GPM.

FROST CONTROL:

There are 18 wind machines located on the property. 15 are diesel powered and 3 are propane.

SOILS:

Cometa sandy loam, 3 to 9 percent slopes.

Cometa loam, 2 to 9 percent slopes.

Visalia sandy loam, 0 to 3 percent slopes.

San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17.

Vista coarse sandy loam, 9 to 15 percent slopes, MLRA 18.

Some Alamo clay.

Some Hildreth clay.

PRICE/TERMS:

The asking price is \$4,500,000.

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



North



Legal Sec. 36, T14S, R24E

Irr. Dist. Hills Valley Irrigation District

Irr. Type	Fan Jet
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Power	PG&E
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APN # 185-112-03s, 185-112-04s, 185-12-19s

 Filter and Booster 50 hp Booster installed 3/2018

PG&E #2 85P308

PG&E #1

PG&E #1

PG&E #1

Legend		Trees	Variety	Rootstock	Planted	Trees	Spacing	Rows
Block	1	20	Bar/Pow	Trifoliolate	2008	2500	20 x 20	31
Block	2	20	Chislet	Trifoliolate	2008	2500	20 x 20	29
Block	3	20	Chislet	Trifoliolate	2008	2500	20 x 20	31
Block	4	20	Chis/Barn	Trifoliolate	2008	2500	20 x 20	31
Block	5	20	Chislet	Trifoliolate	2009	2472	20 x 20	31
Block	6	20	Chislet	Trifoliolate	2010	2583	20 x 20	31
Block	7	20	Powell	Trifoliolate	2011	2583	20 x 20	27
Block	8	20	Powell	Trifoliolate	2001	3600	20 x 20	32
Block	9	20	Chislet	Trifoliolate	2009	2665	20 x 20	21
		180				23903		

Wind Machines

Block	1	1-Diesel 1 Propane
Block	2	2-Diesel
Block	3	2-Diesel
Block	4	2-Diesel
Block	5	2-Diesel
Block	6	2-Diesel
Block	7	2-Diesel
Block	8	2-Diesel
Block	9	2-Propane

New Reservoir at Block 8

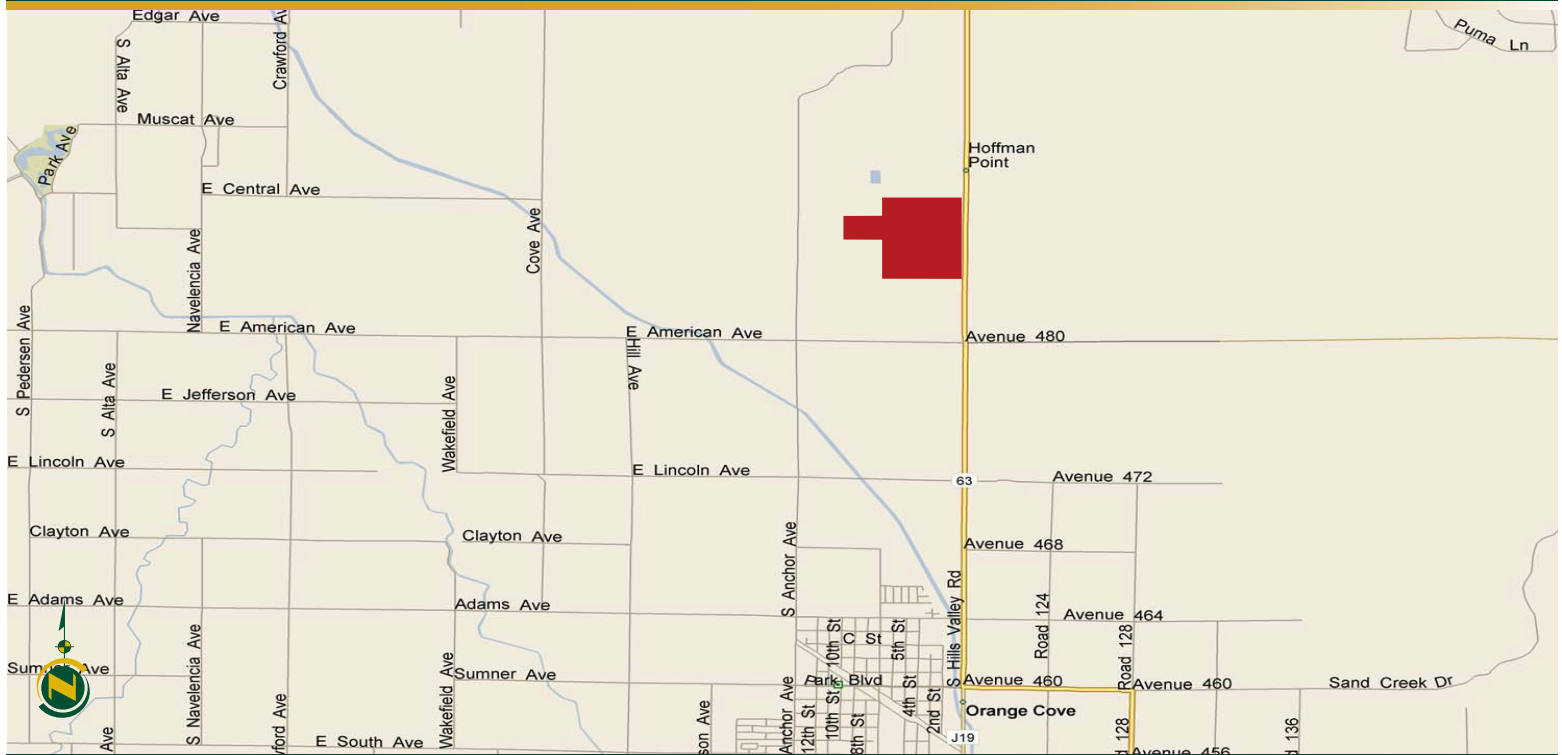
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



REGIONAL 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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