

# TERZIAN FARMS F.I.D.

Fresno County, California

**\$12,943,020** (\$41,500/Acre)



**311.88± Acres**

- (2) Sources of Water
- Fresno Irrigation District and (8) Wells
- Planted to Almonds, Pistachios, Cherries & Olives
- Rental Income from Multiple Homes

EXCLUSIVELY PRESENTED BY:  
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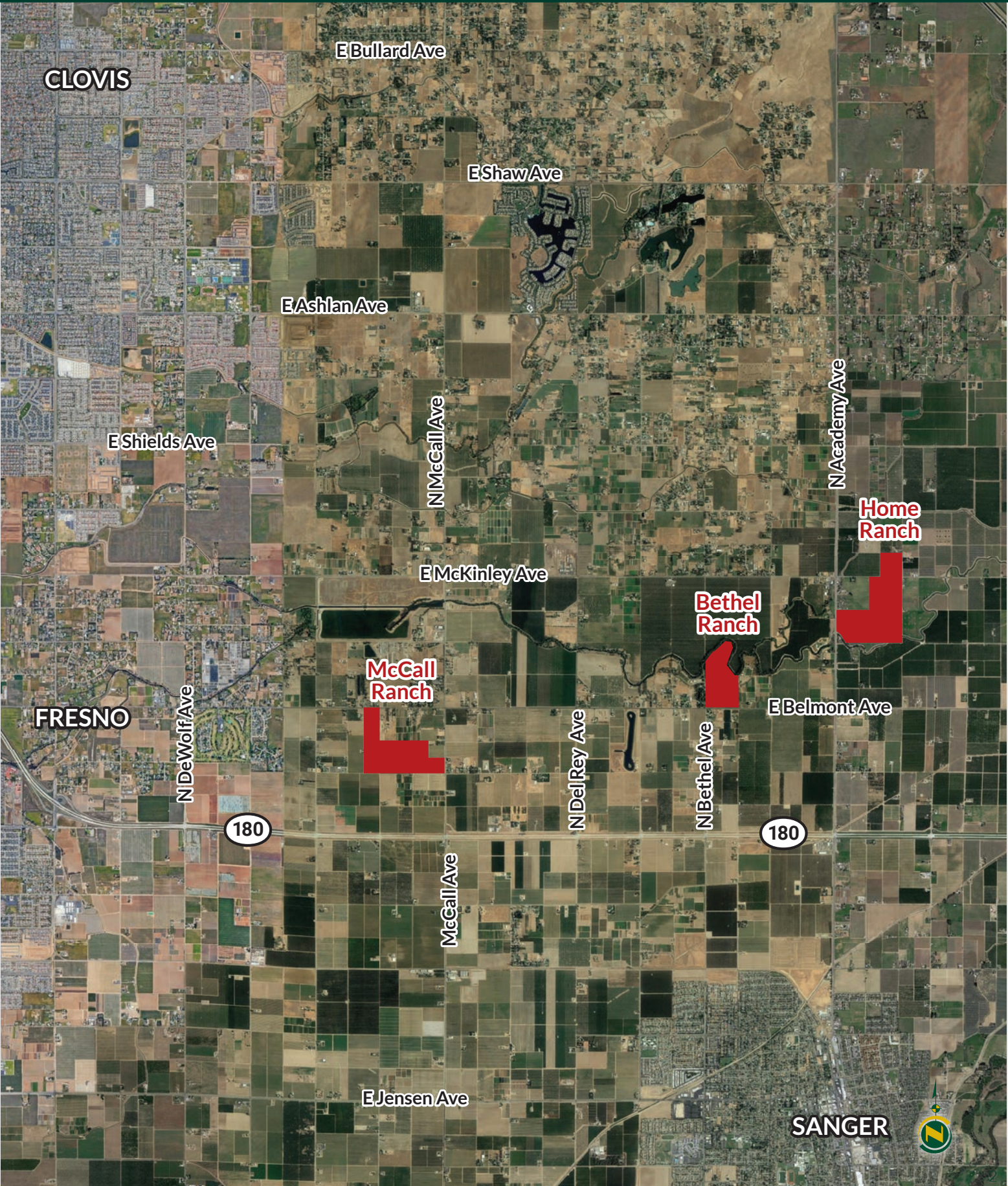
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CA DRE #00020875



TERZIAN FARMS F.I.D.

311.88± Acres | Fresno County, California





## SUMMARY

### PROPERTY DESCRIPTION

The Terzian Farms offering includes three (3) noncontiguous ranches totaling 311.88± acres located within the Fresno Irrigation District. All ranches are located in the area of Belmont Avenue between Highland and Madison Avenues within four (4) miles of each other. Plantings include primarily almond varieties, as well as olives, pistachios, and cherries. There are five (5) income producing homes currently rented and four (4) shops throughout the properties. A new well was drilled in 2020 on the McCall Ranch, and there are five (5) other agricultural wells and three (3) lift pumps. All ranches are being sold together.

### LOCATION

**McCall Ranch** is located on the south side of E. Belmont west of McCall Avenue. Addresses include: 9381 E. Belmont Avenue, Sanger, CA 93657 and 537 N. McCall Avenue, Sanger, CA 93657.

**Bethel Ranch** is located on the northeast corner of E. Belmont and N. Bethel Avenues adjacent to the Fresno Canal on the north side of the property.

**Home Ranch** is located on E. McKinley Avenue east of Academy Avenue adjacent to the Fresno Canal on the south side of the property.

### ZONING/LEGAL

All parcels are zoned AE-20 (Agricultural, Exclusive - 20 acres) and are located within the Williamson Act contract, excluding the McCall Ranch APN's: 314-021-14s 27 & 28.

Fresno County Assessor's Parcel Numbers:

<b>McCall Ranch</b>	314-021-14s	39.67± Acres
	314-021-27	49.97± Acres
	314-021-28	20.24± Acres
	<b>Total</b>	<b>109.88± Acres</b>
<b>Bethel Ranch</b>	309-320-11s	<b>66.83± Acres</b>
<b>Home Ranch</b>	309-070-21	19.70± Acres
	309-101-04	75.99± Acres
	309-310-01	19.78± Acres
	309-310-02	19.70± Acres
	<b>Total</b>	<b>135.17± Acres</b>

### PLANTINGS

The ranches are planted primarily to almonds along with pistachios, cherries, and olives. See the Planting Map for additional details.

### WATER/IRRIGATION

All parcels are located within the Fresno Irrigation District. Six (6) parcels receive district water and two (2) parcels (314-021-28 & 309-070-21) are on groundwater service, but have the opportunity to apply for annual water service every June.

#### **McCall Ranch**

Two (2) Pumps & Wells with lift pump on Fresno Canal. New well drilled in 2020, 9381 E. Belmont Ave.

#### **Bethel Ranch**

One (1) Pump & Well and One (1) Lift Pump

#### **Home Ranch**

Three (3) Pumps & Wells and One (1) Lift Pump  
New well drilled in 2019 and another in 2020.

### SOILS

See included maps.

### BUILDINGS/STRUCTURES

**McCall Ranch** has (2) rental homes and shops. 537 N. McCall is 2,516± SF, 3/3, built in 1979. 9381 E. Belmont is 2,014± SF, 2/2, built in 1945.

**Bethel Ranch** None.

**Home Ranch** has (3) homes and (2) shops. 1672 N. Academy 2,993± SF 4/3, built in 1967 with a pool. 13356 E. McKinley Ave 1,179± SF, 2/1 built in 1921. 13367 E. McKinley Ave 1,072 SF, 3/1.5, built in 1951.

The five (5) homes are rented for a total of \$6,610 per month.

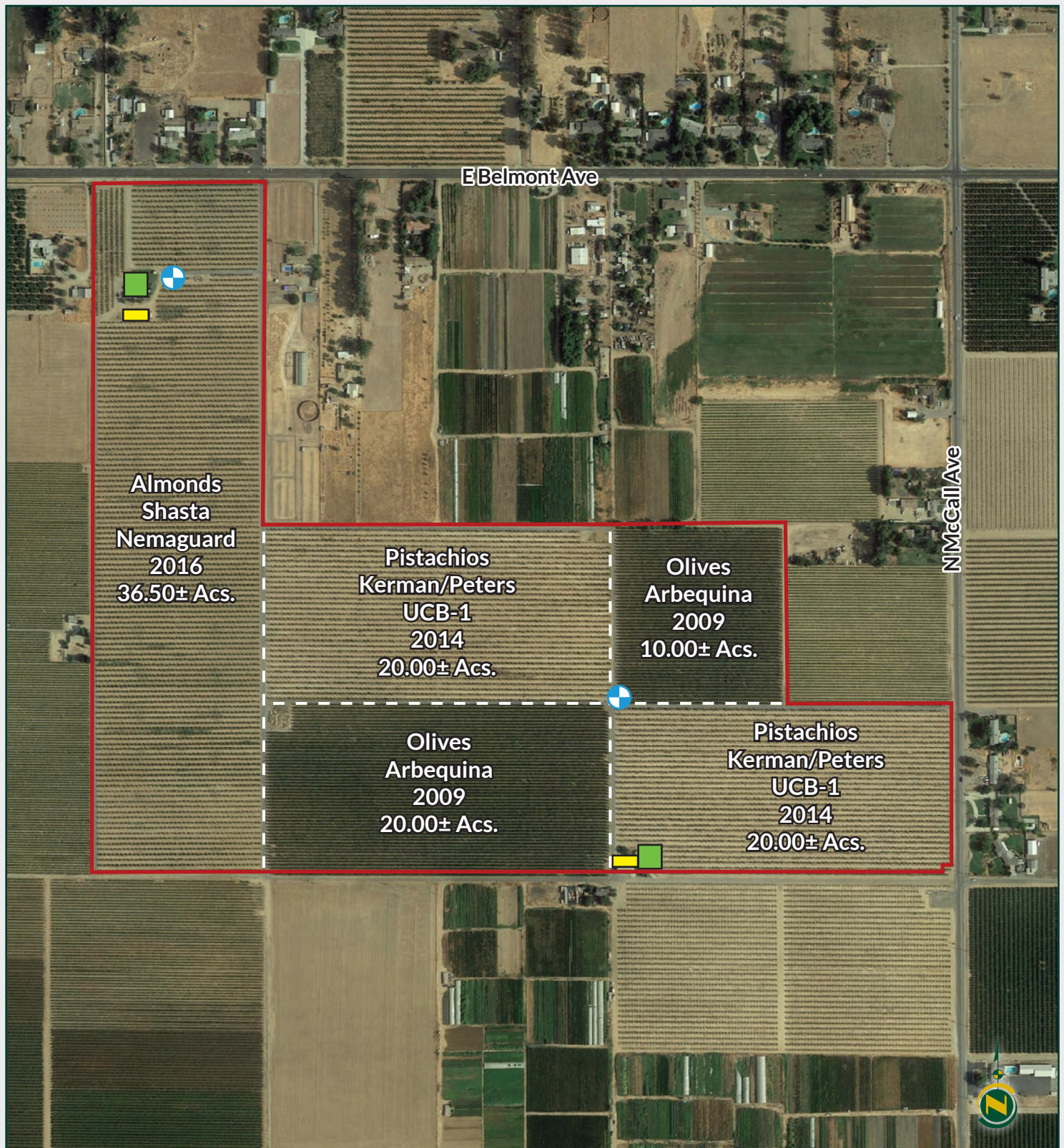
### PRICE/TERMS

\$12,943,020 cash at the close of escrow. The 2021 crops are excluded from the sale. Buyer to cooperate with Seller's 1031 Exchange.

Homes and shops are being sold in "as-is" condition.

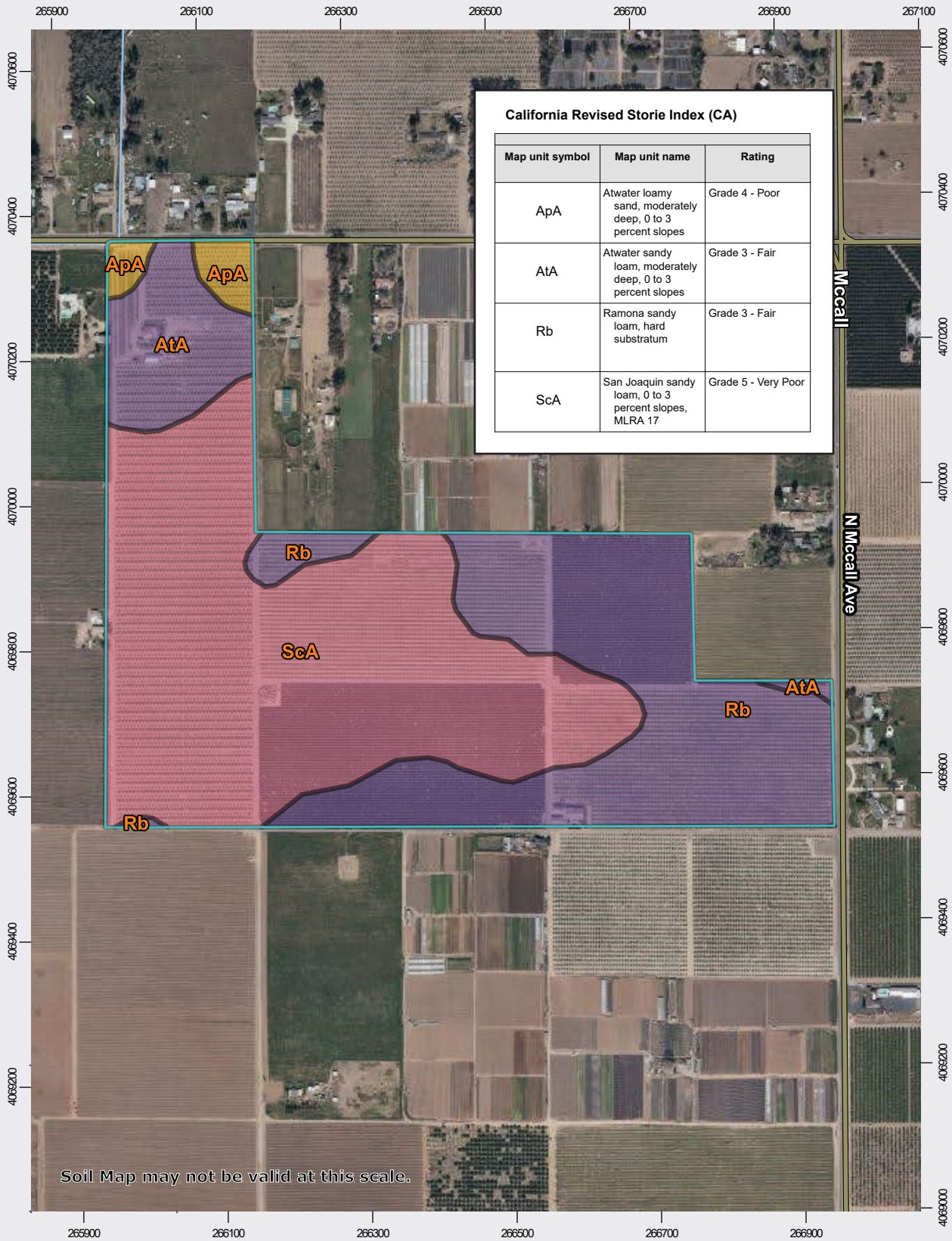


## PLANTING/IRRIGATION MAP - McCall Ranch





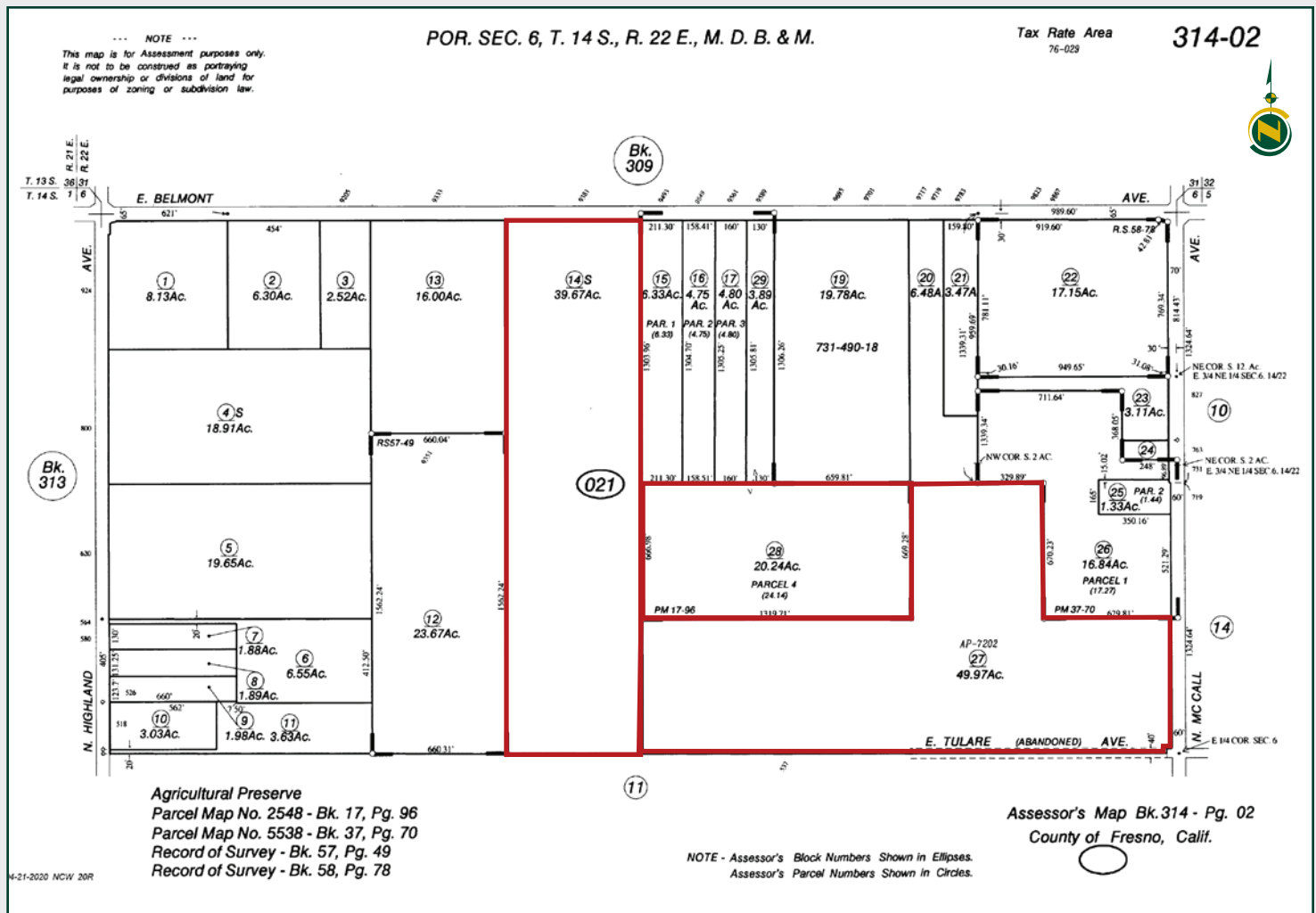
SOIL MAP - McCALL RANCH





### PARCEL MAP - McCALL RANCH

APN's: 314-021-14s, 314-021-27, 314-021-28







**PROPERTY PHOTOS - McCALL RANCH**





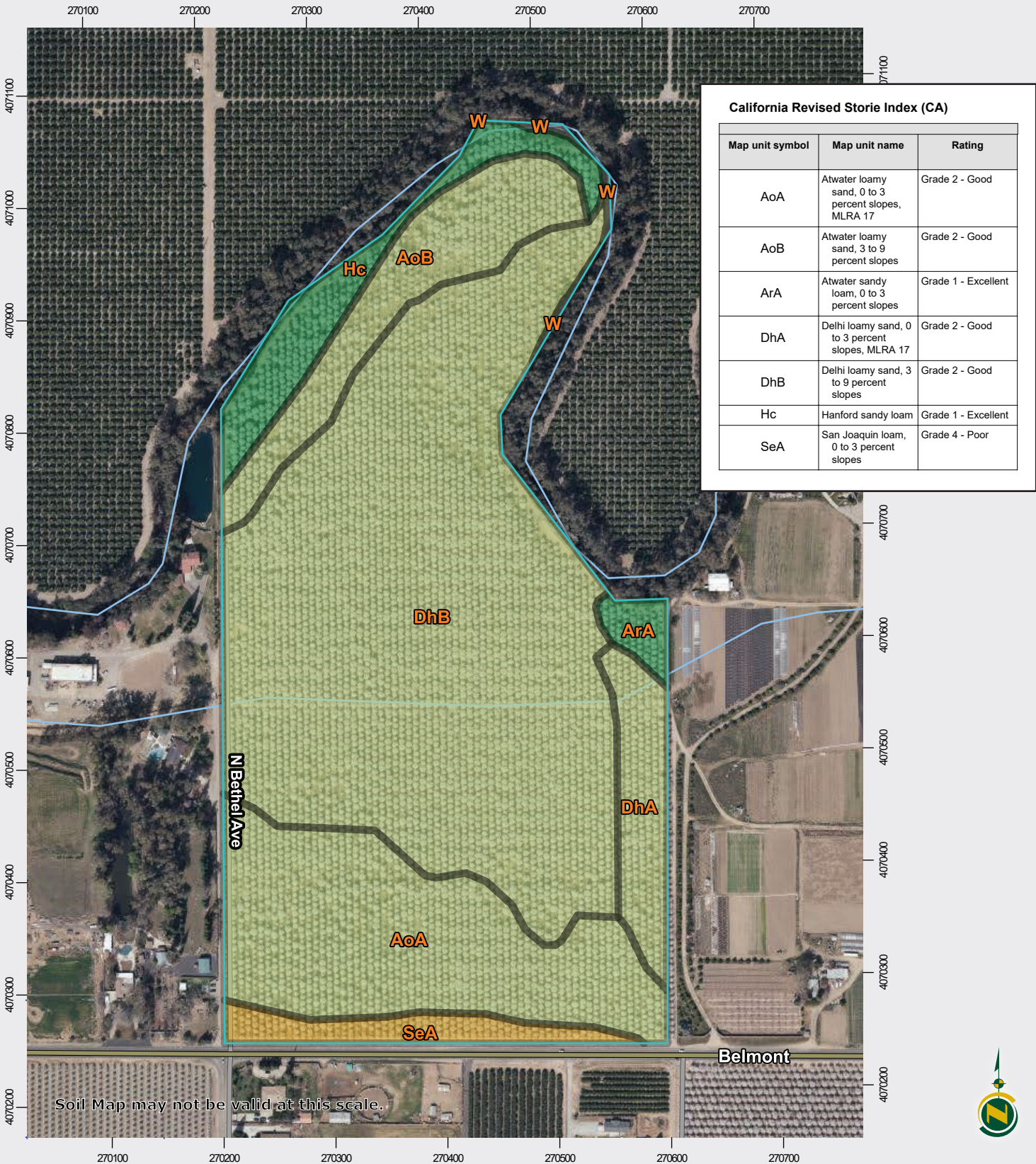
PLANTING/IRRIGATION MAP - BETHEL RANCH



 Pump & Well       Lift Pump



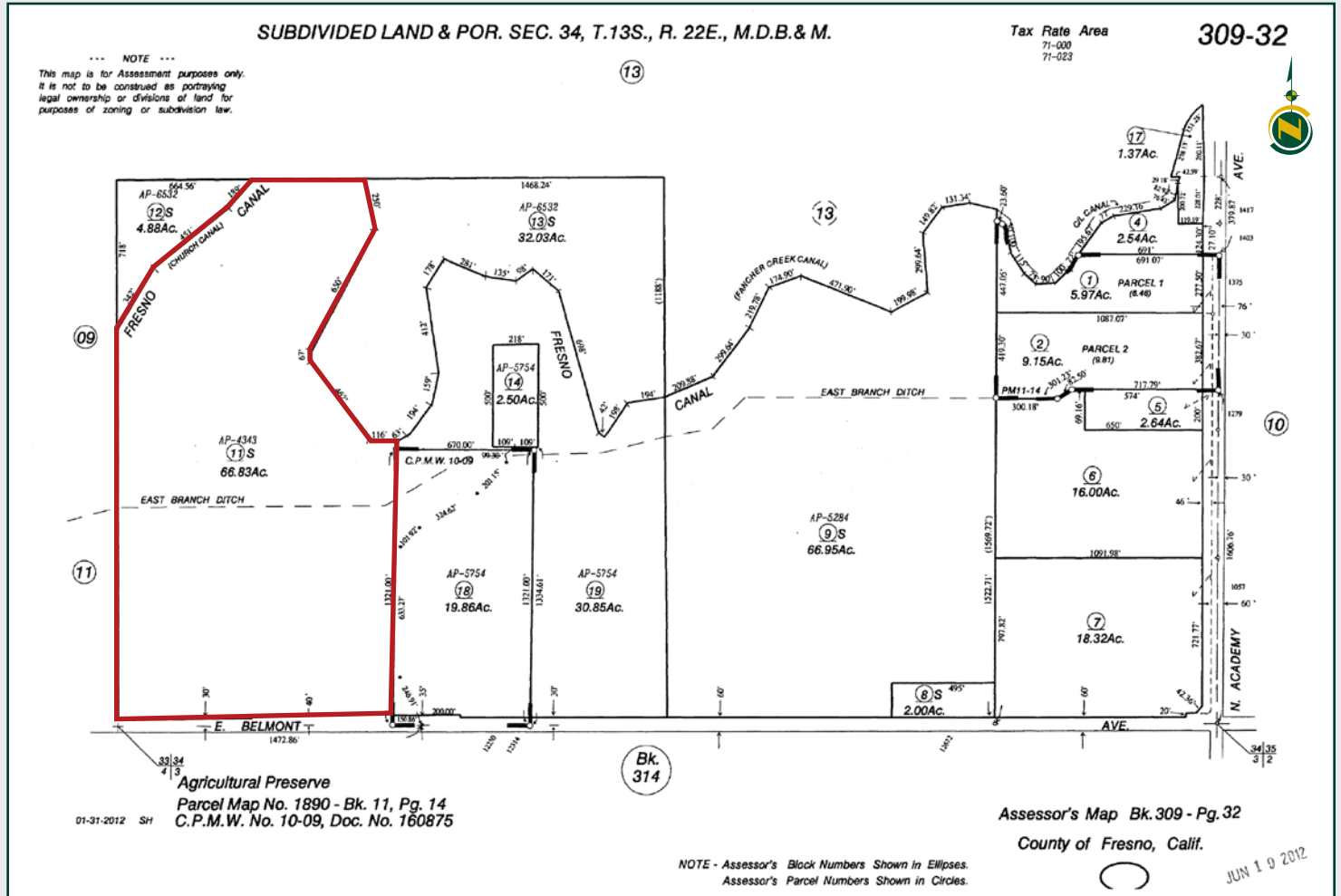
SOIL MAP - BETHEL RANCH





### PARCEL MAP - BETHEL RANCH

APN: 309-320-11s



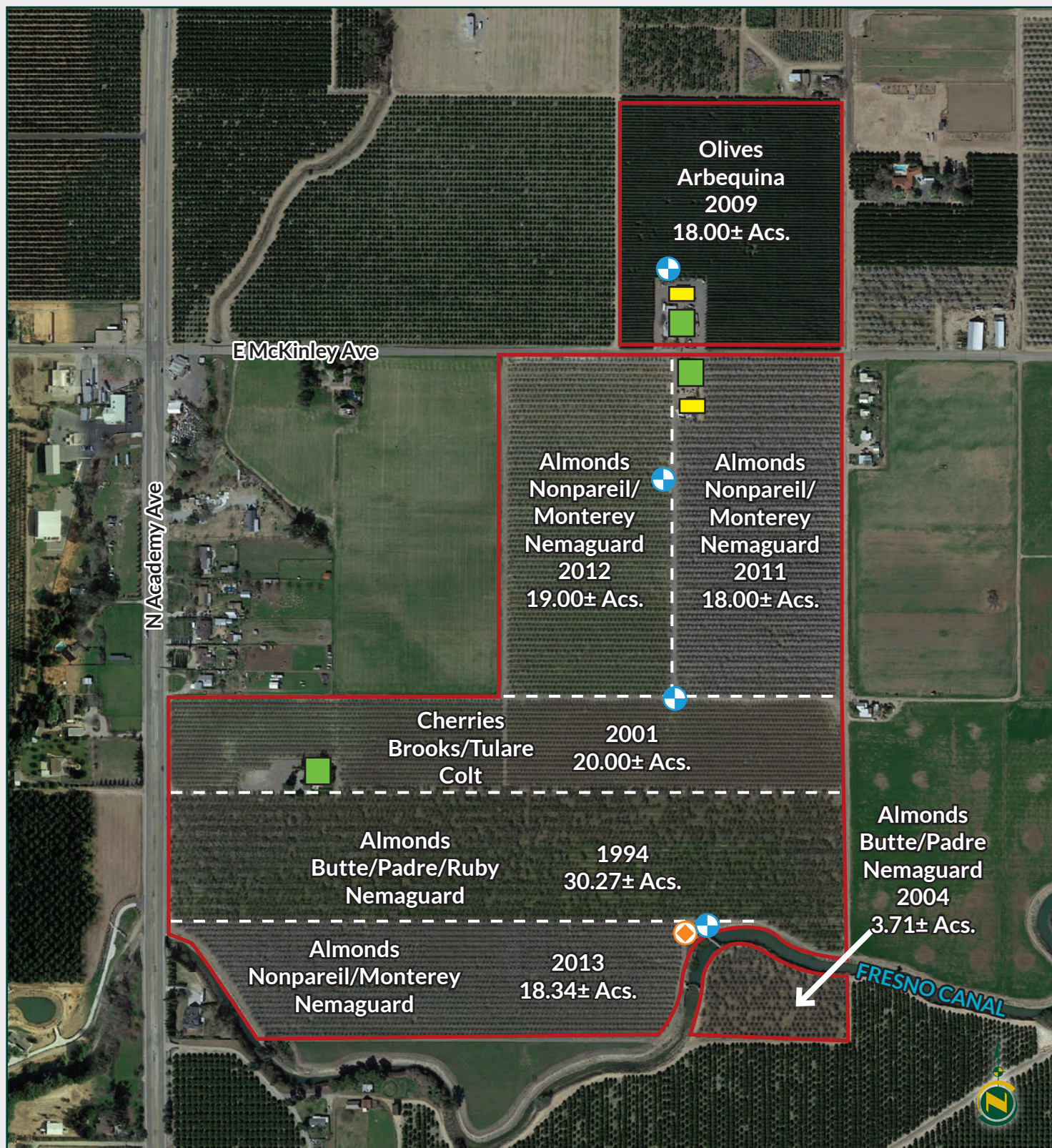


**PROPERTY PHOTOS - BETHEL RANCH**



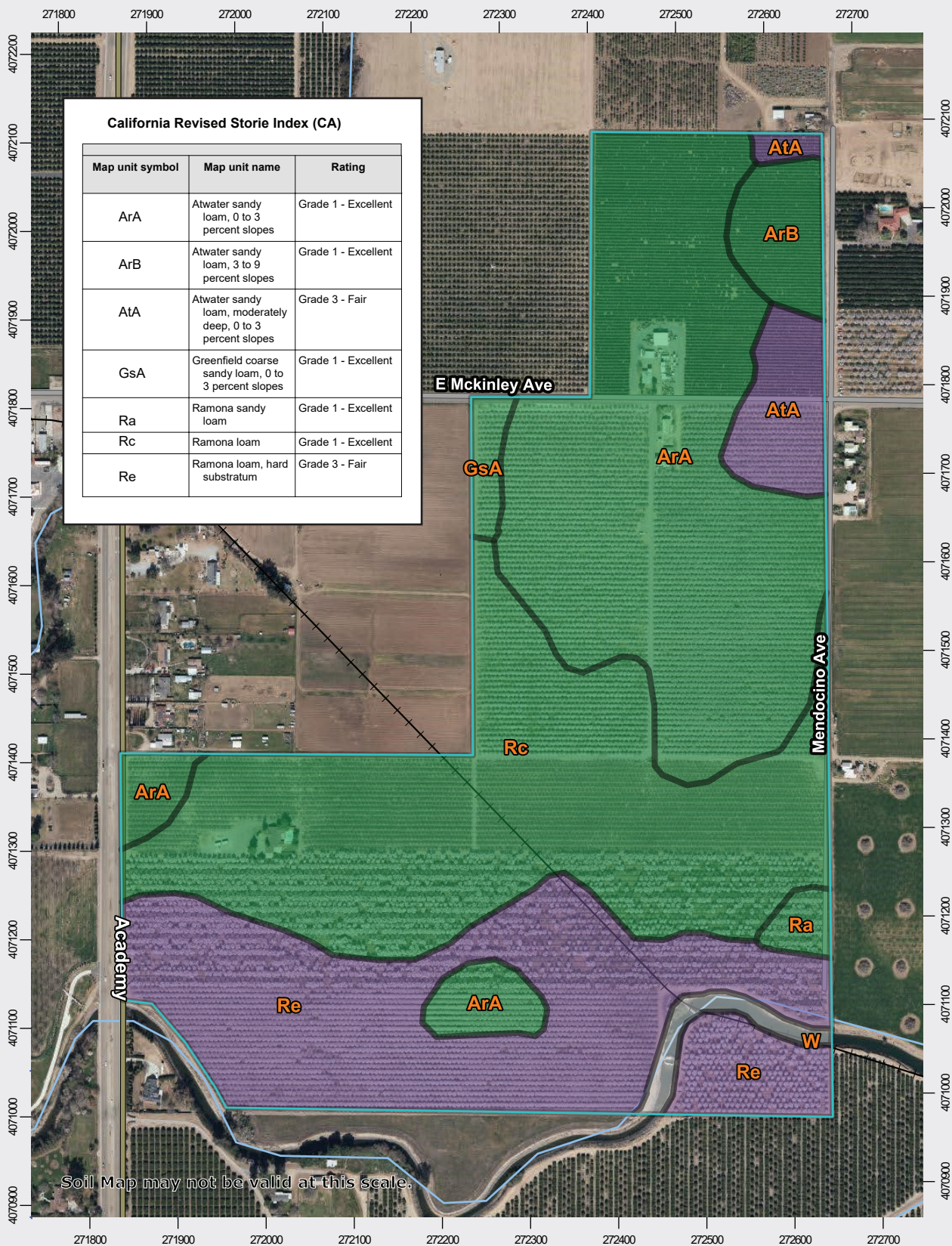


## PLANTING/IRRIGATION MAP - HOME RANCH



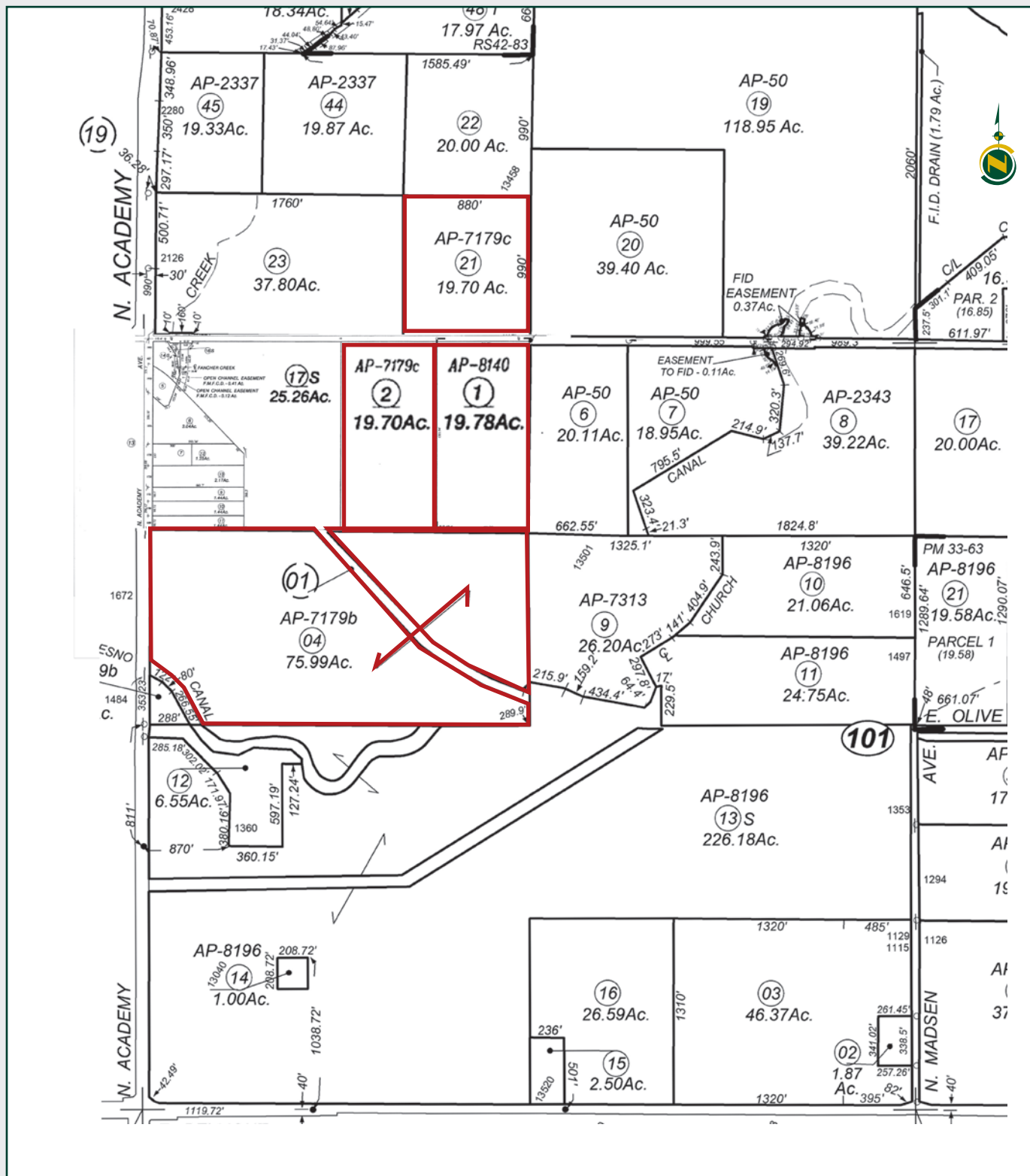


SOIL MAP - HOME RANCH





**APN'S:** 309-070-21, 309-101-04, 309-310-01, 309-310-02





**PROPERTY PHOTOS - HOME RANCH**





## STATE MAP

### Offices Serving The Central Valley

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**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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