

# WWD FARMLAND

\$3,382,470 (\$9,000/acre)

Fresno County, California



**375.83± Acres**

- Westlands Water District
- Priority 1 allocation
- Permanent planting potential
- Adjacent to the Third Lift Canal
- Neighboring property planted to pistachios

EXCLUSIVELY PRESENTED BY:  
**Pearson Realty**



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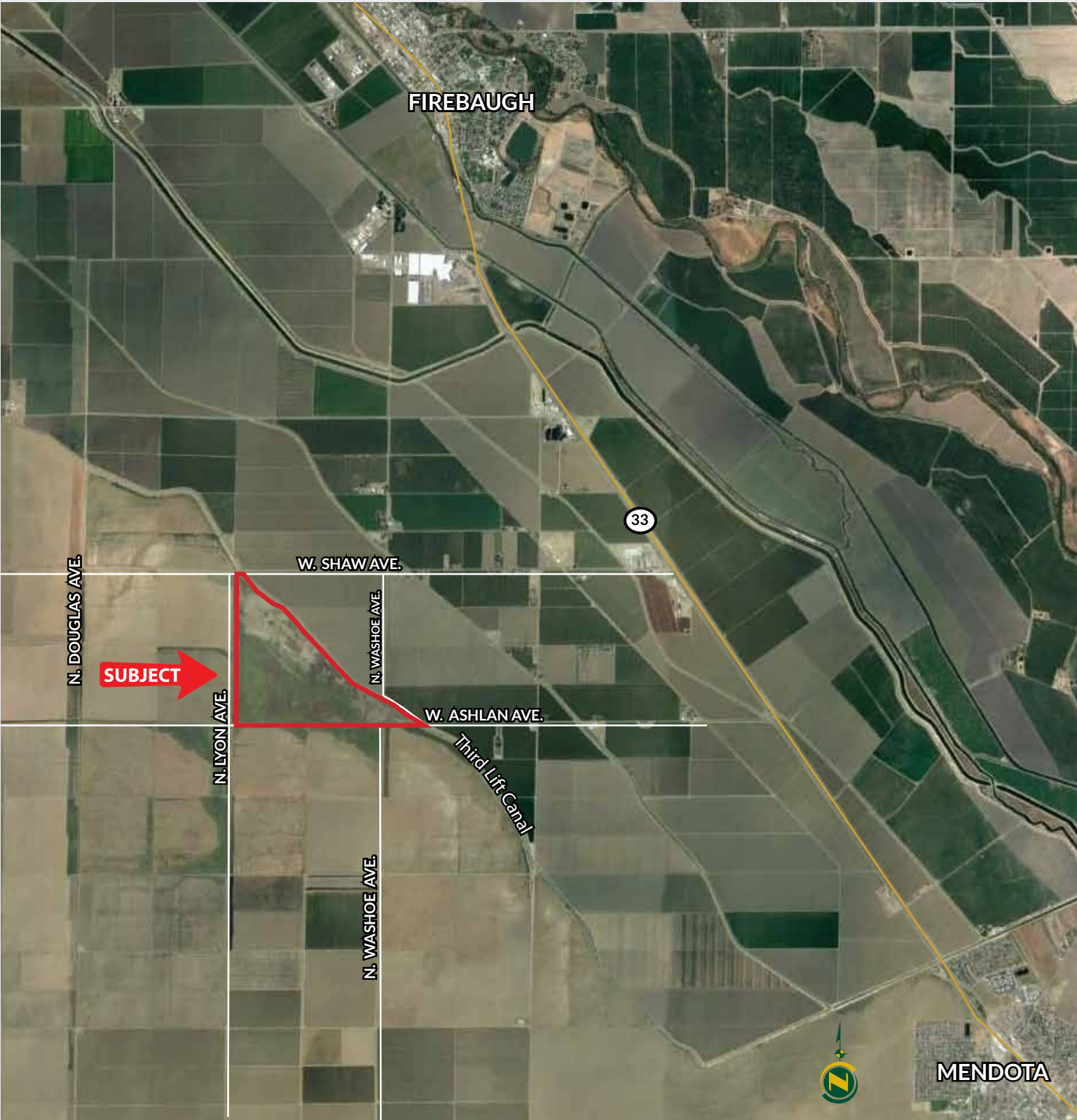
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DRE #00020875

PROPERTY LOCATION





## SUMMARY

### PROPERTY DESCRIPTION

The subject property is located on the north side of W. Ashlan Avenue at N. Lyon Avenue, 3.5 miles west of Highway 33.

It is approximately 6.5 miles south of Firebaugh and 4 miles north of Mendota.

The property consists of one (1) parcel totaling 375.83± assessed acres; the property is currently fallow. The parcel is located within the Westlands Water District and receives Priority 1 allocation from a turnout on the southwest corner of the property. Surrounding properties are planted to both permanent plantings and row crops.

### LOCATION

The 375.83± acre WWD Open property is bordered by W. Ashlan Ave. on the south, N. Lyon Ave. on the west and the Third Lift Canal on the east. It lies approximately half way between Firebaugh and Mendota., west of Hwy. 33.

### LEGAL

375.83± acres. Fresno County APN: 012-080-02. Located in a portion of Section 17, T13S, R14E, M.D.B.&M.

### ZONING

AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size). The property is within the Williamson Act Contract.

### WATER/IRRIGATION

The property is located within the Westlands Water District, Priority 1.

### PRICE/TERMS

\$3,382,470 Cash at the close of escrow or terms acceptable to the Seller.



## STATE MAP



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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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