

FOR SALE



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AGRICULTURAL PROPERTIES
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Westlands Open Ground

PRICE REDUCED



**85.53± Surveyed Acres
(81.95± Assessed Acres)**

- Open ground
- Nearby permanent plantings
- Great views of San Joaquin Valley & coastal mountains

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Westlands Open Ground

85.53± Surveyed Acres
(81.95± Assessed Acres)

\$255,000

DESCRIPTION:

Here is an opportunity to purchase 85.53± surveyed acres (81.95± assessed acres) of open land with a wide range of uses: farm, run livestock, target practice and any other activities that get you out of the cities and into the fresh air, on your own land and at a reasonable price.

LOCATION:

Located on the west side of Interstate 5 and West Panoche Road, just 4 1/2 miles north of West Panoche Road. The property is sandwiched 150± miles south of San Francisco and 240± miles north of Los Angeles.

LEGAL:

Fresno County APN: 027-040-024s. Located in a portion of Section 5, T15S, R12E, M.D.B.&M.

ZONING:

AE-20, Agricultural exclusive, 20 acre minimum parcel size.
The property is located within the Williamson Act.

WATER:

Westlands Water District Priority III (may purchase supplemental water when available) and M & I water for livestock (up to 5 acre feet annually).

SOILS:

Panoche loam and Polvadero-Guijaral complex.

**BUILDINGS/
IMPROVEMENTS:**

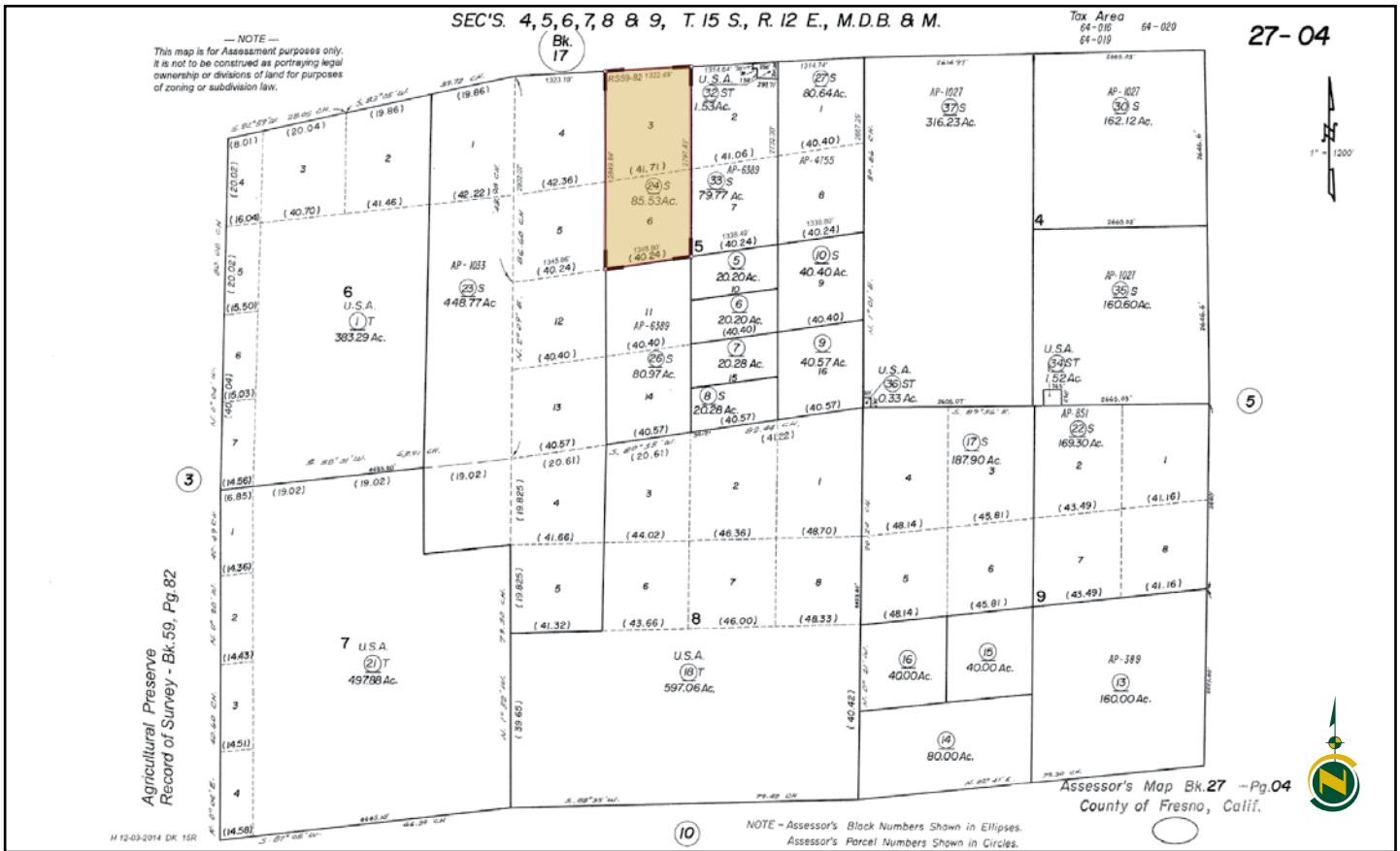
None.

PRICE/TERMS:

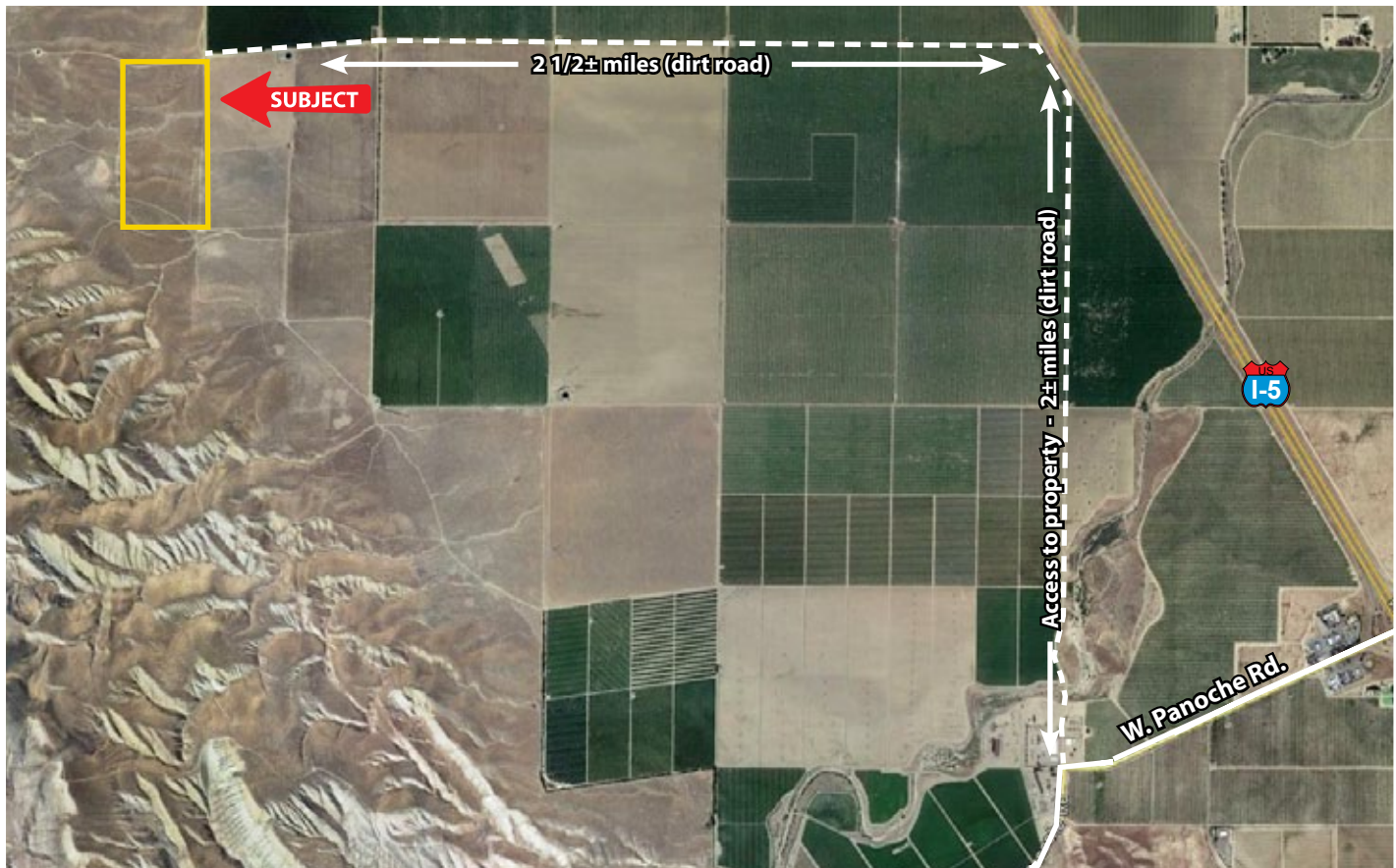
\$255,000 cash at the close of escrow.



ASSESSOR'S PARCEL MAP



PROPERTY LOCATION



AERIAL 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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