

FIVE POINTS OPEN

Fresno County, California

635.20± Acres

\$7,622,400
(\$12,000/Acre)



- Westlands Water District
- Irrigation Pumps & Wells
- Support Houses, Shop & Equipment Shed



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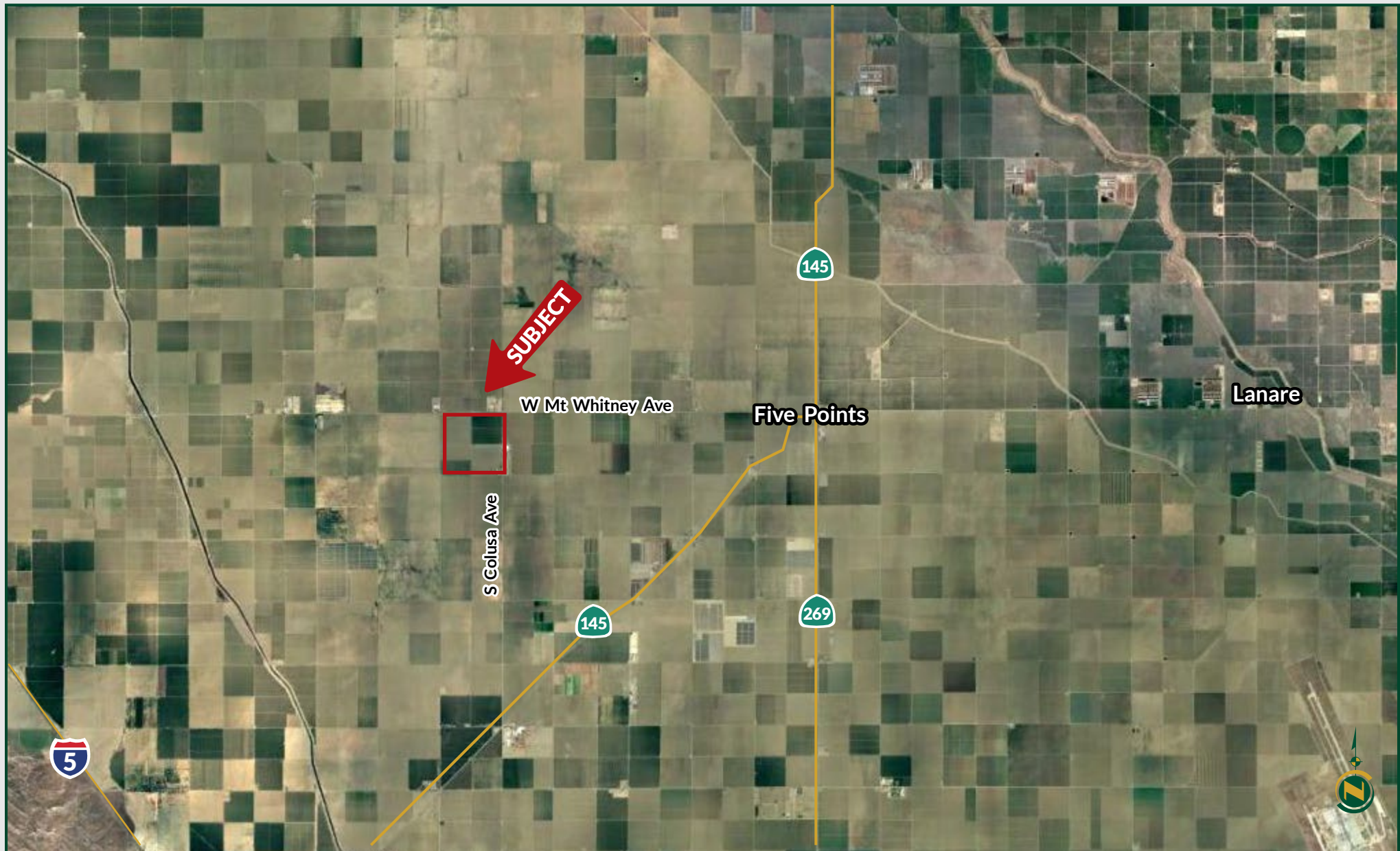


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PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The SWC of Mt. Whitney and Colusa Avenues. Approximately 5 miles west of the community of Five Points.

Address: 21815 S. Colusa Avenue, Five Points, CA 93624.

LEGAL

Section 26, T17s, R16E, M.D.B.&M.

Fresno County APN's: 050-110-02s & 03s.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

The property is enrolled in a Williamson Act Contract.

LAND USE

The property has historically been farmed to irrigated field crops, including onions, garlic, tomatoes, alfalfa, cotton and wheat. The farm is under a lease agreement for the 2022 crop season which expires on November 30, 2022.

WATER

Westlands Water District (612± eligible acres).

(2) 200 HP irrigation pumps & wells.

(1) Drip irrigation filter station with booster pump

Note: The portable filter station and booster pump located near well #2 belong to the Tenant and will be removed at the end of the lease. Additionally, the above ground valves attached to the main lines will also be removed at the end of the lease.

SOILS

Ciervo clay, saline-sodic, 0-1% slopes

Ciervo, wet-Ciervo complex, saline-sodic, 0-1% slopes

BUILDINGS

(1) 1,610± sq. ft. residence

(7) 1,146± sq. ft. employee houses

(1) 2,400± sq. ft. metal shop

(1) 3,000± sq. ft. insulated warehouse

(1) 6,000± sq. ft. metal equipment shed

(1) 432± sq. ft. pump house

PRICE/TERMS

\$7,622,400 cash at the close of escrow. A sale is subject to the terms of an existing farm lease through November 30, 2022. Seller to retain any interest in the mineral rights at the close of escrow.



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W Mt Whitney Ave

W Mt Whitney Ave

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W Mt Whitney Ave W Mt Whitney Ave

PROPERTY OVERVIEW

S El Dorado Ave

S El Dorado Ave

S Colusa Ave

S Colusa Ave

S Colusa Ave

Well #1

Well #2

Employee Houses

Residence

Metal Shop

Metal Equipment Shed

Pump House

W Laguna Ave

W Laguna Ave

W Laguna Ave

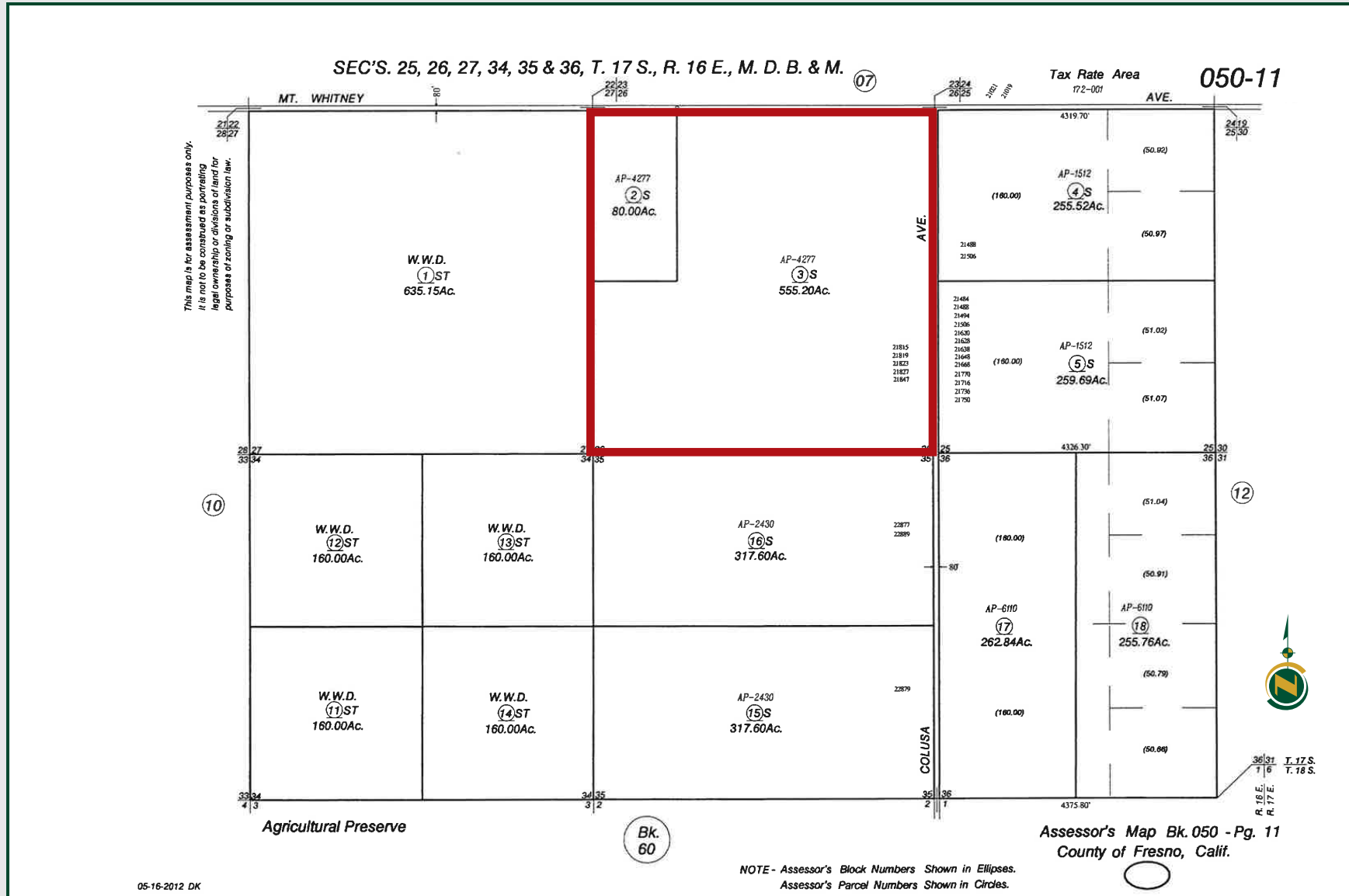
W Laguna Ave



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PARCEL MAP



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PROPERTY PHOTOS



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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.