

LAKE RANCH

Fresno County, California

483.23± Acres

\$6,950,000



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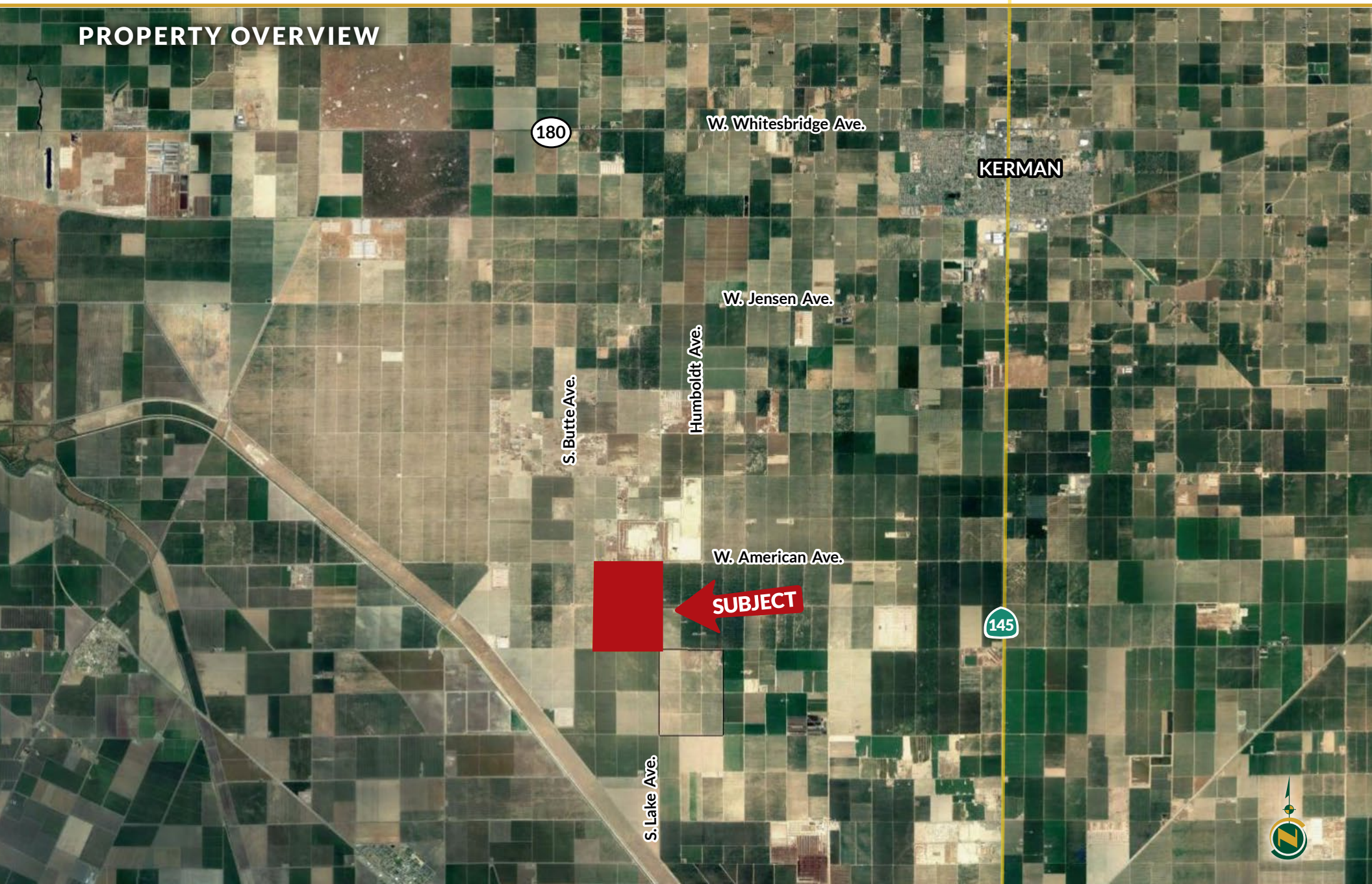
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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PROPERTY OVERVIEW



PROPERTY INFORMATION

DESCRIPTION

Property is planted to pistachios, pomegranates, olives, almonds and table grapes with 134± acres of open ground.

LOCATION

9± miles southwest of Kerman. Located on the SWC of American and Lake Avenues, 4± miles west of Hwy. 145 (Madera Ave.) on American Avenue.

LEGAL

Fresno County APN: 030-040-29s. A portion of Section 5, T15S, R17E, M.D.B.& M. Zoning is AE-20

WATER

This property is located within the Mid-Valley Water District but does not receive surface water. It is in the McMullin Area Groundwater Sustainability Agency (MAGSA). (McMullinarea.org - (559) 515-3339). See Ranch Map legend for pump information.

SOILS

Please see included soils map

BUILDINGS/IMPROVEMENTS

1± acre shop and storage area. 40' x 80' metal building with 800± s/f

NOTE

Two oil well storage tanks are located on the property. Details will be forthcoming. Owner retaining mineral rights.

PRICE/TERMS

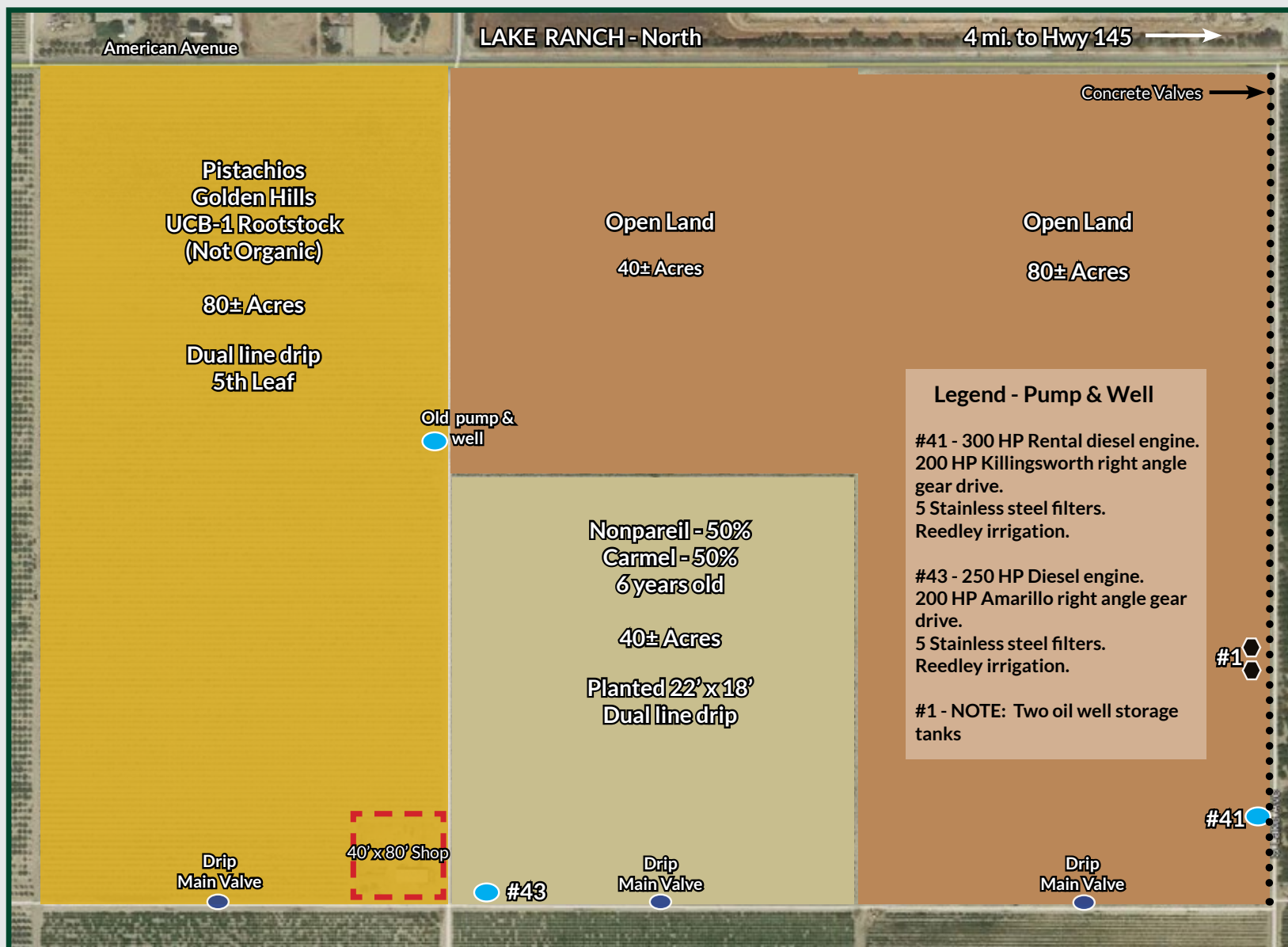
\$6,950,000 Cash at the close of escrow. Current growing 2022 crop not included in the sale price.

PLANTINGS

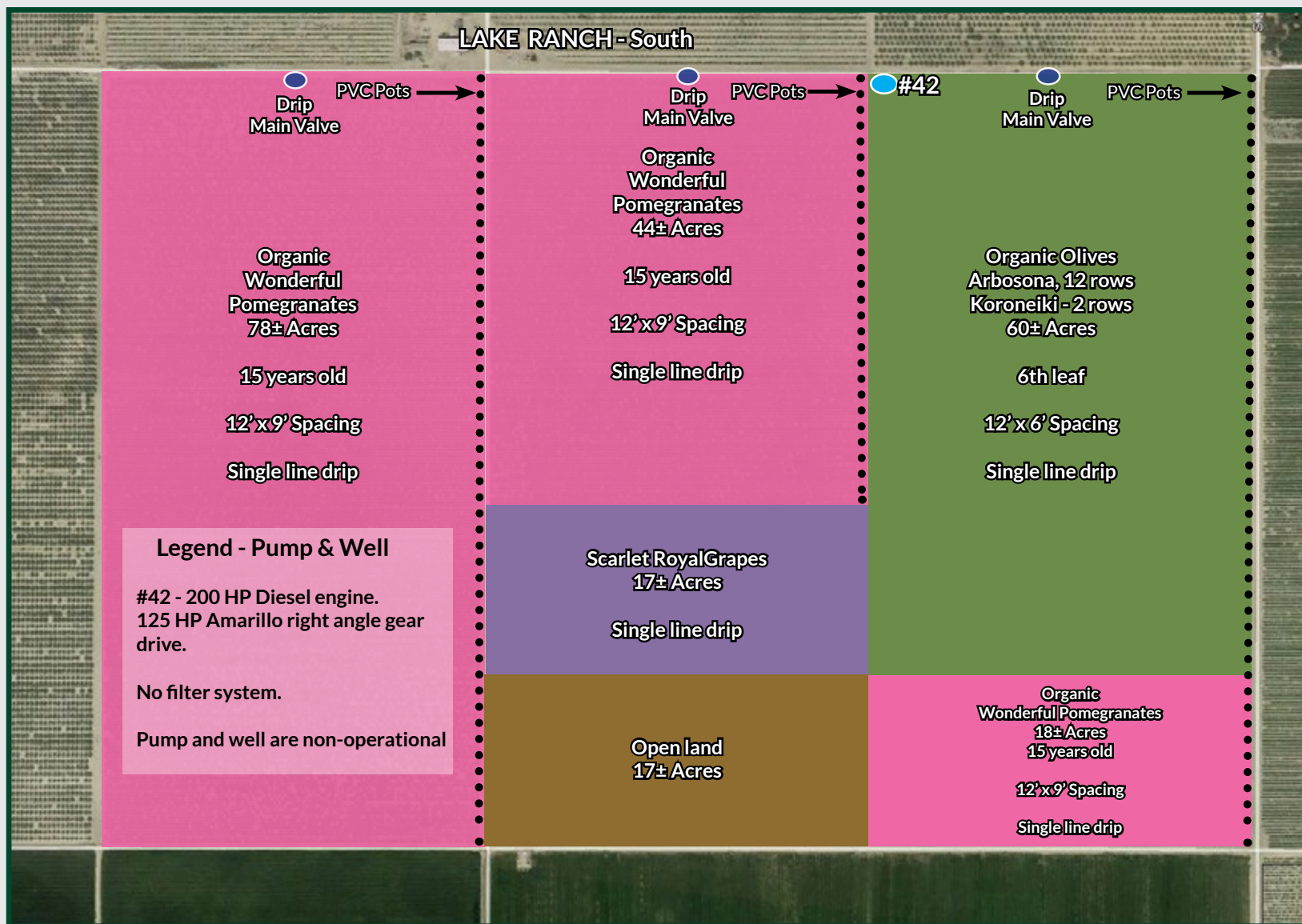
Crop	Acres	Variety	Age
Pomegranates	140±	Wonderful	15 years
Pistachios	80±	Golden Hills on UCB-1 Rootstock 5th Leaf	
Olives	51± 9±	Arbosona Koroneiki	6 years + replants 6 years + replants
Almonds	40±	Nonpareil/Monterey	5 years
Grapes	17±	Scarlet Royals	4 years
Open & Roads	146±		



RANCH MAP - NORTH



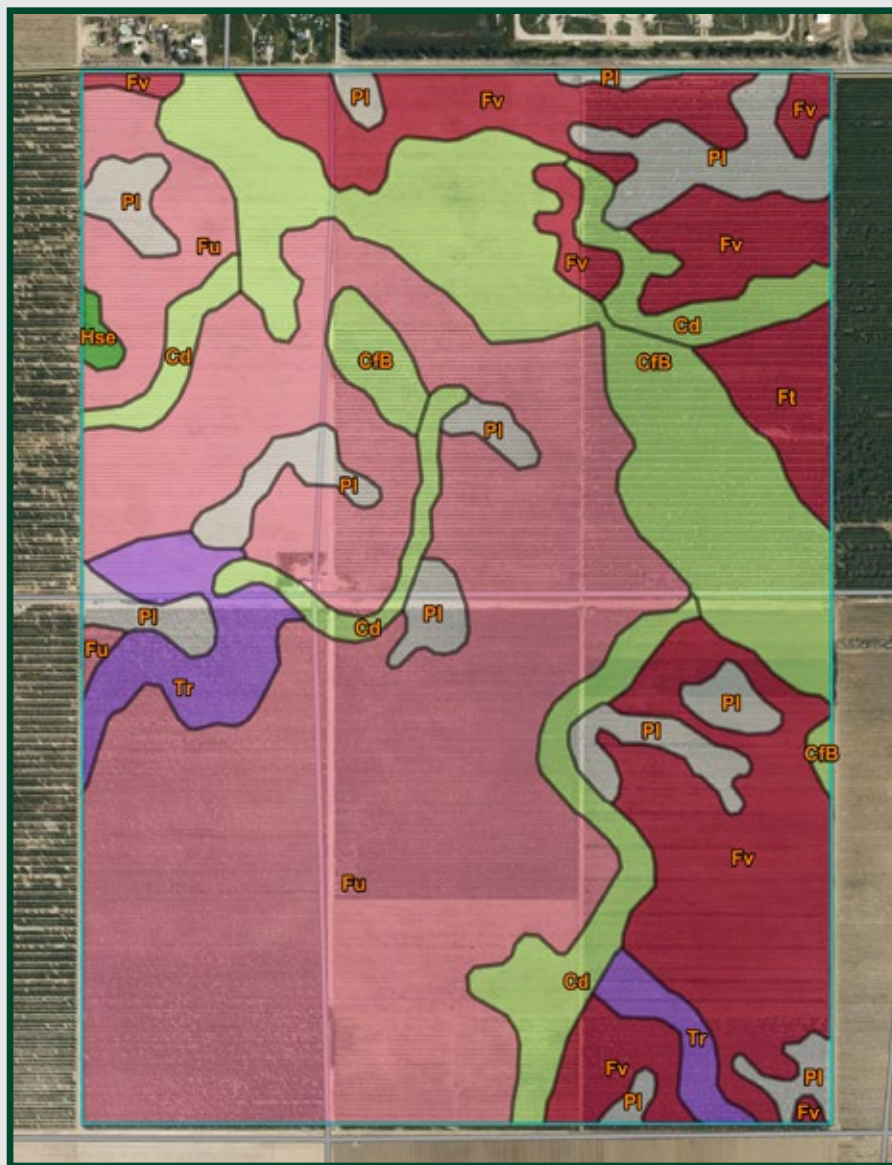
RANCH MAP - SOUTH



PARCEL MAP



SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
Fu	Fresno fine sandy loam
Fv	Fresno fine sandy load, shallow
Cfb	Calhi loamy sand, 3-9% slopes
PI	Plays
Cd	Cajon coarse sandy loam, saline alkali
Tr	Travr sandy loam
Ft	Fresno sandy loam, shallow
Hse	Hesperia sandy loam, very deep, saline-sodic





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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.