

ELKHORN RANCH

Fresno County, California

22.04± Assessed Acres

\$620,000
(\$28,131/Acre)



- Consolidated Irrigation District
- Cherries and Apricots
- (1) Irrigation Pump and Well



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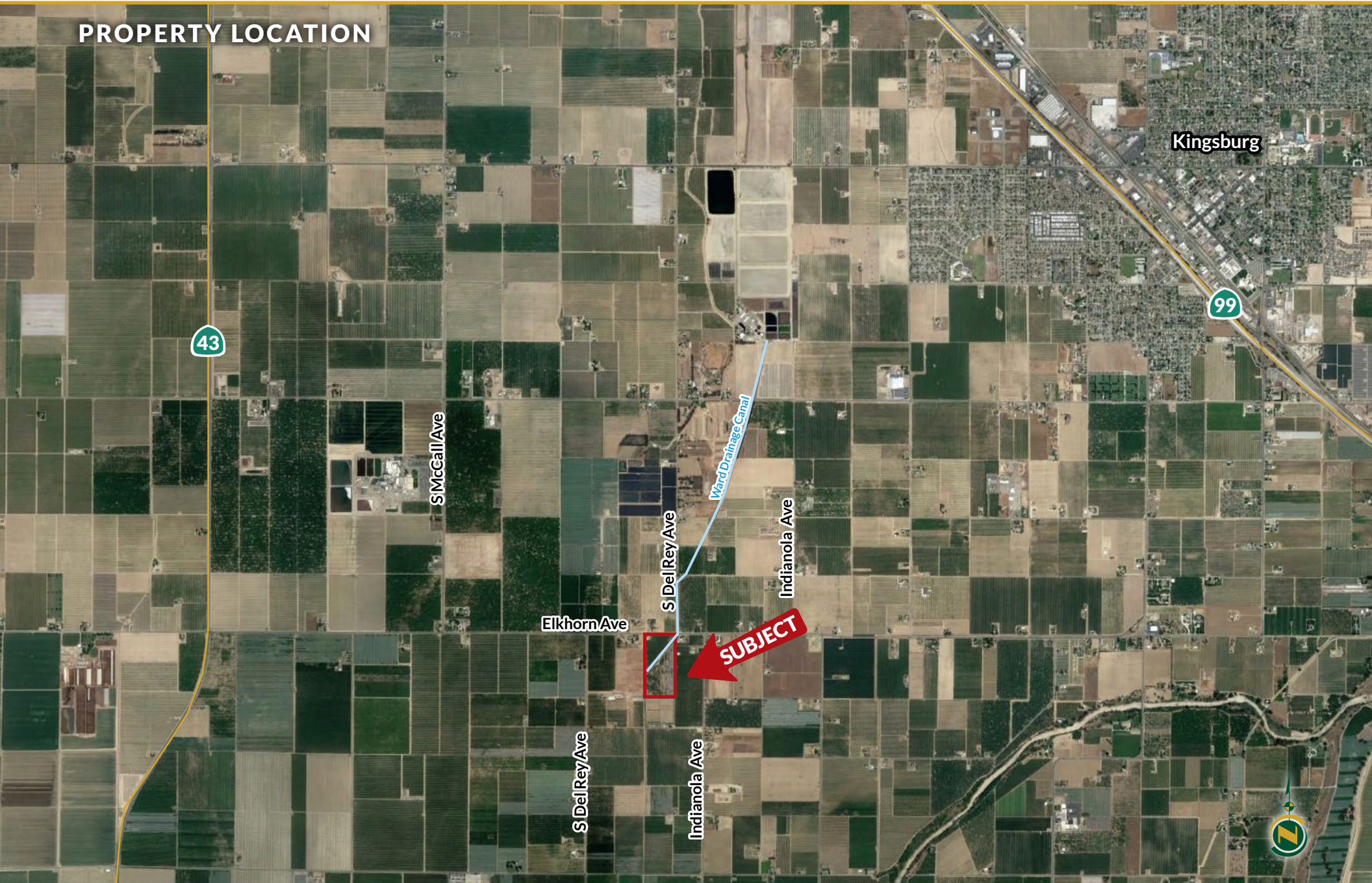


ELKHORN RANCH

22.04± Assessed Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The subject property is located on the SW corner of Elkhorn Ave and the Del Rey Ave alignment. Approximately 4 miles southwest of Kingsburg. (Address: 10853 Elkhorn Ave, Kingsburg, CA 93631).

LEGAL

Fresno County APN's: 056-050-03 and 04, located in a portion of Section 4, T17S, R22E, M.D.B.&M.
The property is enrolled in the Williamson Act.

ZONING

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

PLANTINGS

Approximately 11.5± acres planted to cherries and 6.0± acres planted to apricots.

WATER

Consolidated Irrigation District (No turnout on the Ward Drainage Canal)
10 HP irrigation pump and well (A new pump was installed in 2023.)

SOILS

Delhi loamy sand, Grade 2 - Good

BUILDINGS/IMPROVEMENTS

Approximately 1,200± sq. ft. shop/storage building.

PRICE/TERMS

\$620,000 cash at the close of escrow.



PROPERTY OVERVIEW

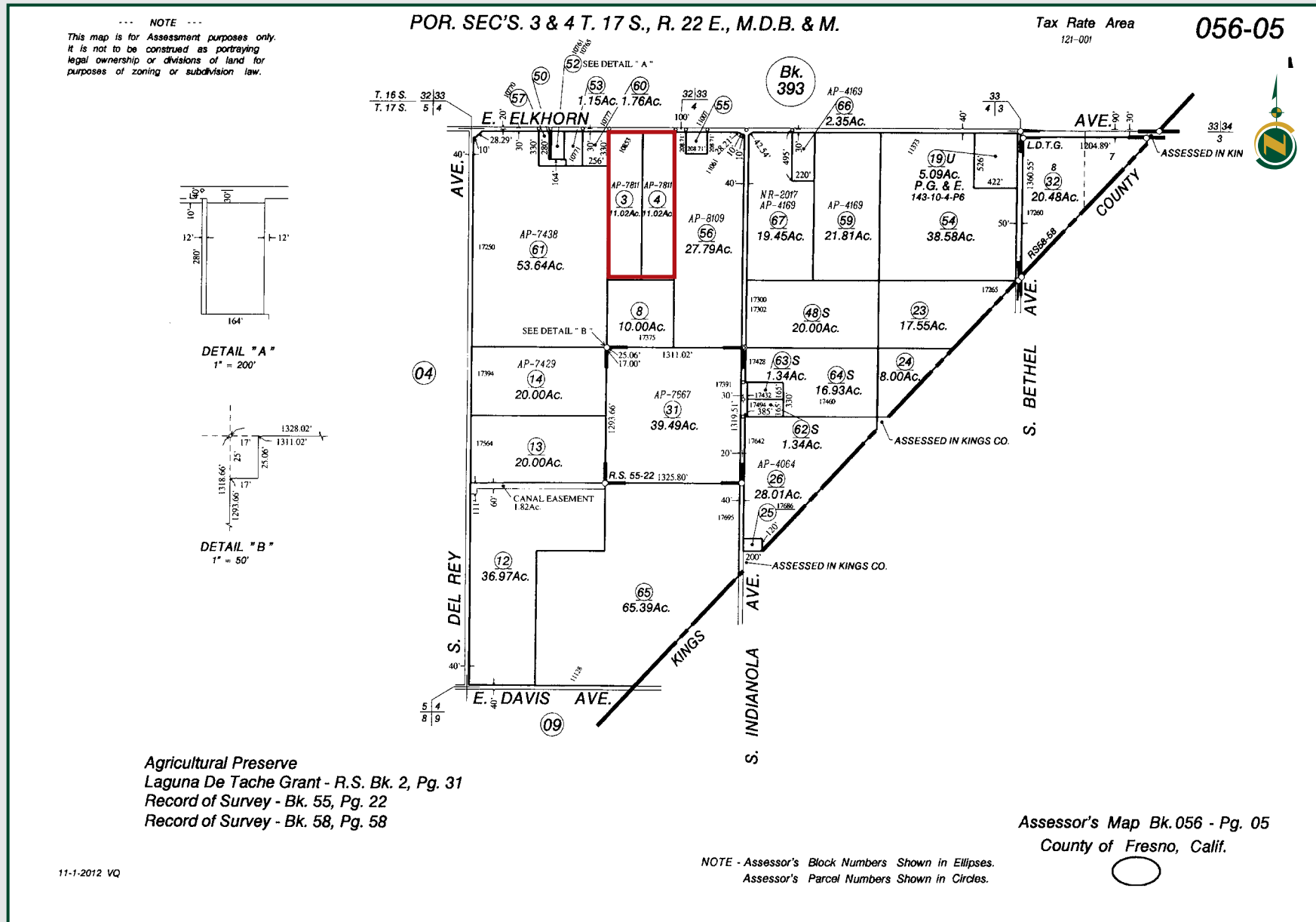


SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good



PARCEL MAP



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.