

AUBERRY ROAD PROPERTY

271.20± Acres, Fresno County, California

\$16,272,000
(\$60,000/Acre)



- In Path of Growth for Fresno/Clovis
- Garfield Water District
- Irrigation Pumps & Wells
- Ranch Headquarters with Multiple Buildings



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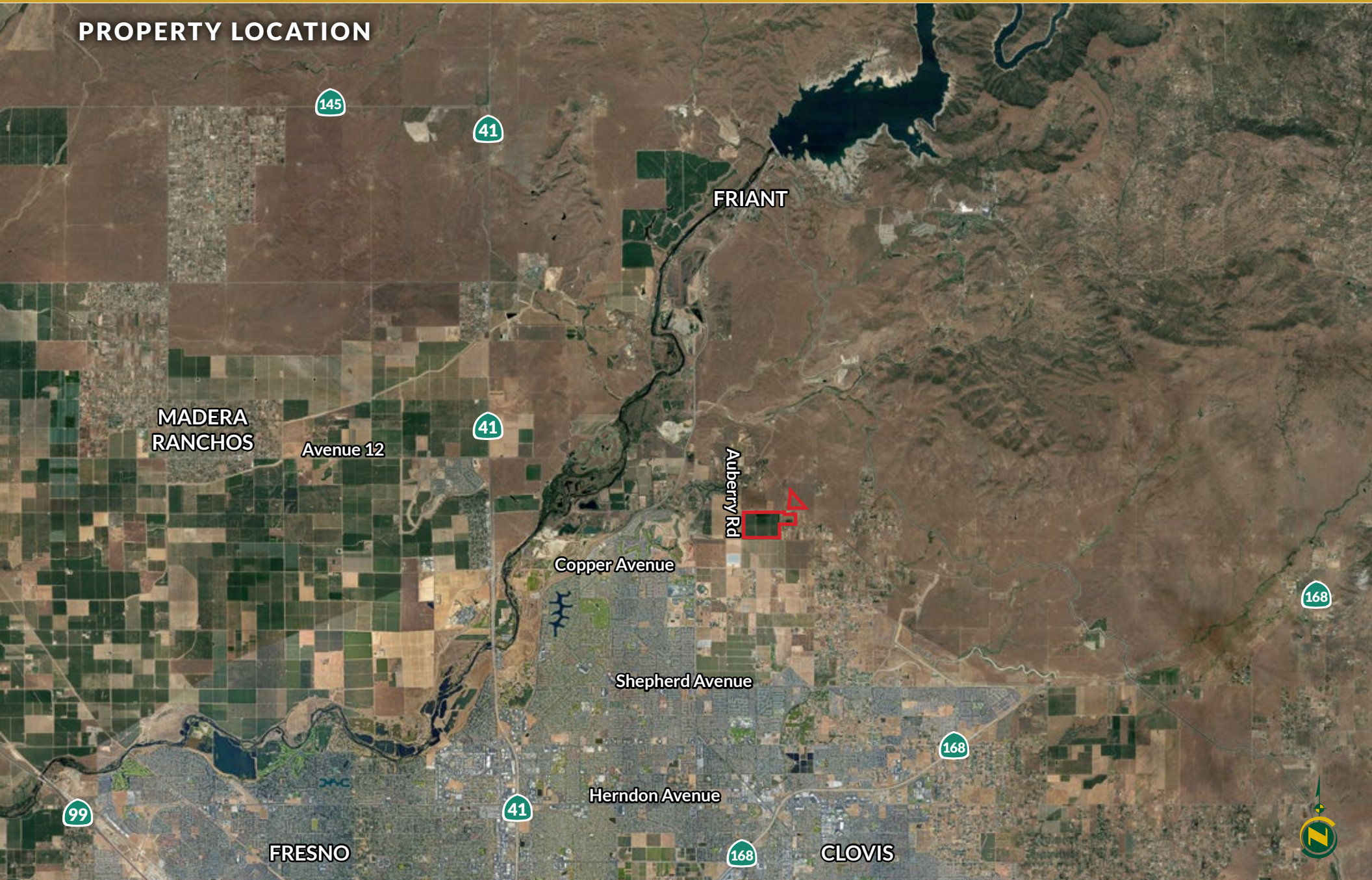


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PROPERTY LOCATION

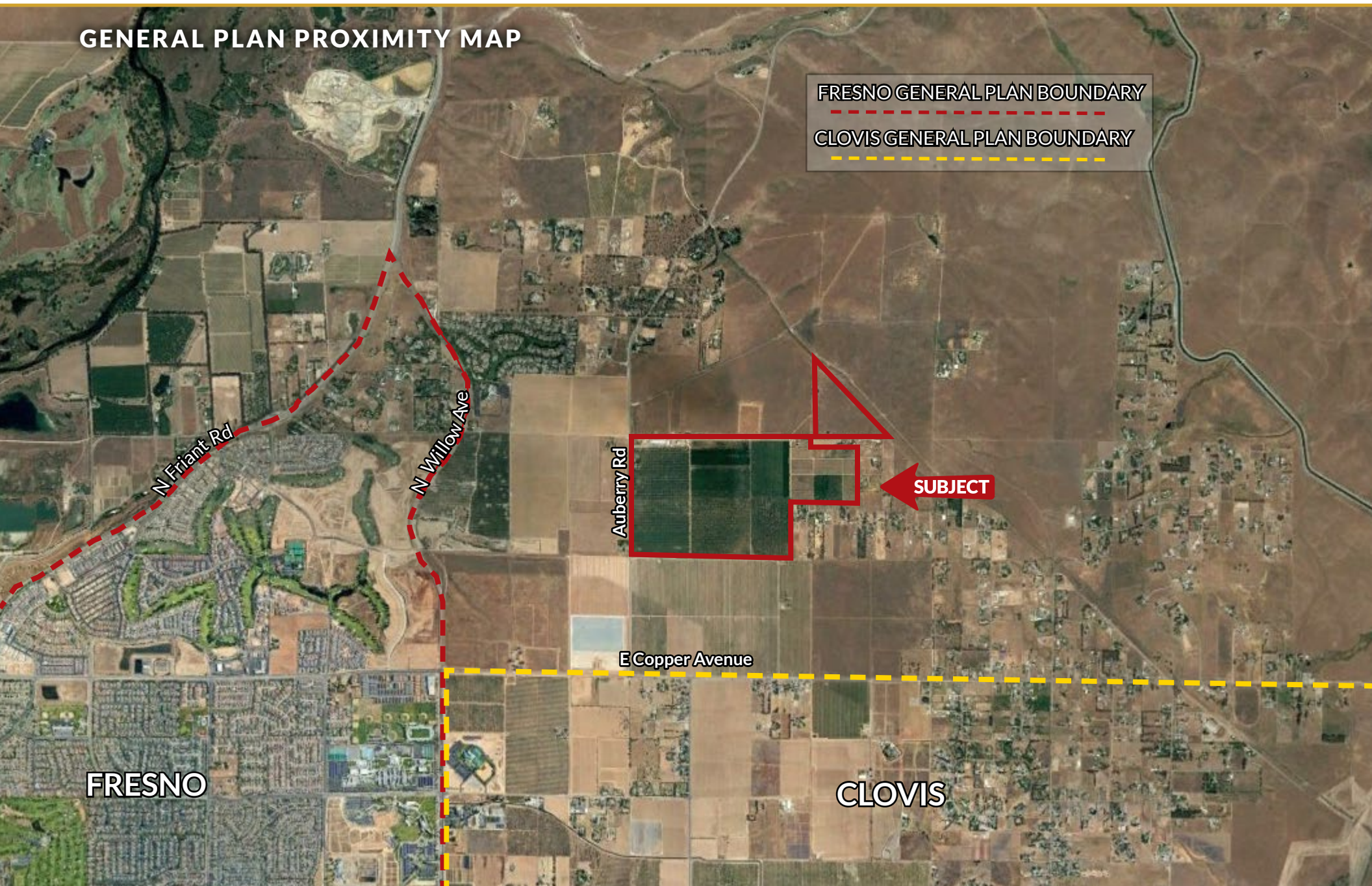


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GENERAL PLAN PROXIMITY MAP



PROPERTY INFORMATION

DESCRIPTION

An extraordinary investment property located in the path of growth for a Fresno/Clovis future expansion area. The 271.20± acre parcel has approximately 237.5± net acres of farmland, which has historically been farmed to olives, almonds, plums, and vineyard, some of which is still being farmed today. Also included is a ranch headquarters with warehouse/storage buildings, two ranch homes and an office.

LOCATION

The property is located on the east side of Auberry Road, ½ mile north of Copper Avenue. Approximately 1/2 mile north of the City of Clovis's Planning Area and 3/4 mile east of the City of Fresno's Planning Area.

LEGAL

The E ½ of the NE ¼ of Section 7, a portion of the N ½ of Section 8, and a portion of SE ¼ of Section 5, all in T12S, R21E, M.D.B&M. Fresno County APNs: 580-020-40, 580-030-01, 02s, 04s, 05s, 06s, 07s and 580-040-06

WATER

Garfield Water District (on 212.37± acres only)

(3) Irrigation Pumps & Wells

(1) Domestic Pump & Well

(1) Filter station with booster pumps

Irrigation via combination of drip and/or flood

Note: The current condition of the irrigation system/water, pumps & wells are unknown. Buyer to independently investigate and verify the viability of the property to access adequate water for buyer's intended use.

BUILDINGS

The ranch headquarters consists of a 2,735± SF Spanish style residence, which is currently used as an office, a 17,760± SF olive processing and storage warehouse of which a portion is cooled with a Freon refrigeration system. A 4,800± SF metal shop building, a 4,800± SF pole barn, currently used to cover old almond hulling-shelling equipment. Also located on the ranch is a 1,665± SF foreman house and two smaller tenant houses.

ZONING

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

The property is NOT enrolled in the Williamson Act.

LAND USE

The Auberry Road Ranch is 271.20± acres with 237.5± acres of farmable land and 16.22± acres of native pasture. The ranch headquarters situated on the northwest corner of the property includes a main house-office, a warehouse with some refrigeration capabilities and a shop plus a pole barn. **The existing olive processing business and any associated equipment are not included in the sale.**

A description of the acreage is summarized below.

ACREAGE SUMMARY		
Cherry Plums	19.50	Net Acres
Manzanillo Olives	63.00	Net Acres
Mission Olives	20.00	Net Acres
Almonds	106.00	Net Acres
Ruby Seedless	21.50	Net Acres
Fortune Plums	4.50	Net Acres
Miscellaneous Vines	3.00	Net Acres
Native Pasture	16.22	Gross Acres
Headquarters, Housing & Roadways	17.48	Gross Acres
271.20± TOTAL GROSS ACREAGE		

Note: All of the almond plantings are abandoned with a significant portion of the other trees and vines either abandoned or minimally farmed.

PRICE/TERMS

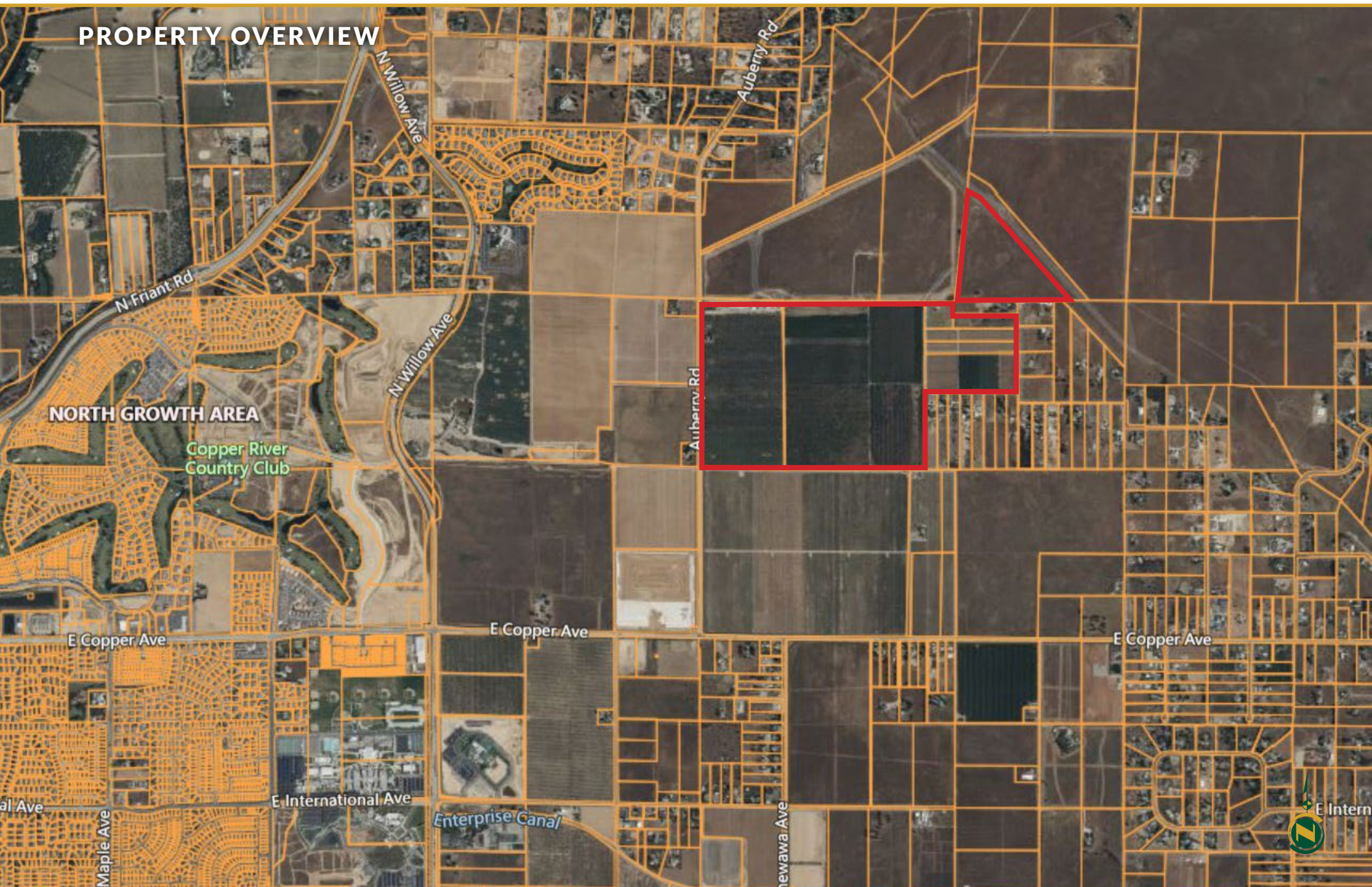
\$16,272,000 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2023 crops through the close of escrow. A sale is subject to the court petition and overbid confirming the sale of real property. The property is being sold in it's "As-Is" condition.

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PROPERTY OVERVIEW

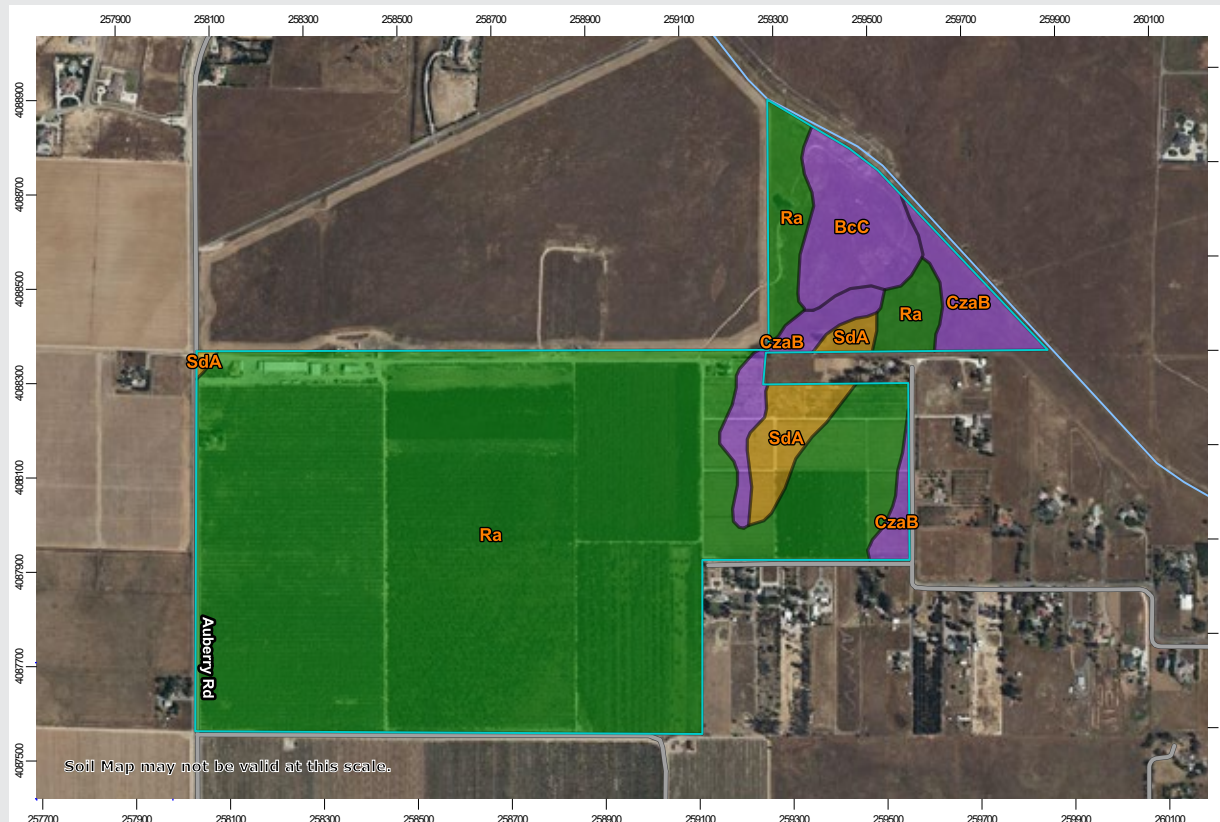


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SOILS MAP



Map unit symbol	Map unit name	Rating
BcC	Blasingame loam, 3 to 15 percent slopes	Grade 3 - Fair
CzaB	Cometa sandy loam, 3 to 9 percent slopes	Grade 3 - Fair
Ra	Ramona sandy loam	Grade 1 - Excellent
SdA	San Joaquin sandy loam, shallow, 0 to 3 percent slopes	Grade 4 - Poor

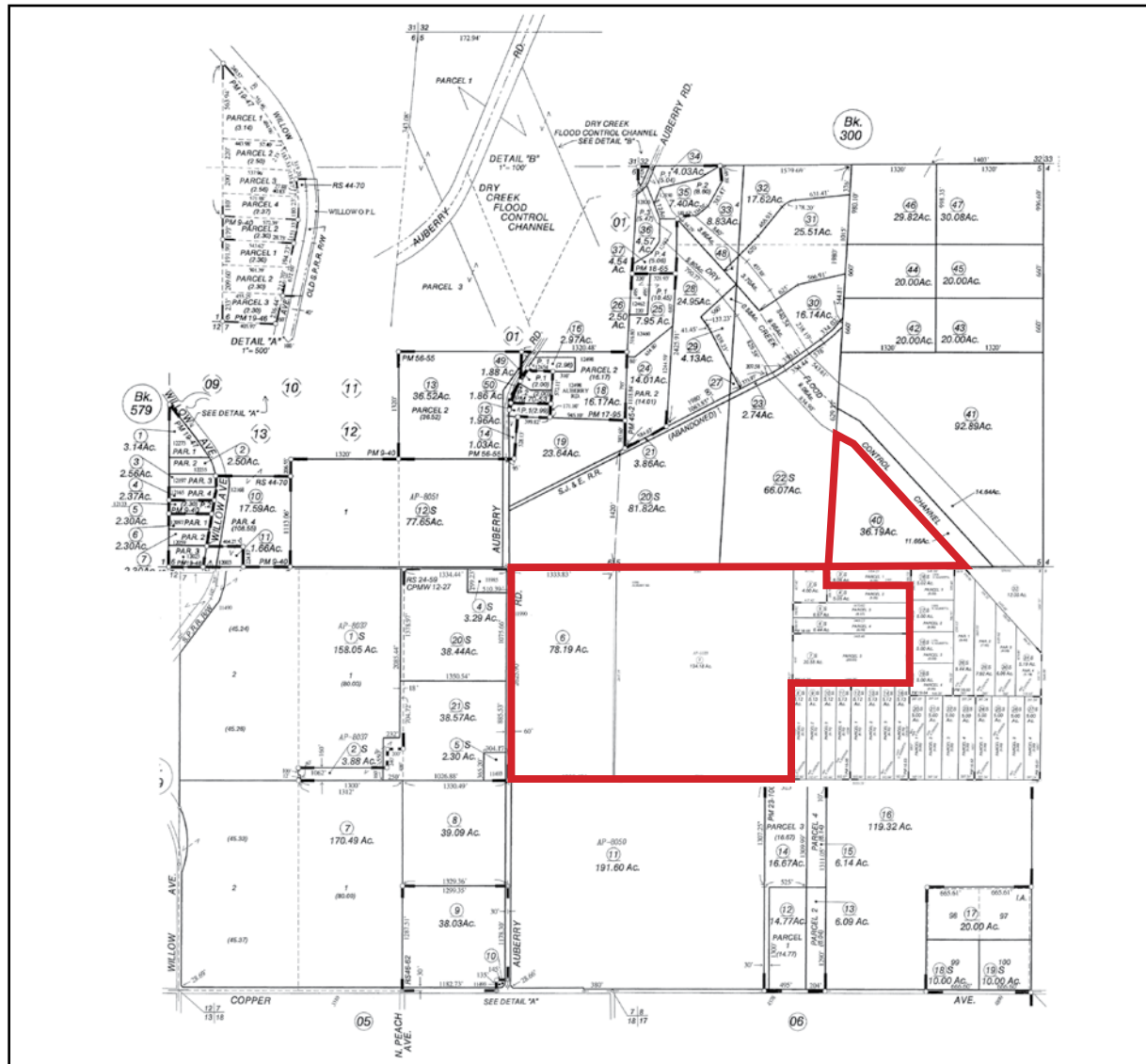


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PARCEL MAP



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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.