

FOWLER C.I.D. RANCH

Fresno County, California

111.16± Acres

\$3,668,280
(\$33,000/Acre)



- Two Sources of Water
- Consolidated Irrigation District
- 3 Ag Pumps/Wells & 1 Lift Pump



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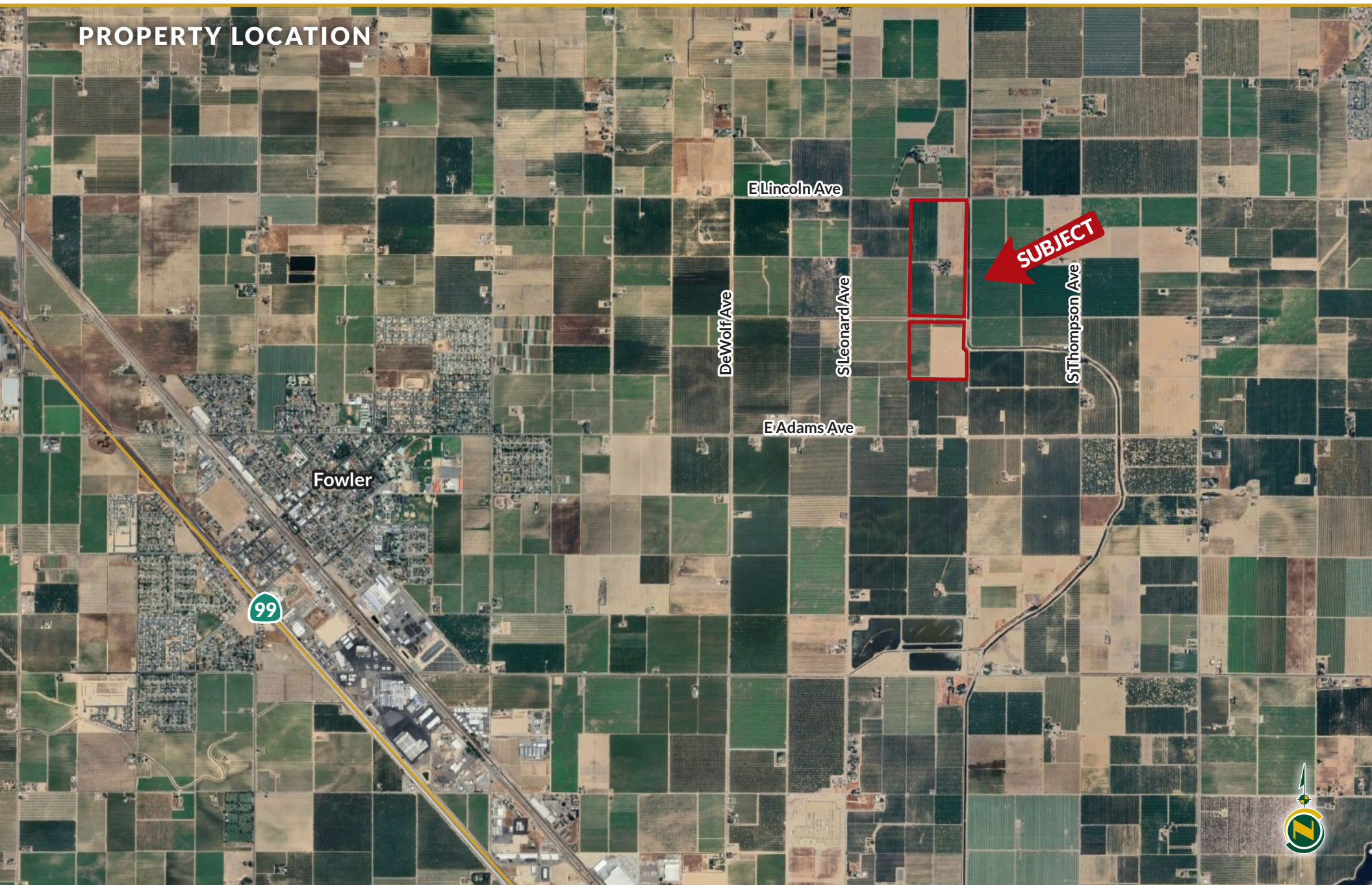


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Located adjacent to the Fowler Switch Canal this 111.16± acre ranch is planted to pistachios, almonds, and grapes. Additionally, the property features a well maintained 2,100+ main house, two smaller homes, and multiple shops/barns, centrally located on the property. Irrigation water is supplied by three irrigation pumps and wells, along with Consolidated Irrigation District water.

LOCATION

The property is located on the south side of Lincoln Avenue, ¼ mile east of S. Leonard Avenue, approximately 2.5 miles northeast of Fowler. Physical address: 8881 E. Lincoln Avenue, Fowler, CA 93625.

LEGAL

Fresno County APN's: 340-050-19 and 21. Located in a portion of Section 12, Township 15S, Range 21E, M.D.B.&M.

ZONING

Fresno County AE-20, Agricultural Exclusive - 20 acres. The parcels are not enrolled in the Williamson Act.

PLANTINGS

Acreage	Type	Variety	Year Planted
18±	Pistachios	Golden Hills	2024
20±	Pistachios	Golden Hills	2023
30±	Grapes	Selma Pete	2006
34±	Almonds	Nonpareil/Monterey	2015

BUILDINGS/STRUCTURES

There are three homes including a 2,126± square foot main house w/pool, two small homes, along with multiple shops/barns.

WATER

The parcels are located in Consolidated Irrigation District and are entitled to receive surface water. The property has three ag wells: a 20 and 30 HP pump at approximately 300' and a 10 HP pump at 120'. There is also a lift pump off the Fowler Switch Canal producing an estimated 5,000± GPM. Dual-line drip provides irrigation to the almonds. The 2023 pistachios have single line drip irrigation and the 2024 pistachios are flood irrigated. The vineyard is both drip and flood irrigated.

SOILS

See soils map included.

PRICE/TERMS

\$3,668,280 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crop.

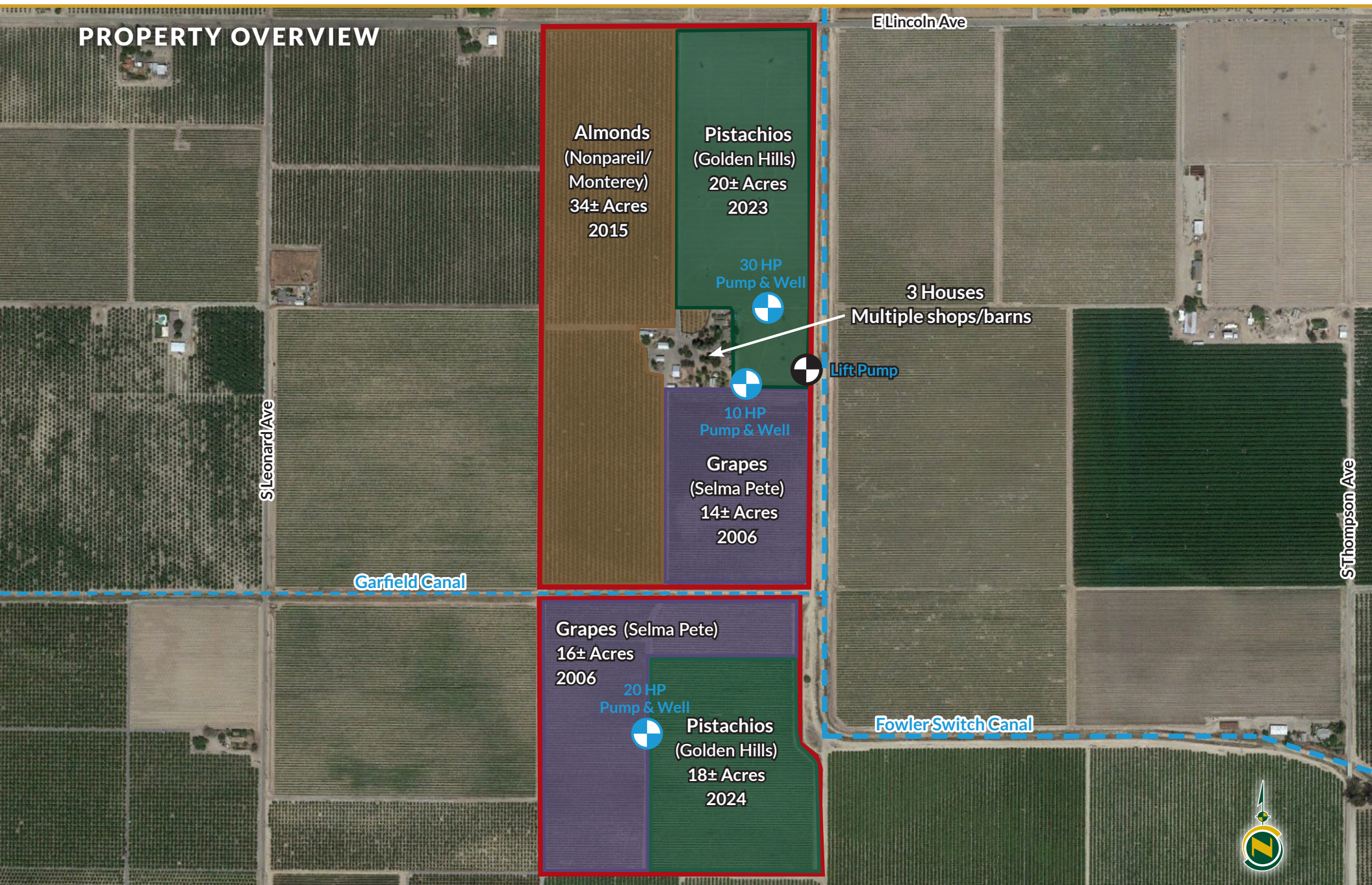


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PROPERTY OVERVIEW



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SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hm	Hanford fine sandy loam	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
PmB	Pollasky sandy loam, 2-9% slopes	Grade 1 - Excellent
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good
Ex	Exeter loam	Grade 4 - Poor

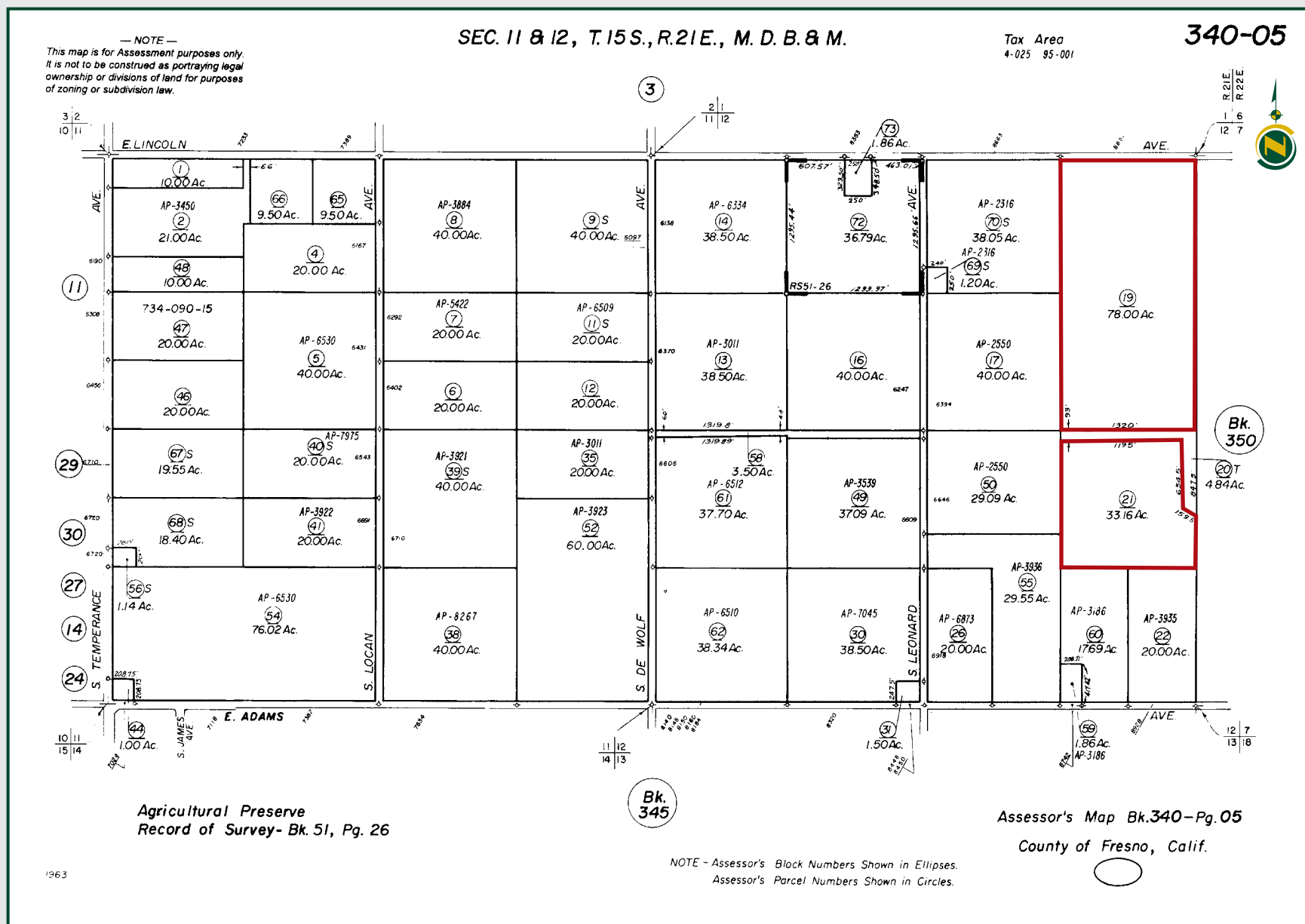


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PARCEL MAP



PROPERTY PHOTOS - SELMA PETE VINEYARD



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PROPERTY PHOTOS - ALMONDS



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PROPERTY PHOTOS - PISTACHIOS



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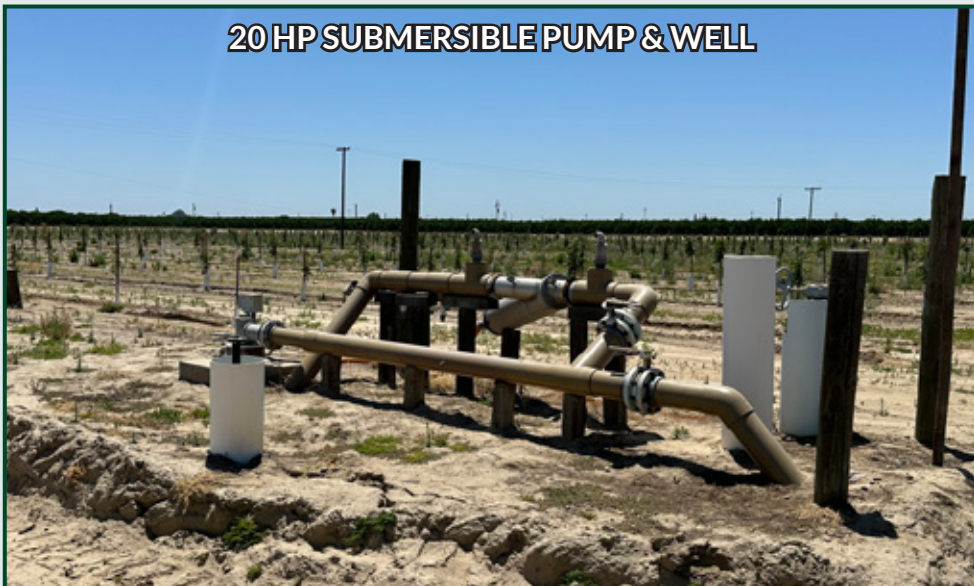


PROPERTY PHOTOS - C.I.D. CANALS

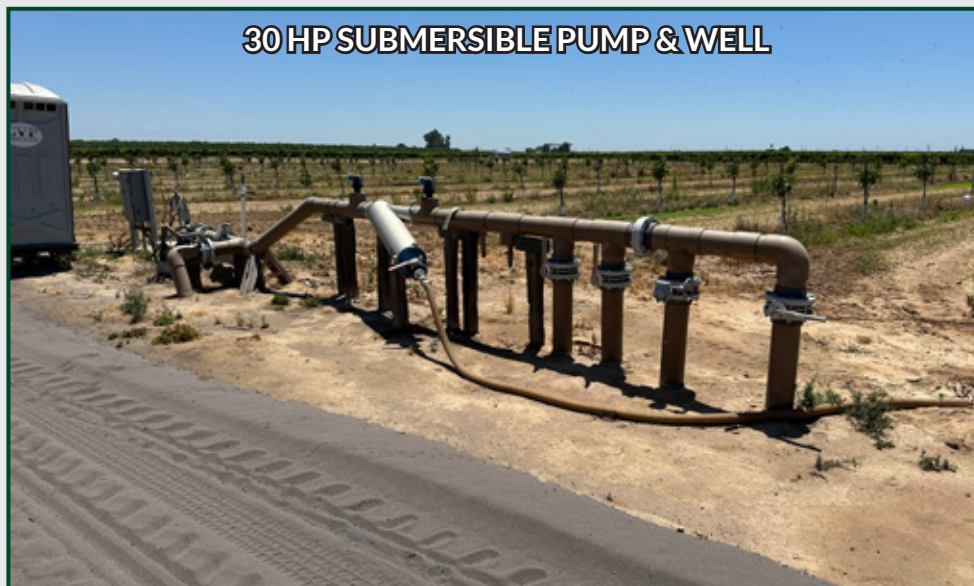


PROPERTY PHOTOS - WELLS & LIFT PUMP

20 HP SUBMERSIBLE PUMP & WELL



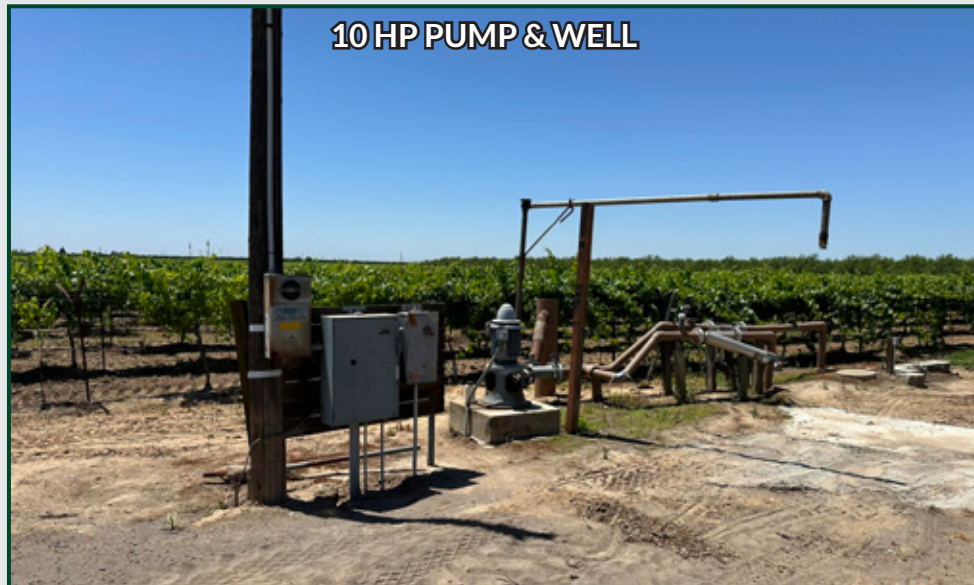
30 HP SUBMERSIBLE PUMP & WELL



LIFT PUMP



10 HP PUMP & WELL



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Solar



Garage



Main House

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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.