

W.W.D. OPEN LAND

Fresno County, California

160.00± Acres

\$1,040,000
(\$6,500/Acre)

PRICE REDUCED

- Westlands Water District
- Predominantly Class 1 – Excellent Soils



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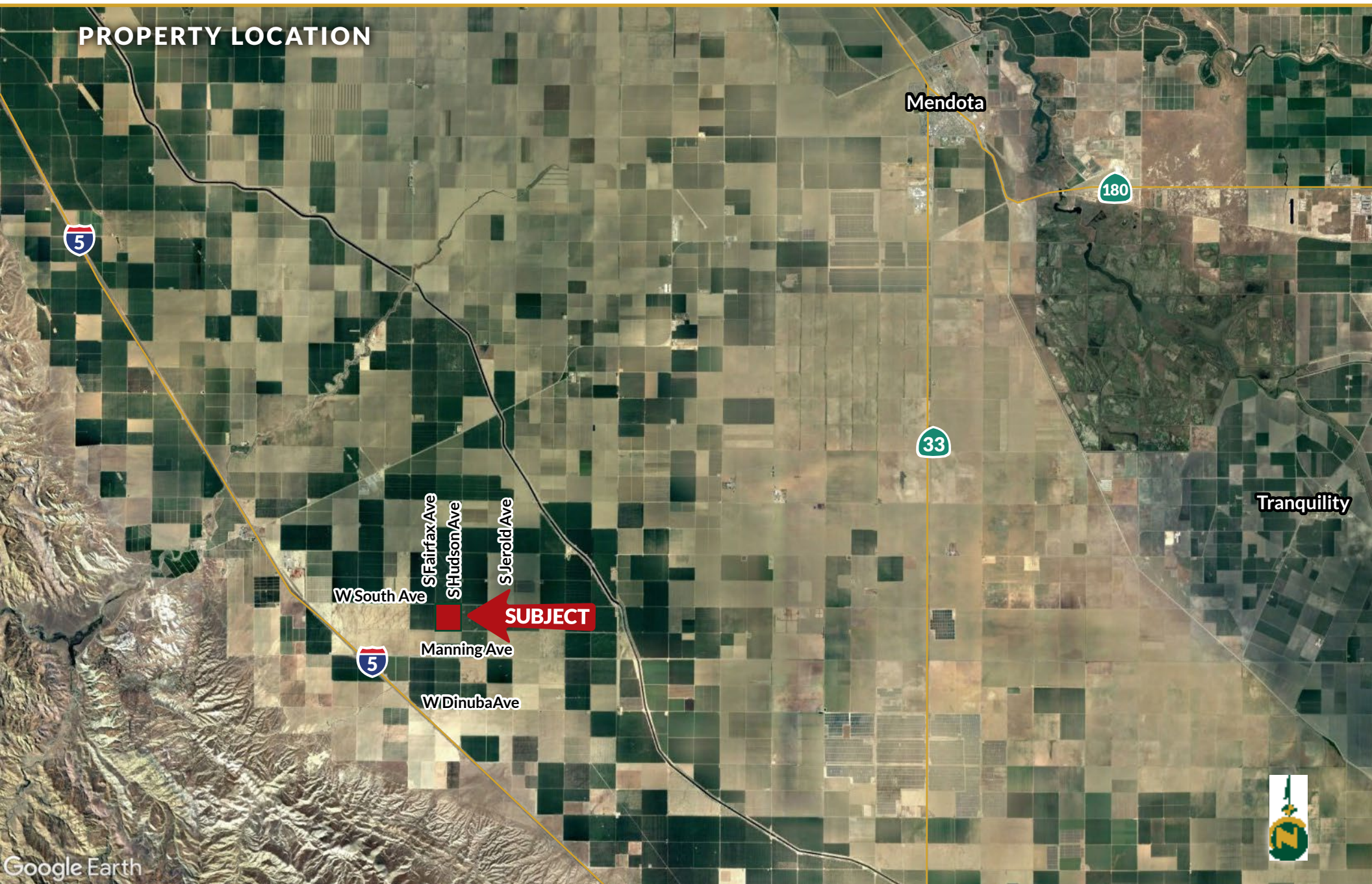


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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

160± assessed acres of open ground located in Westlands Water District. Nearby plantings include row crops and almonds.

LOCATION

The subject property is located on the southwest corner of W. South and S. Hudson Avenues in the Mendota area, CA 93640. Access to the property is approximately 2 ½ miles northeast of the I-5 and Manning Ave interchange.

LEGAL

Fresno County APN: 027-121-23.

Located in a portion of Section 21, Township 15S, Range 13E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres.

The property is enrolled in the Williamson Act.

WATER

Property is located within Westlands Water District and is entitled to receive surface water subject to annual allocation for the Central Valley Project (CVP) by the Bureau of Reclamation.

SOILS

The soils are predominantly Grade 1 – Excellent suitable for a variety of crops.

Panoche, loam, subsided (85%), Grade 1

Cerini, sandy loam, subsided (85%), Grade 2

PRICE/TERMS

\$1,040,000 (\$6,500/acre) cash at the close of escrow. Seller shall retain all remaining mineral rights on the property.



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PROPERTY OVERVIEW

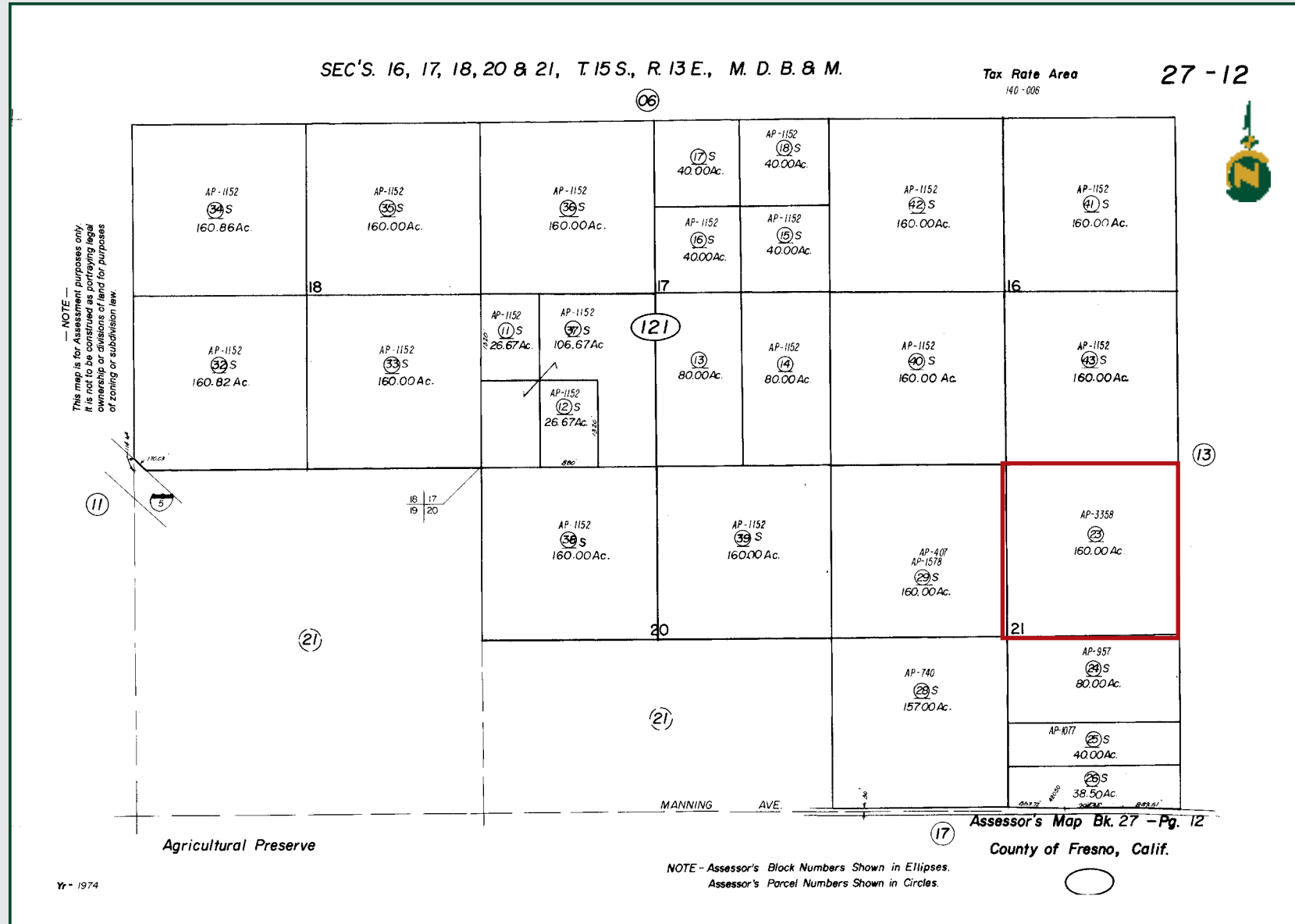


SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
492	Panoche loam, 0-5% slopes	Grade 1 - Excellent
490	Cerini sandy loam, 0-5% slopes	Grade 1 - Excellent

PARCEL MAP



WESTLANDS WATER DISTRICT

Westlands Water District is the largest agricultural water district in the United States, made up of more than 1,000 square miles of prime farmland in western Fresno and Kings Counties.

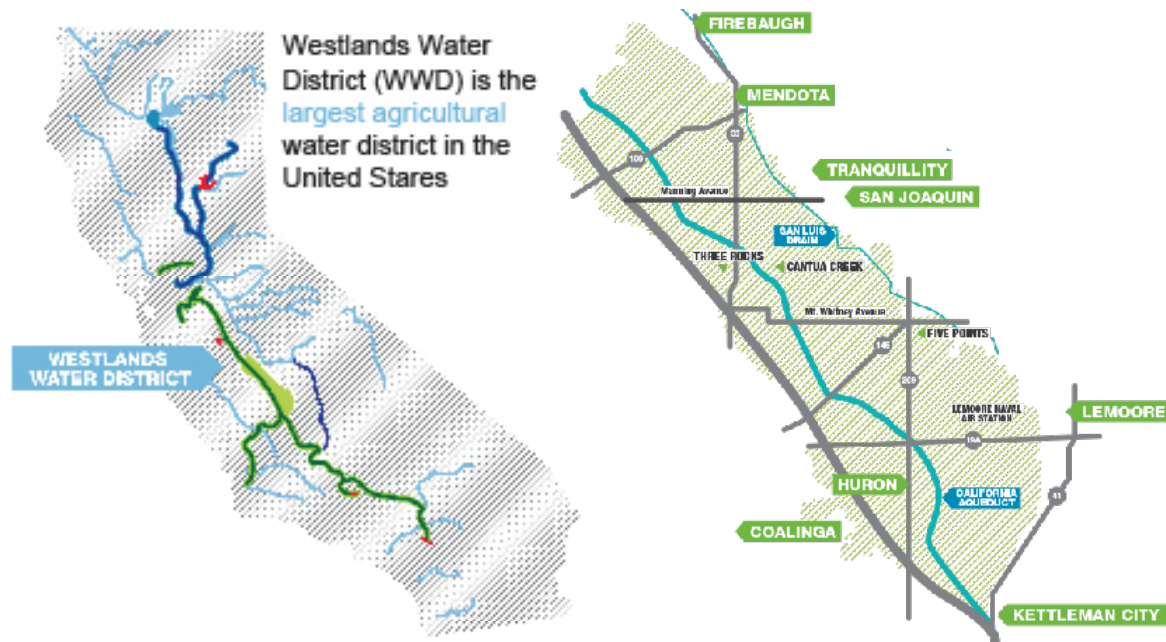
CUSTOMERS: Westlands has 700± family farms in the District, which depend upon water for irrigation purposes. Westlands also provides limited quantities of untreated, non-potable Central Valley Project (CVP) water which is ultimately used for municipal and industrial (M&I) purposes in the District.

WHERE DOES THE WATER COME FROM?

- Growers in the fertile Westlands district produce more than sixty high-quality food and fiber crops, including row crops like tomatoes, onions, melons, grapes and nut crops. Central Valley farmers grow products consumed by Californians but also support transportation and logistics jobs involved in transporting products to other states and more than 150 countries around the world.
- WWD farms produce more than 60 commercial food and fiber crops sold for the fresh, dry, canned, and frozen food markets.
- 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems.
- The Westland's distribution system is fully enclosed and metered system designed to eliminate losses from evaporation and leakage.
- Westlands growers produce an average of more than \$1 billion worth of food and fiber annually, generating approximately \$3.5 billion in farm related economic activities in local communities.

SERVICE AREA: 600,000+ acres
IRRIGATED SIZE: 399,000± acres

YEAR FORMED: 1952
MILES OF PIPE: 1,034±



Central Valley Project I Westlands receives its water allocation under a joint venture agreement between the federal government and the State of California as part of the San Luis Unit of the Central Valley Project (CVP), one of the largest public works projects in the country. Ground-breaking of the San Luis Unit of the Central Valley Project took place in 1962; the San Luis Canal was completed in 1968 and Westlands began receiving water deliveries thereafter. Deliveries from the CVP allow growers in the Westlands District to curtail their dependence on groundwater pumping, which can be associated with aquifer overdraft. Recognizing the value of a consistent and stable water supply to the region and the state, the farms within the Westlands Water District are extremely productive and water-efficient, largely due to the installation and maintenance of modern technological innovations and sustainability strategies. The Westlands water delivery system utilizes 1,034± miles of fully enclosed buried pipes and 3,300 water meters along the entirety of its system to ensure water is delivered with zero losses due to seepage, evaporation, or spills during transportation and delivery. About 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems, representing an investment of more than \$500 million.

Source: www.wwd.ca.gov

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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.

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