



±**3310.65**AC

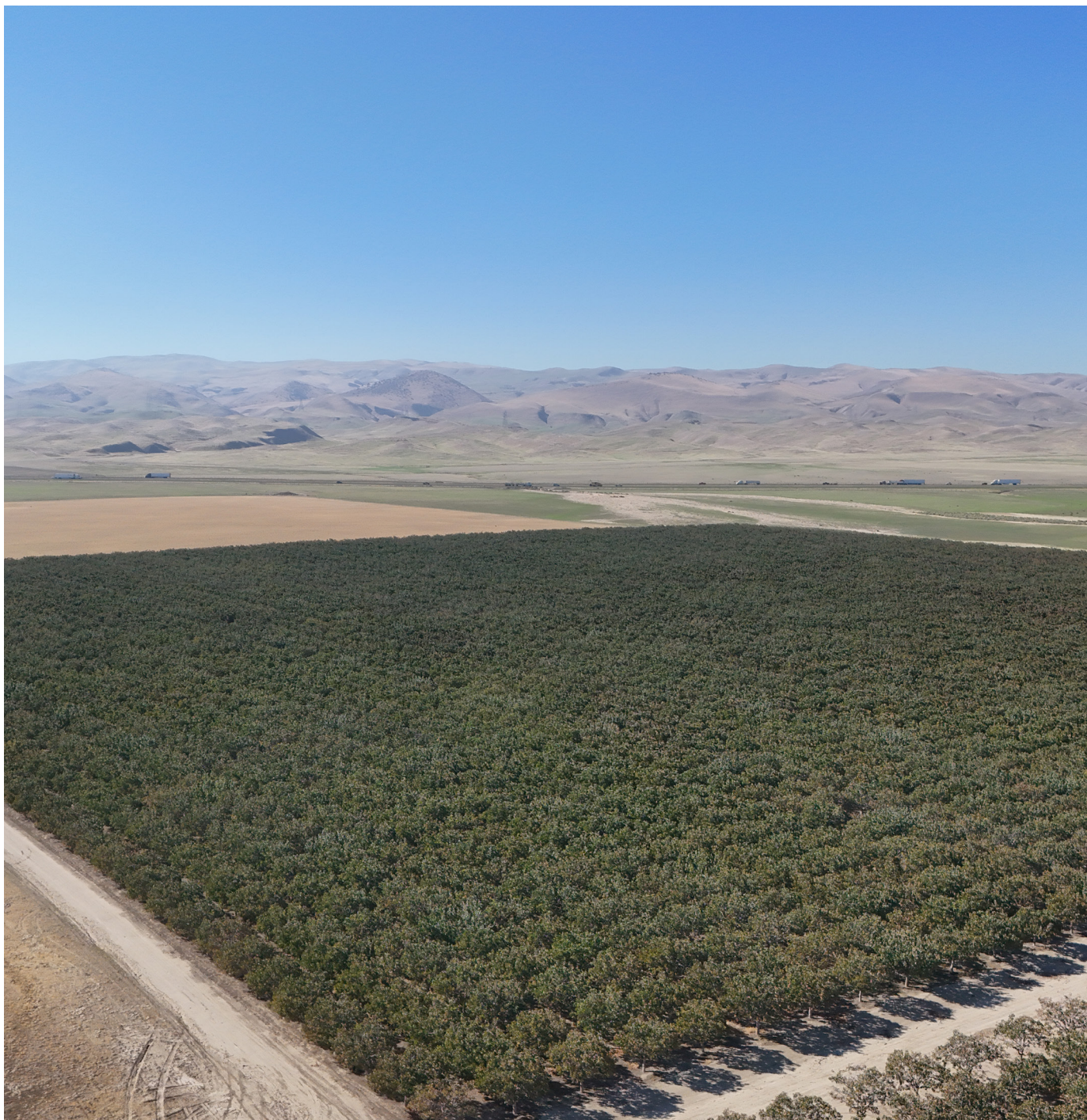
CAC RANCH

*Westlands Water District
Fresno County, CA*

FOR SALE


ALLIANCE AG
BROKERAGE • APPRAISAL • CONSULTING

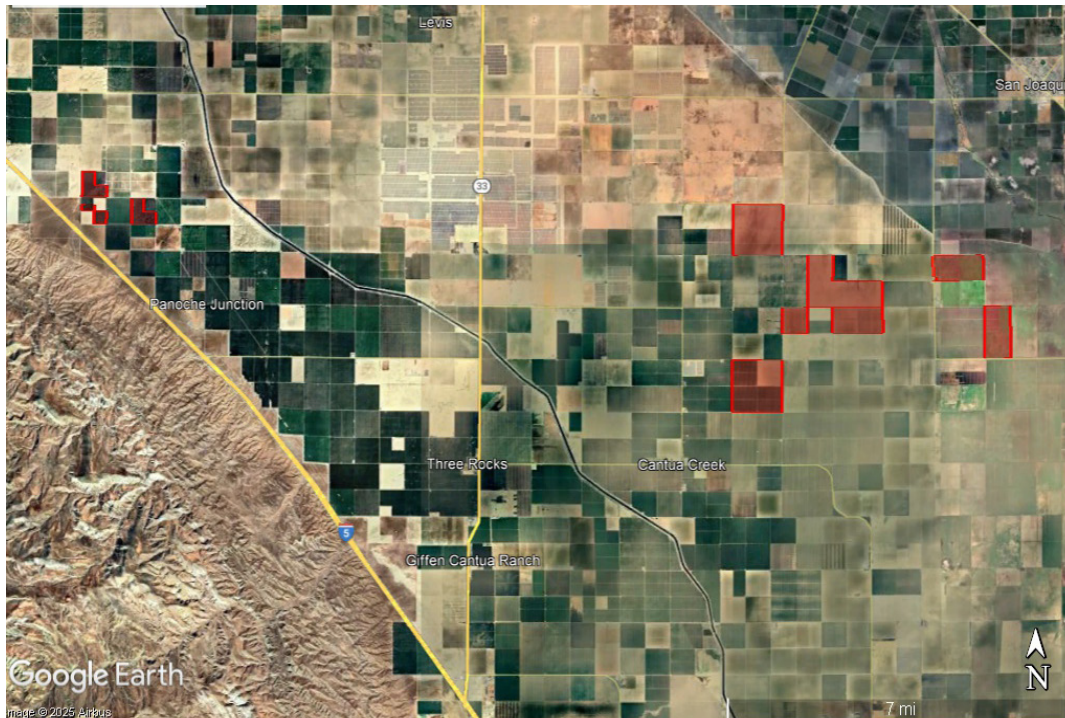
- 2** SUMMARY
- 4** MAPS
- 8** PROPERTY IMAGES
- 9** ABOUT US



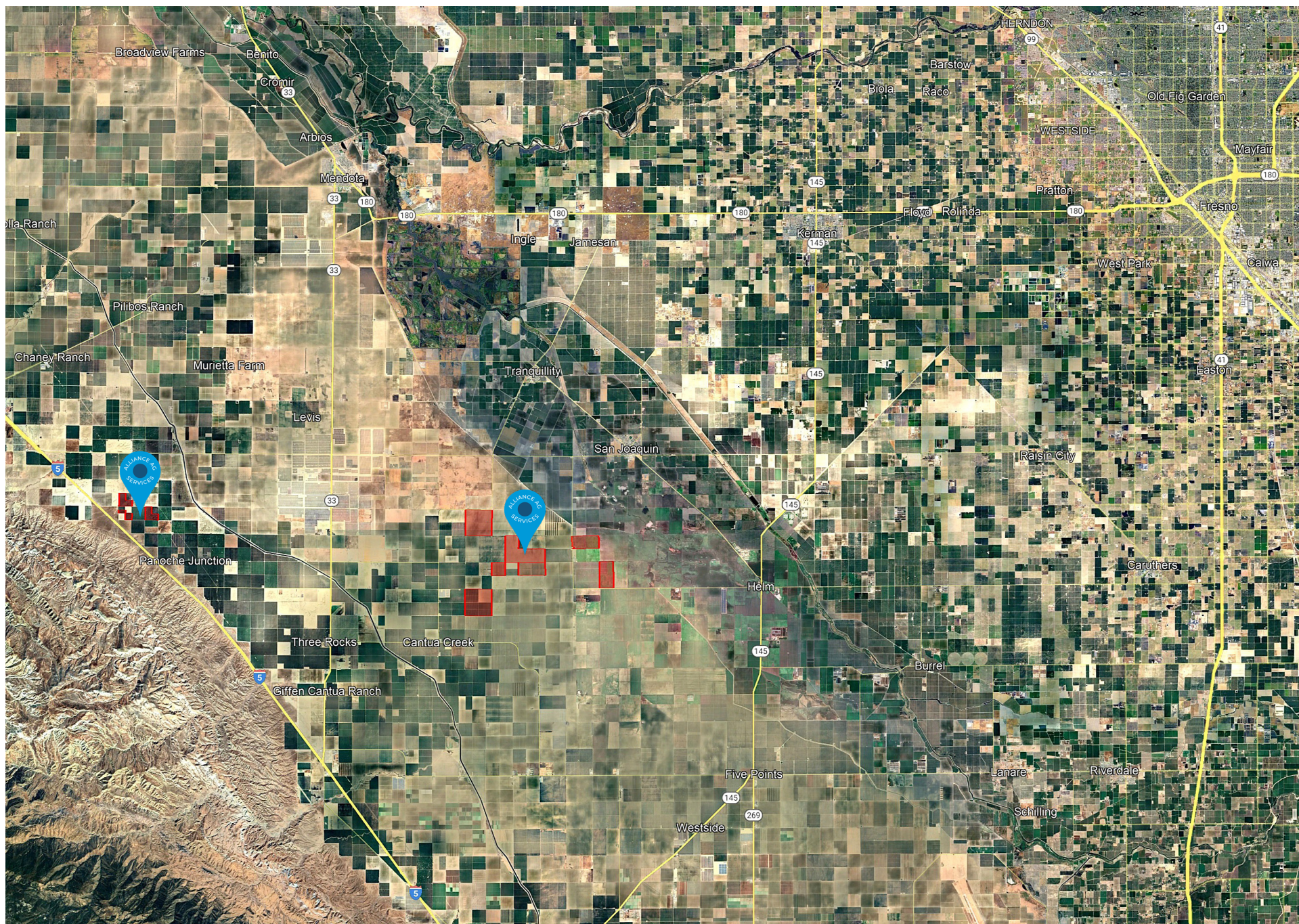
SUMMARY

PROPERTY NAME:	CAC RANCH
LOCATION:	Fresno County, CA
OFFERING PRICE:	\$26,875,000
ACREAGE:	±3,310.65 assessed acres
ZONING:	Exclusive AG: AE-20, AE-40
PROPERTY TYPE:	Almonds, Pistachios, Open
WATER INFORMATION:	Westlands Water District & Wells

The CAC Ranch lands are available as a whole or in parts, being comprised of the Floral & Calaveras Ranches. located ~15 miles apart.



AERIAL MAP - COMBINED



PROPERTY BREAKDOWN

PROPERTY NAME:

CAC Floral Ranch

LOCATION:

Floral Ave at the intersections with S Newcomb Ave & S Jerrold Ave, ~1 mile north of the I-5 interstate.

ACREAGE:

±300 assessed acres

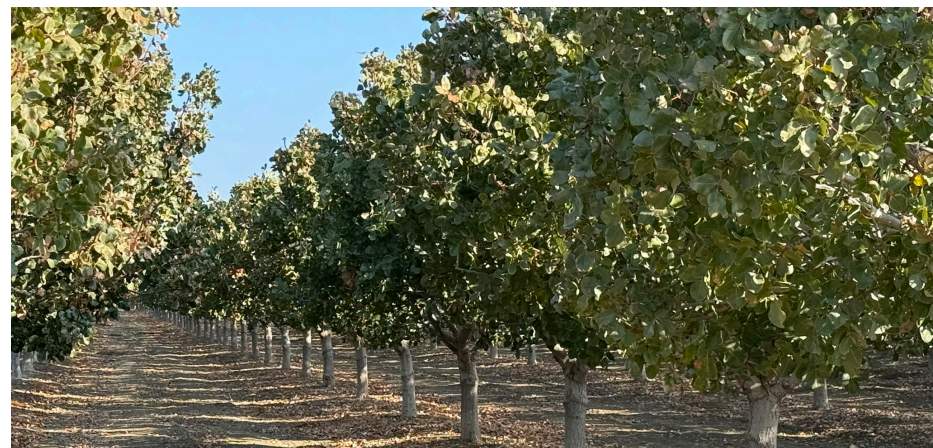
PLANTINGS:

±294.72 net acres planted in 2001 & 2007 to Kerman variety pistachios

WATER INFORMATION:

Westlands Water District & Wells

±100 acres of adjoining pistachios, historically farmed in conjunction with the subject, may be available for purchase in combination with the Floral Ranch.



AREA MAP - CAC FLORAL RANCH



PROPERTY BREAKDOWN

PROPERTY NAME:

CAC Calaveras Ranch

LOCATION:

Multiple parcels located within 2 miles north and south of W Mountain View Ave, ~3-7 miles SW of the town of San Joaquin

ACREAGE:

±3,010.65 assessed acres

PLANTINGS:

±2,444.15 acres Open land

±480 acres (~469 net acres planted in 2006 & 2012 to Nonpareil, Fritz, Monterey and Wood Colony varieties)

±86.50 acres (~80 net acres planted in 2016 to Golden Hills variety pistachios)

WATER INFORMATION:

Westlands Water District & Wells



AREA MAP - CAC CALAVERAS RANCH



ADDITIONAL IMAGES





For more information, please contact one of the following individuals:

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This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

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. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. 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

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

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