

CALAVERAS RANCH

320± ACRES | FRESNO COUNTY, CALIFORNIA

\$2,320,000

(\$7,250/Acre)



PROPERTY HIGHLIGHTS

- WESTLANDS WATER DISTRICT
- 80± ACS. OF WINE GRAPES & 240± ACS. OF OPEN LAND
- LOCATED IN A DESIRABLE FARMING AREA



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

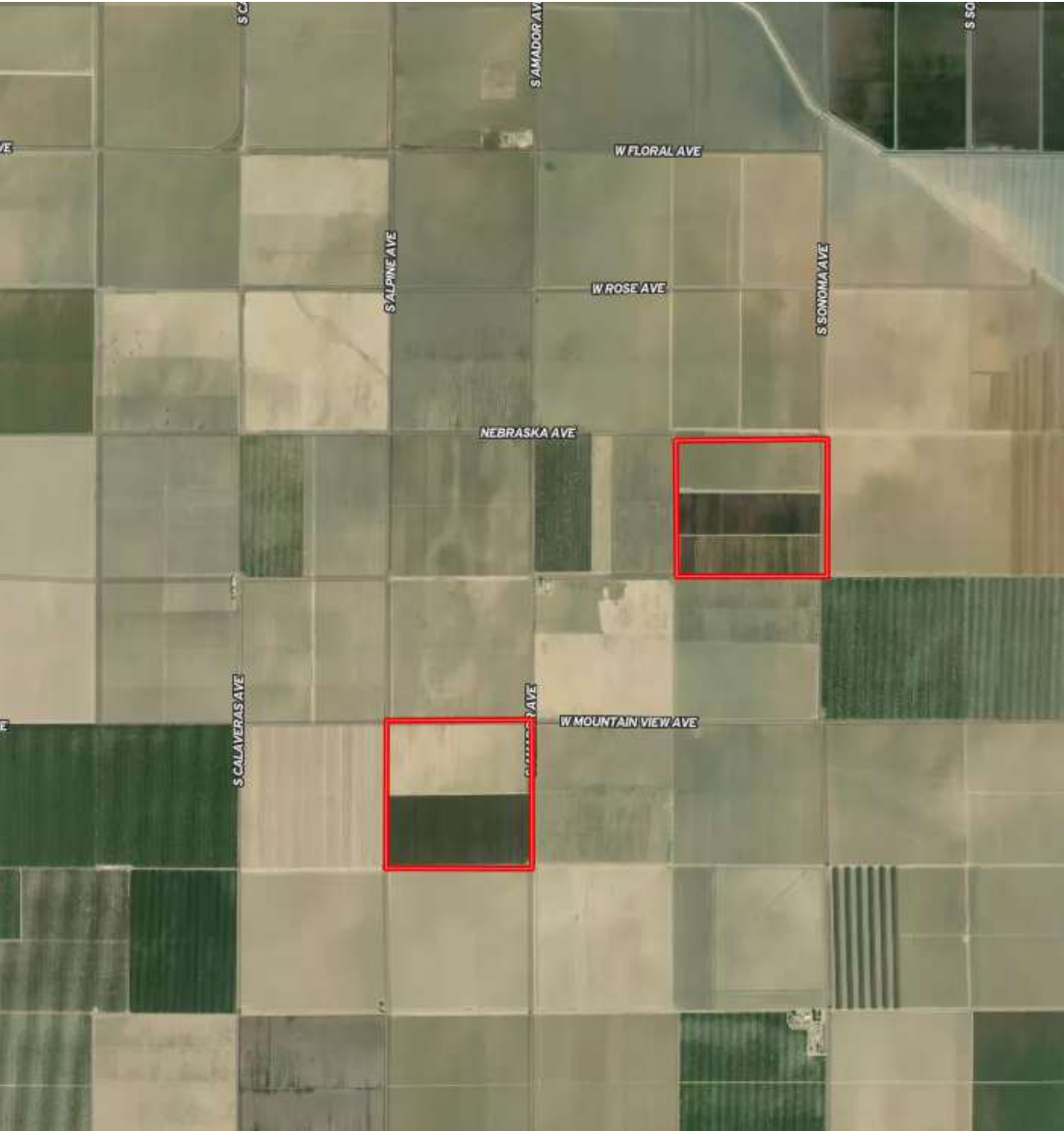
VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This ranch features both open land and wine grapes presenting a unique opportunity for water advantages or potential depreciation, situated in a highly sought-after farming region. The property benefits from Westlands Water District surface water and has an existing well making it an attractive option for local farmers looking to expand their operations. There are also options available for transferring water credits within the district further enhancing the property's value.

LOCATION

The north open land is located on the southwest corner of Nebraska Avenue and Sonoma Avenue. The south open land and wine grapes are located on the southwest corner of Mountain View Ave and Amador Ave in Cantua Creek, California.

ZONING

AE20 (Agricultural Exclusive 20 acre minimum). The property is enrolled in the Williamson Act.

WATER

The property is within and receives water from Westlands Water District. There is one well on the property (unequipped).

BUILDINGS

None.

PLANTINGS

80± acres of Ruby Red wine grapes with a Gallo Contract at \$250/ton expiring after the 2026 harvest.
240± acres of open land.

PRICE/TERMS

\$2,320,000 (\$7,250/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the current crop year.

*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.

POLICY ON AGENT COOPERATION

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PARCEL INFORMATION

LEGAL

Fresno County APNs: 040-020-24s & 25s; 040-060-24s

Located in a portion of Sections 8 & 17, Township 16S, Range 16E., M.D.B.&M.



SOIL INFORMATION

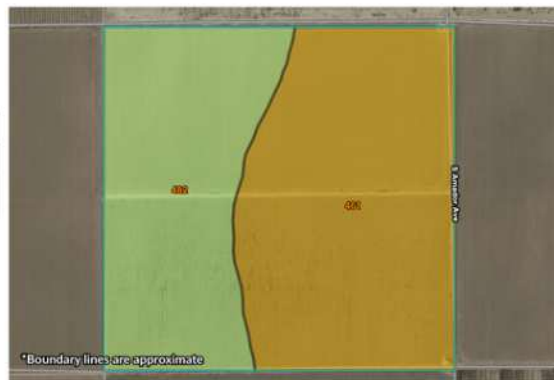
Soil Map Key

Map unit symbol	Map unit name	Rating
285	Tranquility, wet, complex, saline-sodic, 0 to 1 percent slopes	Grade 4 - Poor
461	Ciervo clay, saline-sodic, wet, 0 to 1 percent slopes	Grade 4 - Poor
482	Caffex clay loam, saline-sodic, wet, 0 to 1 percent slopes, MLRA 17	Grade 2 - Good



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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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