

FOR SALE



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James I.D. Farm Land



**238.00± Acres
Fresno County, California**

- Permanent crops planted nearby
- James I.D. canal access

**Exclusively Presented By:
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CA DRE #00020875



James I.D. Farm Land

238.00± Acres

\$2,975,000

LOCATION:

The property is located at the southwest corner of Sonoma Avenue and Dinuba Avenue, approximately 4 miles southwest of the town of San Joaquin.

LEGAL:

Fresno County APN: 030-090-27s, a portion of Section 32 T15S., R16E., M.D.B.&M.

ZONING:

AE20 (Ag, Exclusive Twenty Acres Minimum). The parcel is currently located in the Williamson Act contract.

WATER:

The subject property is located within and receives water from James Irrigation District through a canal adjacent to the property. James ID is a smaller district (25,287± acres) that receives Federal water from the Central Valley Project, local waterways, and irrigation wells. In regard to SGMA, James ID has established its own sustainability agency.

SOILS:

Lillis clay, 0 to 1 percent slope
Tachi clay, 0 to 1 percent slope

**BUILDINGS/
IMPROVEMENTS:**

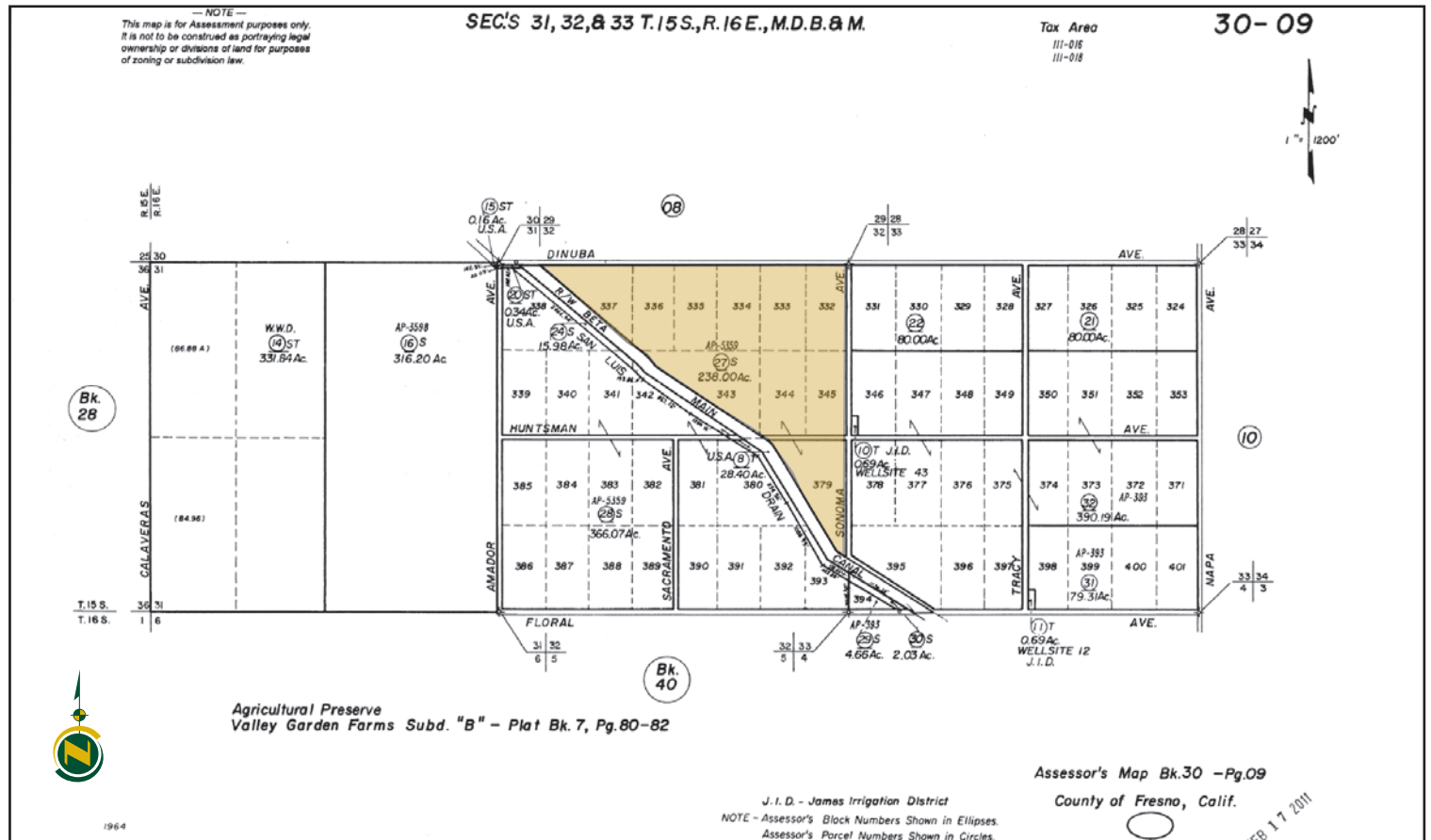
None.

PRICE/TERMS:

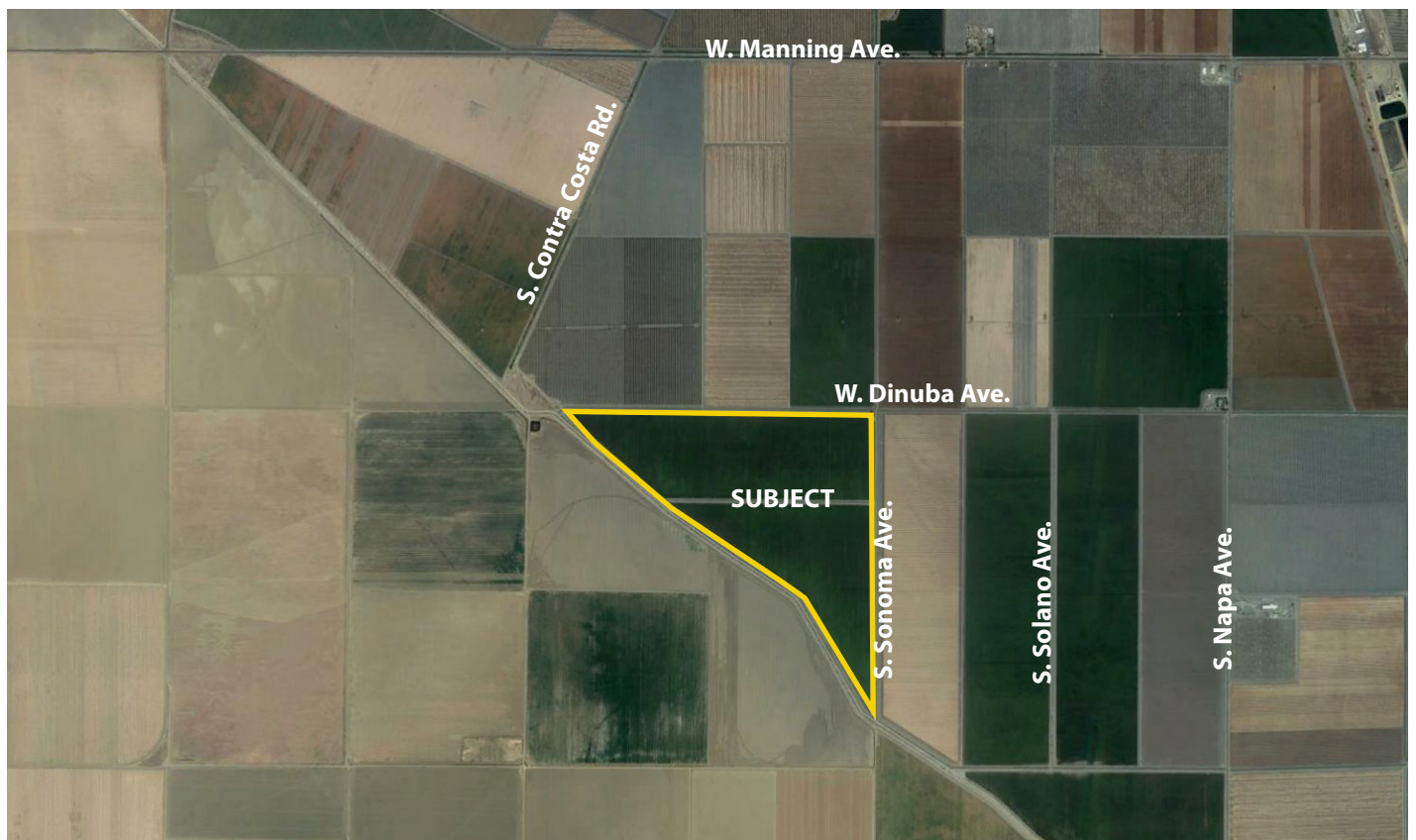
\$2,975,000 (\$12,500/ac) cash. Please view the property at your convenience.



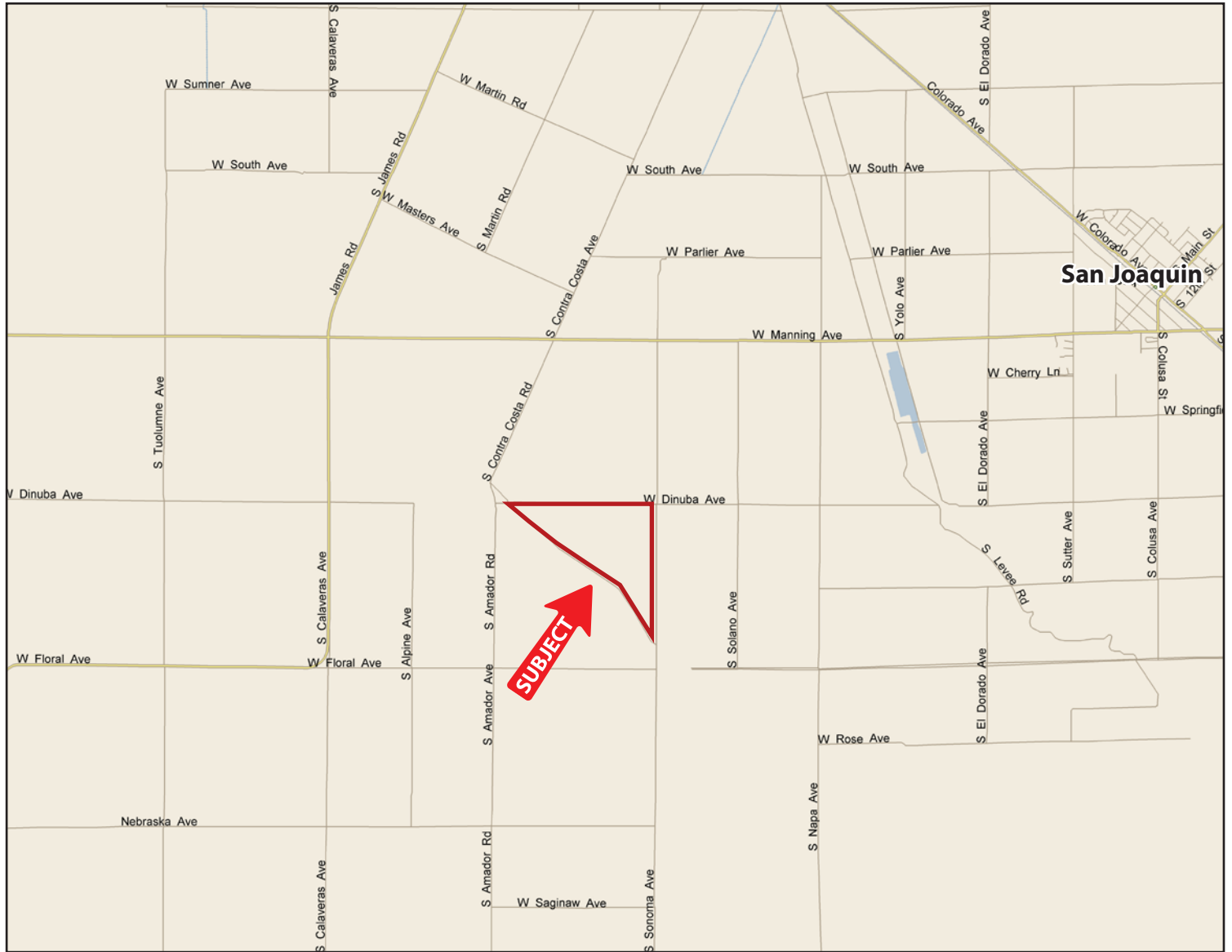
ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



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

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