

**FOR SALE**



**PEARSON  
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AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# Watts Valley Ranch



**623.09± Assessed Acres  
Fresno County, California**

**Exclusively Presented By:  
Pearson Realty**

- Nice grazing ranch
- Spectacular mountain and valley views
- Extensive fencing
- Submersible pump & well



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# Watts Valley Ranch

**623.09± Assessed Acres**

**\$1,745,000**  
**(\$2,800 per acre)**

**LOCATION:**

The north side of the E. Clinton Avenue Alignment lying on the east side of the Friant-Kern Canal, approximately 1 mile east of Riverbend Avenue.

**DESCRIPTION:**

A beautiful grazing ranch with rolling hills and spectacular views of the Sierra Nevada mountains and the San Joaquin Valley. The property elevation ranges from approximately 450' to 650'.

**LEGAL:**

Portions of Sections 20, 21 & 29, T13S, R23E, M.D.B.&M.  
Fresno County APN's: 158-061-22 & 27 and 158-130-11 & 43.

**ZONING:**

Zoning is AE-40 (Agricultural Exclusive 40 acre minimum parcel size). The property is in the Williamson Act.

**WATER:**

(1) Submersible pump and well  
(1) Windmill well (inoperable)

**SOILS:**

Keyes cobbly clay loam, 3 to 15% slopes  
Porterville cobbly clay, 3 to 15% slopes  
Centerville cobbly clay, 3 to 9% slopes  
Centerville clay, 0 to 3% slopes  
Vista coarse sandy loam, 9 to 15% slopes  
Centerville cobbly clay, 9 to 30% slopes  
Sesame sandy loam, 3 to 9% slopes  
Cibo clay, 3 to 15% slopes  
Centerville clay, 3 to 15% slopes  
Hildreth clay

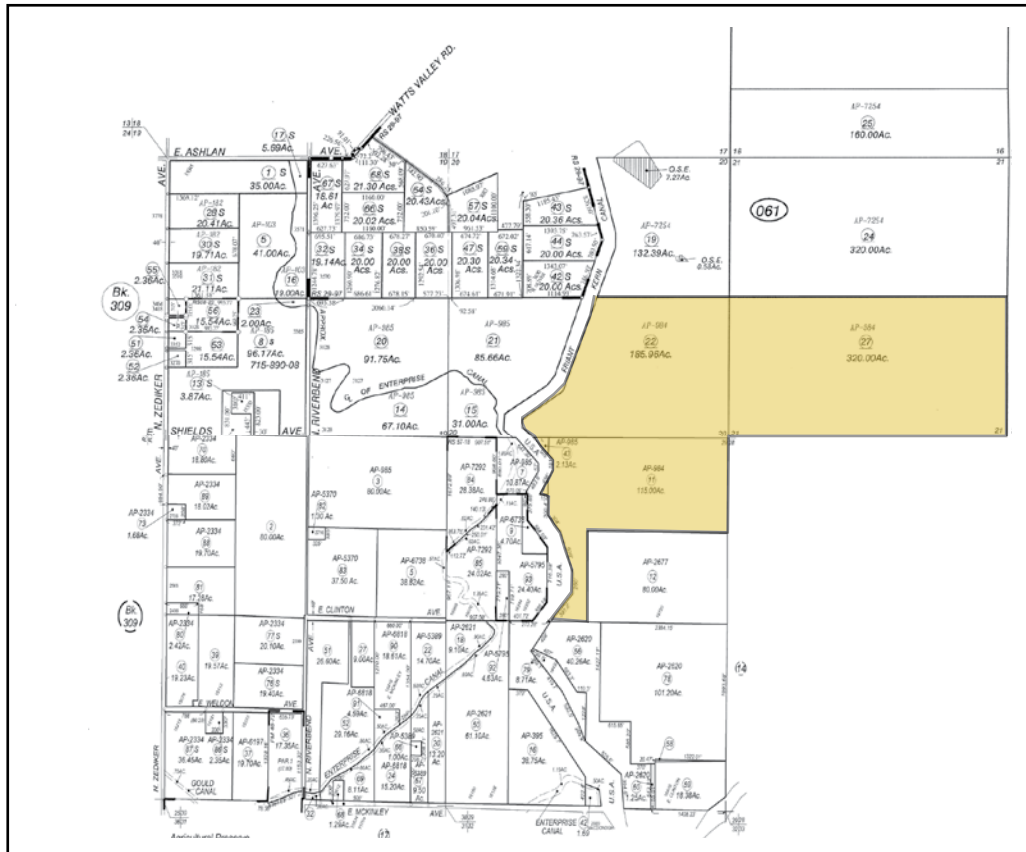
**BUILDINGS/  
IMPROVEMENTS:**

Extensive fencing with older corrals.

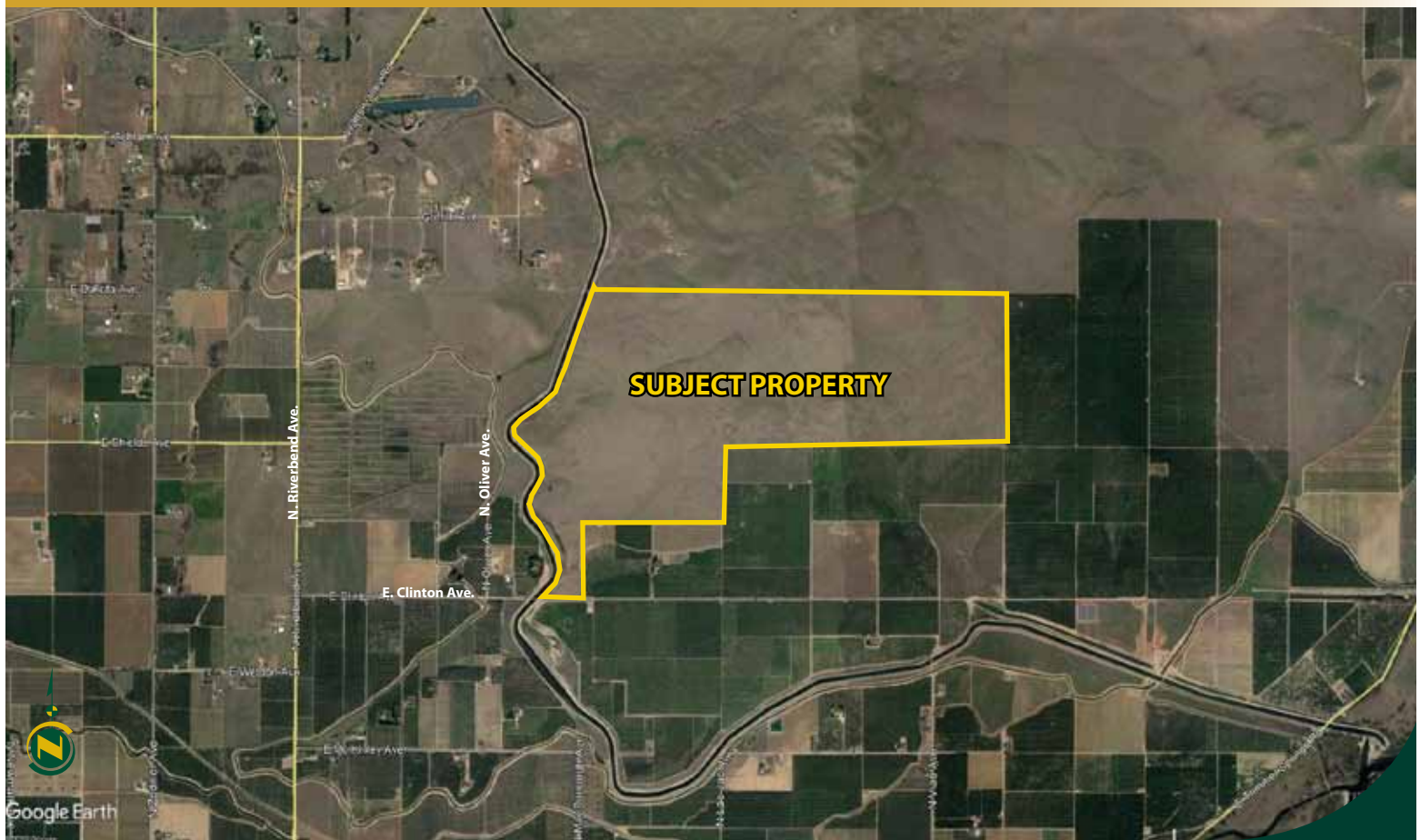
**PRICE/TERMS:**

\$1,745,000 cash at the close of escrow.

# ASSESSOR'S PARCEL MAP



# AERIAL MAP





# Watts Valley Ranch - 623.09± Acres





# Watts Valley Ranch - 623.09± Acres





## LOCATION MAP



## PROPERTY PHOTO



*We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.*

**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

## Offices Serving The Central Valley

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