

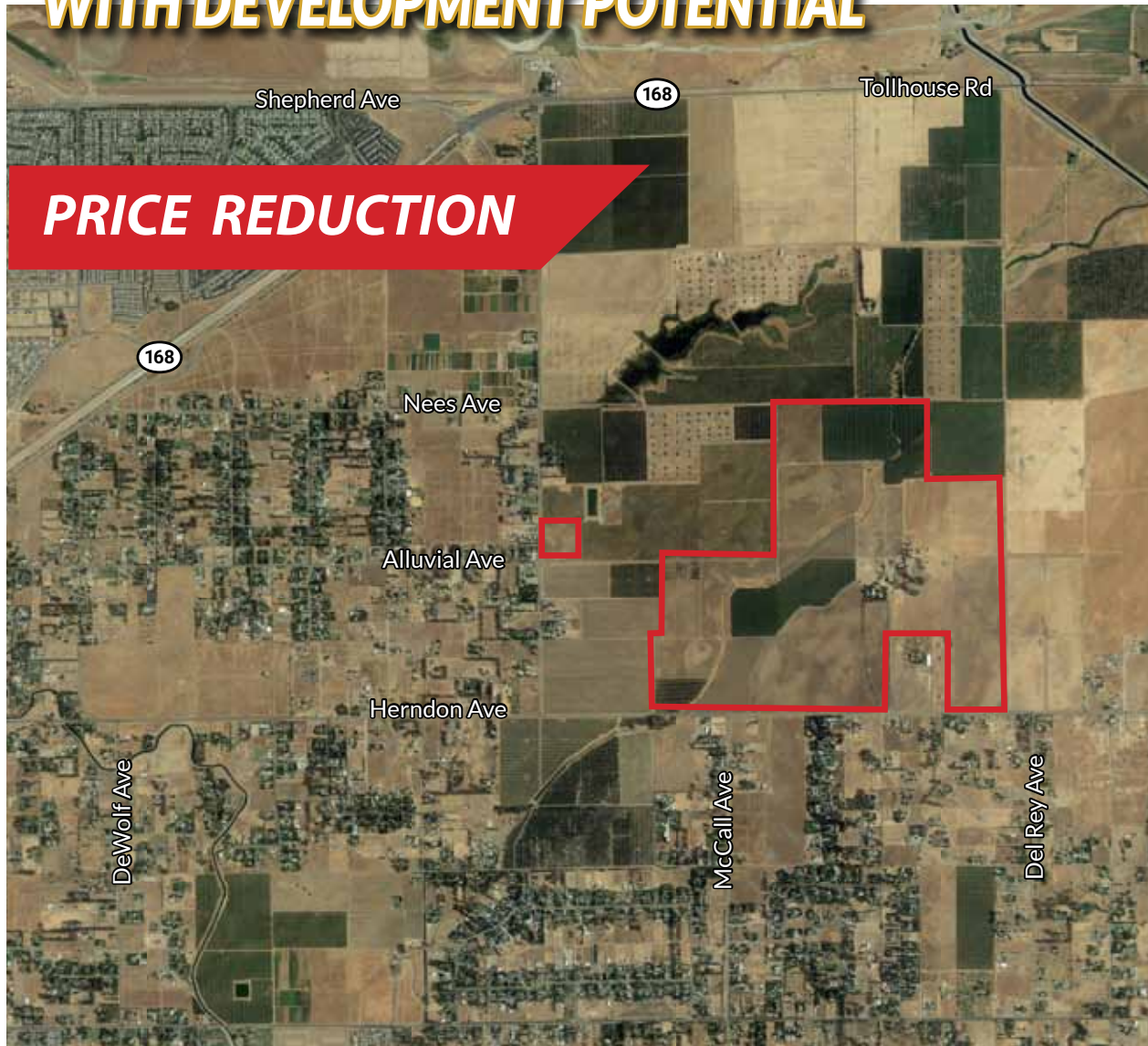
HISTORIC CLOVIS RANCH

WITH DEVELOPMENT POTENTIAL

542.38± ACRES
Fresno County, CA

\$22,000,000

PRICE REDUCTION



Presented by:
www.pearsonrealty.com
CA DRE# 00020875



PEARSON
REALTY
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Stanley Kjar Jr.
President
Pearson Realty Ag Division
559.447.6219
CA DRE #01878284
skjar@pearsonrealty.com



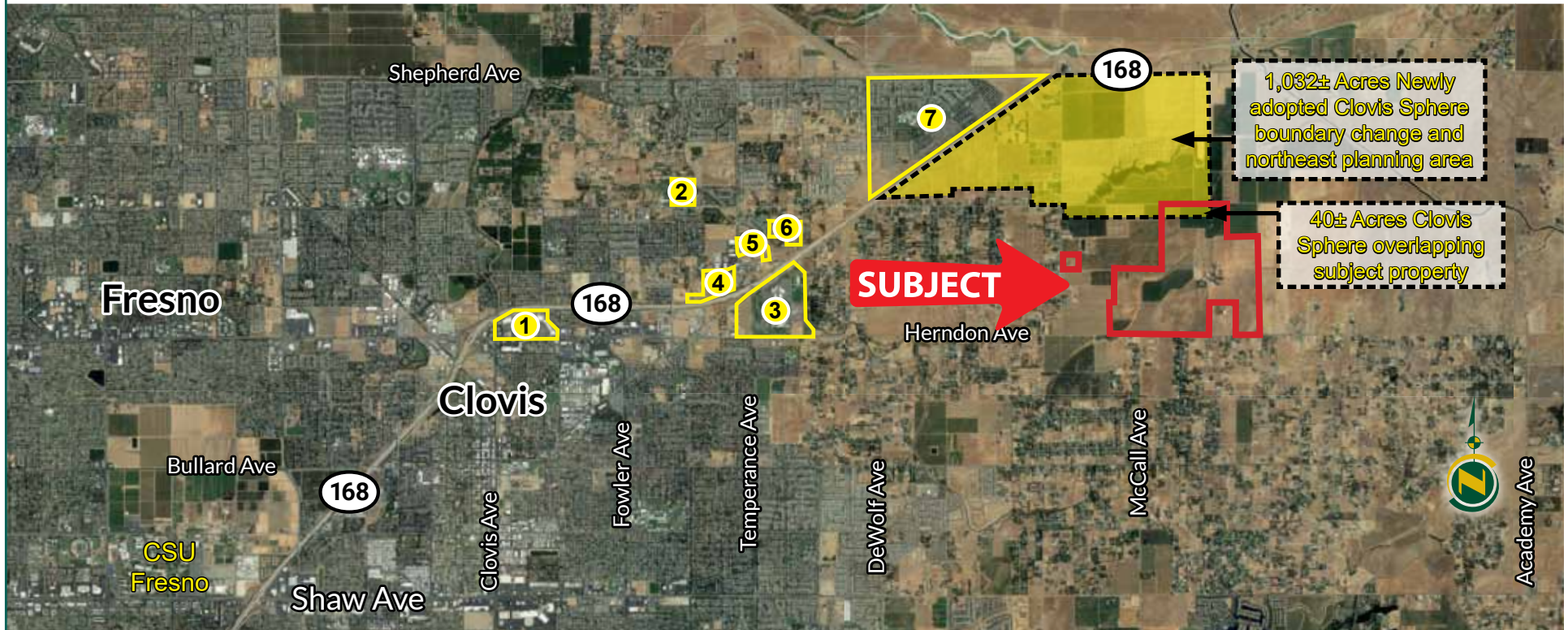
Newmark
Pearson Commercial

John Stewart
President/CEO
Newmark Pearson Commercial
559.447.6264
CA DRE #00358125
jstewart@pearsonrealty.com



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.

Location Aerial



- 1 Clovis Crossing regional shopping center** featuring a super Walmart, Dick's Sporting Goods and numerous other shopping and food options.
- 2 Dry Creek Elementary.** Underwent \$3.1 million renovation in 2008 adding 9,000 sq. ft. of building.
- 3 Clovis Community Medical Center** Board of Directors just approved \$390 million expansion project and completed a \$320 million ex-

pansion in 2014. Roughly \$1 billion invested into the facility.

- 4 California Health Sciences University (CHSU) Site 1.** Proposed College of Osteopathic Medicine which is currently under construction. The building is 92,000 sq. ft. \$69.1 million investment during a two-year startup period (2017-2019). During the startup period, the school will provide 551 jobs. Fully operational, the school will support 446 jobs serving 600 students with 75 faculty/staff members.

- 5 California Health Sciences University (CHSU) Site 2.** Sites 2 and 3 are still in the early planning stages. Estimated to expand CHSU to around 2,000 students and 400 faculty.
- 6 California Health Sciences University (CHSU) Site 3.**
- 7 Harlan Ranch,** award-winning master planned community.

HISTORIC CLOVIS RANCH

WITH DEVELOPMENT POTENTIAL

542.38± ACRES
Fresno County, CA



**PEARSON
REALTY**



Newmark
Pearson Commercial

Property Details

DESCRIPTION: Amazing historic Clovis Ranch with development potential for sale. Beautiful adobe style home over 4,800 sq. ft., in size with pool, tennis court, and detached office. Producing almond, cherry, citrus orchards, along with field crops to generate revenue during development phases.

Approximately 40 acres of subject property is currently in the Clovis Sphere of influence and the recently revised Clovis General Plan includes this property for multiple future land use designations. The newly adopted Clovis Sphere of Influence includes 1,032± acres of the Northeast Planning Area, with possible expansion in the future based on economic factors, job growth, market conditions and development growth.

LOCATION: Subject property is located along the north side of Herndon Ave., approximately 2 miles east of Clovis Community Hospital. Physical address is: 10464 E. Herndon Ave., Clovis, CA 93619

LEGAL DESCRIPTION:

Fresno County APN(s): 150-340-08, 14, 15, 16 and 26

CROPS: Please see planting map for additional information.

Crop production information available upon request.

WATER: Property is irrigated with multiple (7) Ag pumps and wells. Seasonal creek runs through the property and is used for water storage by nearby water district, which greatly benefits groundwater recharge.

ZONING: AE-20 Agricultural Exclusive

PRICE/TERMS: \$22,000,000 cash to seller at close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2020 crops.



HISTORIC CLOVIS RANCH

WITH DEVELOPMENT POTENTIAL

542.38± ACRES
Fresno County, CA

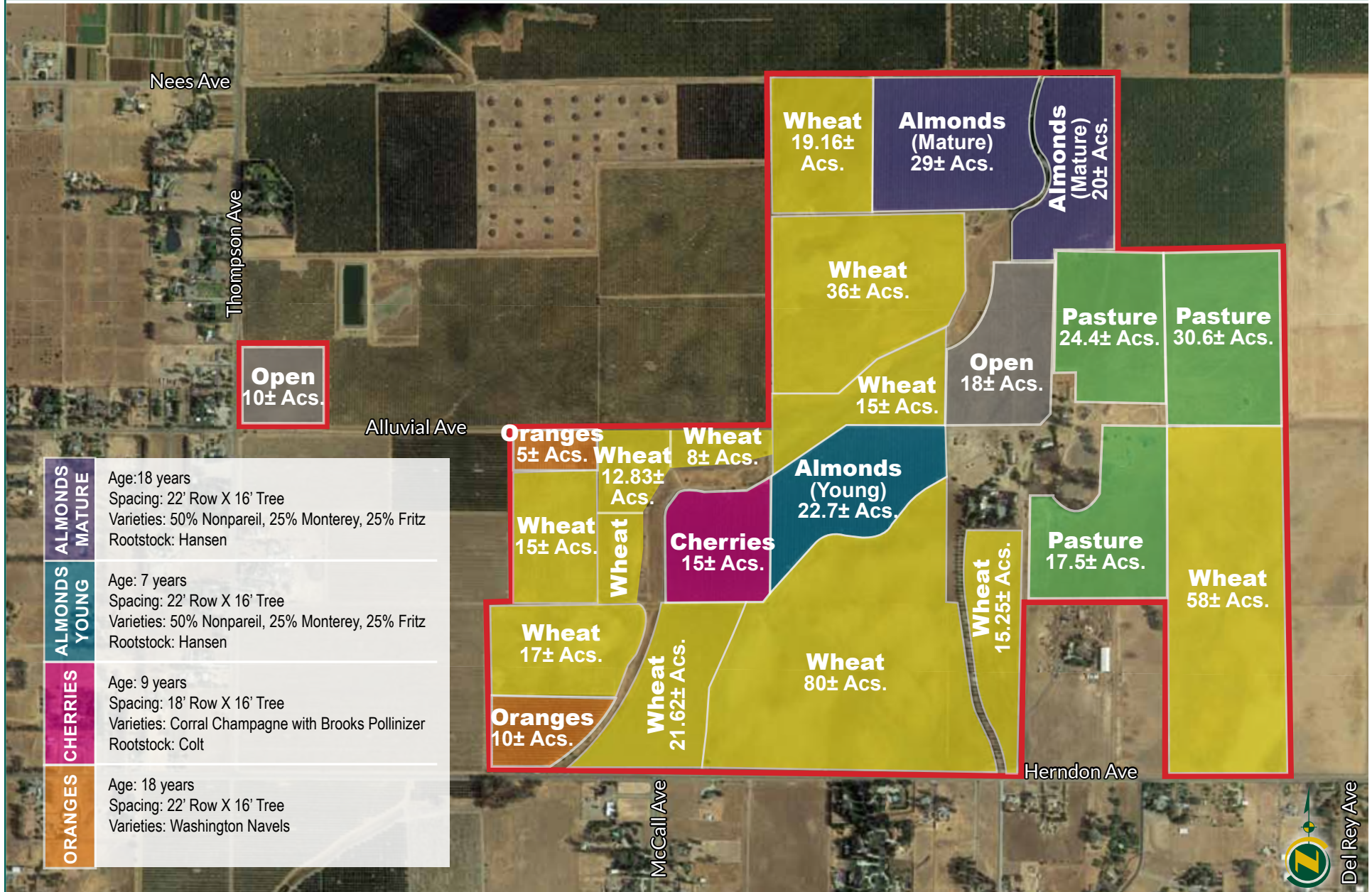


**PEARSON
REALTY**



Newmark
Pearson Commercial

Planting Map

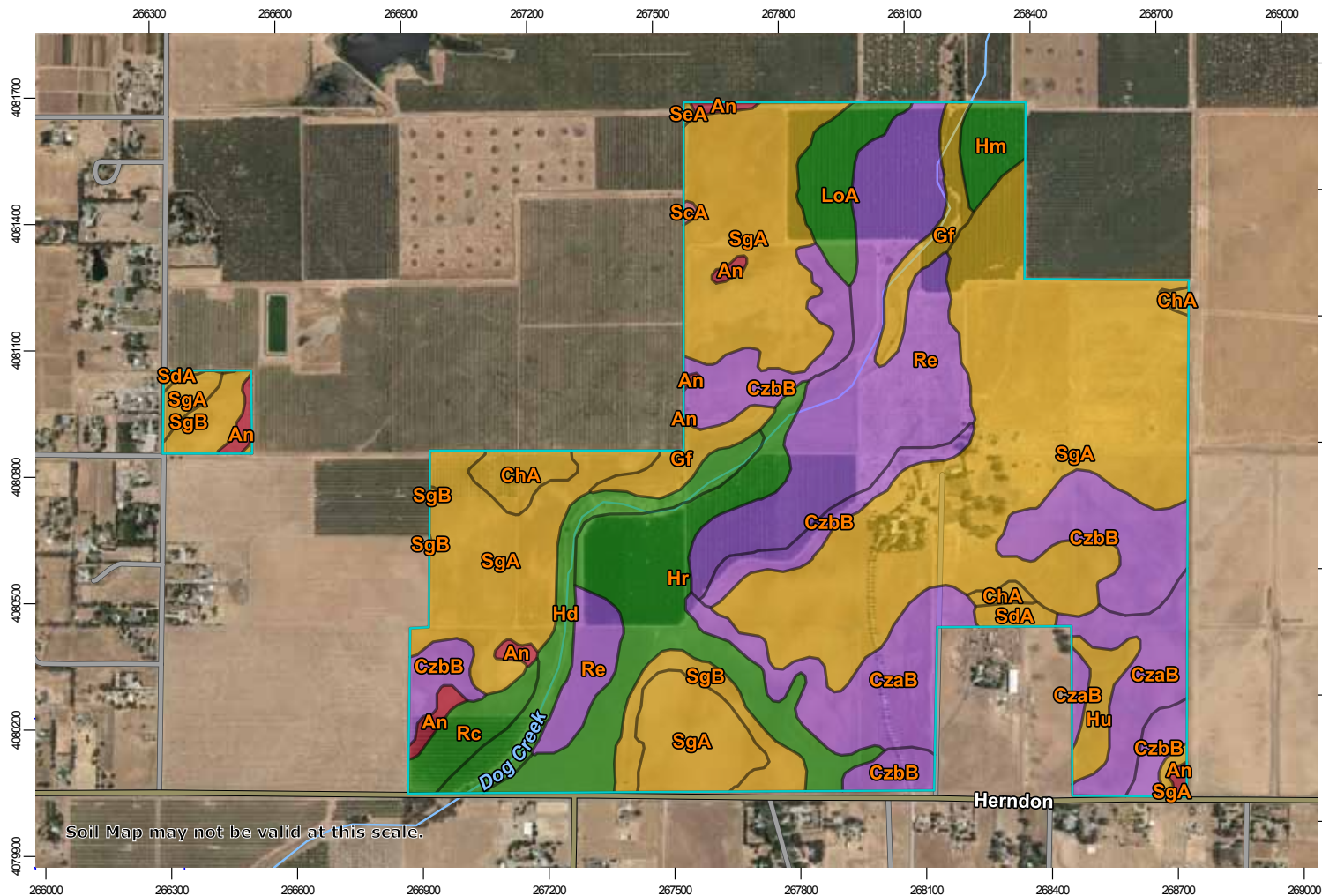


HISTORIC CLOVIS RANCH WITH DEVELOPMENT POTENTIAL

542.38± ACRES
Fresno County, CA



Soils



California Revised Storie Index (CA)

Map unit symbol	Map unit name
An	Alamo clay
ChA	Centerville clay, 0 to 3 percent slopes
CzaB	Cometa sandy loam, 3 to 9 percent slopes
CzbB	Cometa loam, 2 to 9 percent slopes
Gf	Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17
Hd	Hanford sandy loam, benches
Hm	Hanford fine sandy loam
Hr	Hanford fine sandy loam, hard substratum
Hu	Hildreth clay
LoA	Los Robles clay loam, 0 to 3 percent slopes
Rc	Ramona loam
Re	Ramona loam, hard substratum
ScA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17
SdA	San Joaquin sandy loam, shallow, 0 to 3 percent slopes
SeA	San Joaquin loam, 0 to 3 percent slopes
SgA	San Joaquin loam, shallow, 0 to 3 percent slopes
SgB	San Joaquin loam, shallow, 3 to 9 percent slopes



Map Scale: 1:14,000 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

HISTORIC CLOVIS RANCH WITH DEVELOPMENT POTENTIAL

542.38± ACRES
Fresno County, CA



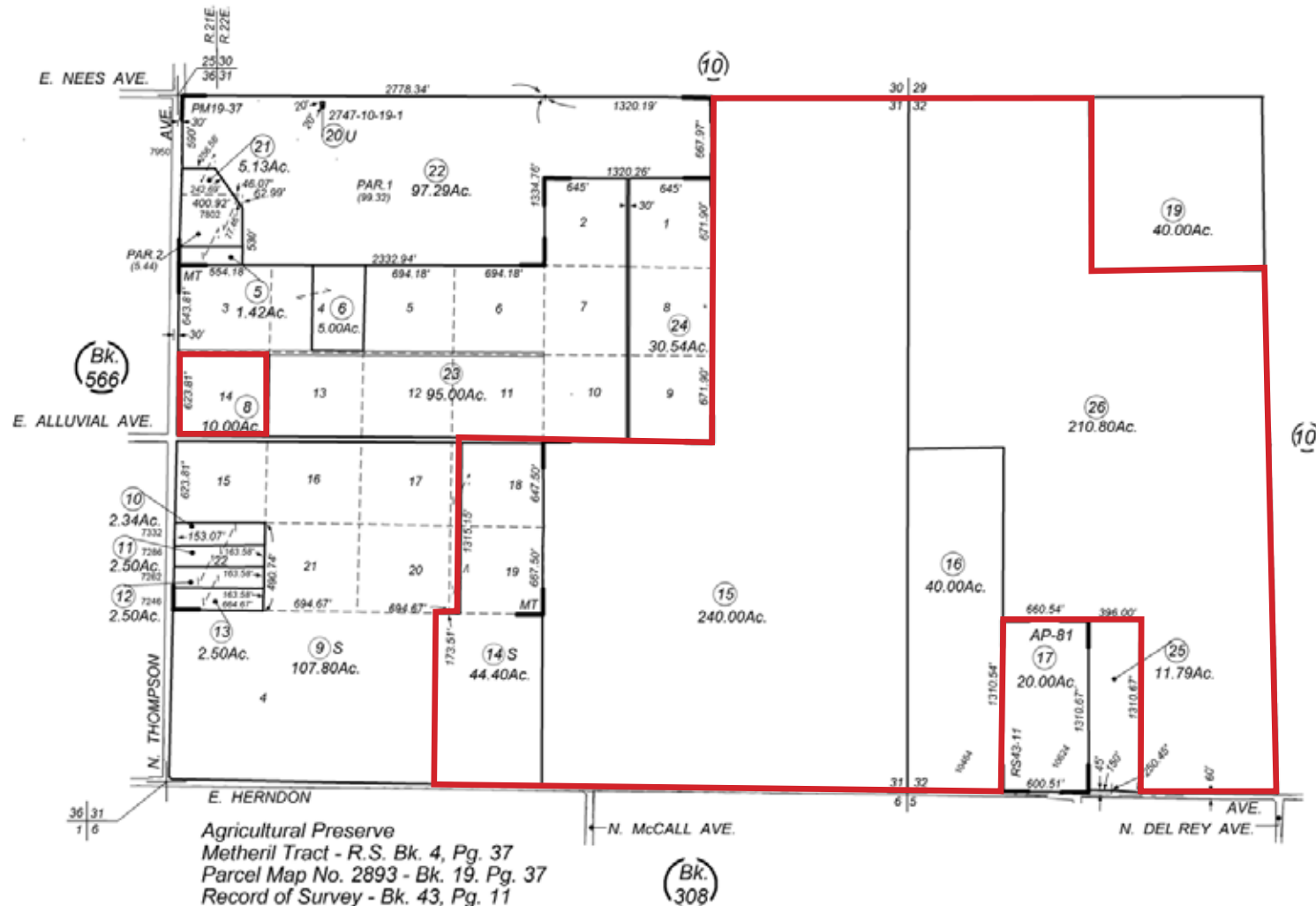
Assessor's Parcel Map

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision. law.

SUBDIVIDED LAND IN SEC'S 31 AND POR SEC 32, T.12S., R.22E., M.D.B.&M.

Tax Rate Area
76-045

150-34



HISTORIC CLOVIS RANCH WITH DEVELOPMENT POTENTIAL

542.38± ACRES
Fresno County, CA

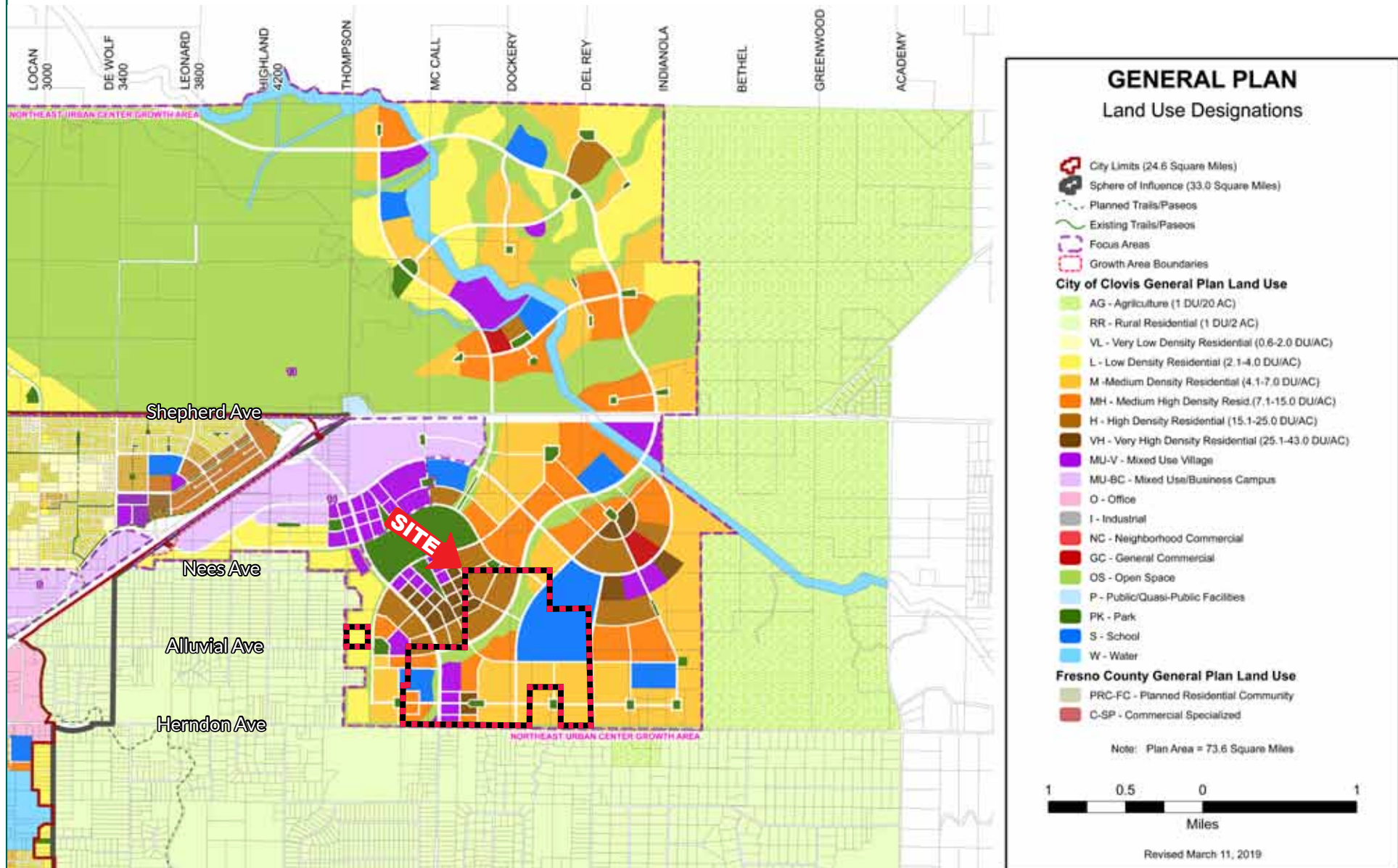


**PEARSON
REALTY**



Newmark
Pearson Commercial

Clovis General Plan



HISTORIC CLOVIS RANCH WITH DEVELOPMENT POTENTIAL

542.38± ACRES
Fresno County, CA



**PEARSON
REALTY**



Newmark
Pearson Commercial



**Download Our
Mobile App!**

pearsonrealty.com/mobileapp



www.pearsonrealty.com CA BRE# 00020875

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

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777