

MRF LANDS REAL ESTATE

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312 ACRES, FRESNO COUNTY

TOTAL ACRES: 312 Gross Acres, more or less.

LOCATION: 7202 South Lassen Avenue, San Joaquin, CA 93660, Fresno County.
The East half of Section 15, T. 15 S., R. 17 E., MDB&M

PRICE: \$6,532,000; 110 Acres @ \$30,000/Ac, 202 @ \$16,000/Ac.

TERMS: All Cash to Seller

GROUND WATER: 2 Wells – Two 250 HP Electric Motors: Estimated 3,600 Total GPM
450'+- Depth, 264' PWL, 1800+ GPM each well

SURFACE WATER: Negotiations are underway with James Irrigation District to purchase excess water as available. Flood waters may also be captured through a mutual water system connected to the Fresno Slough Bypass. Call for information.

IRRIGATION: Underground concrete mainlines with valves for flood irrigation.

SOILS: Fresno, Cajon, Calhi, Sandy Loam Series (See Map)

CROPS: 105 Acres Almonds – 2009: 50% Nonpareil, 50%Monterey, 20' x 18' Spacing
195 Acres Open Land: Suitable for almonds, pistachios, vineyard & row crops

PRODUCTION:	Field D-2	65 Acres-2009	167,325 lbs	2,574 lbs/acre
	Field D-9	40 Acres-2009	118,124 lbs	2,953 lbs/acre

IMPROVEMENTS: No Buildings.

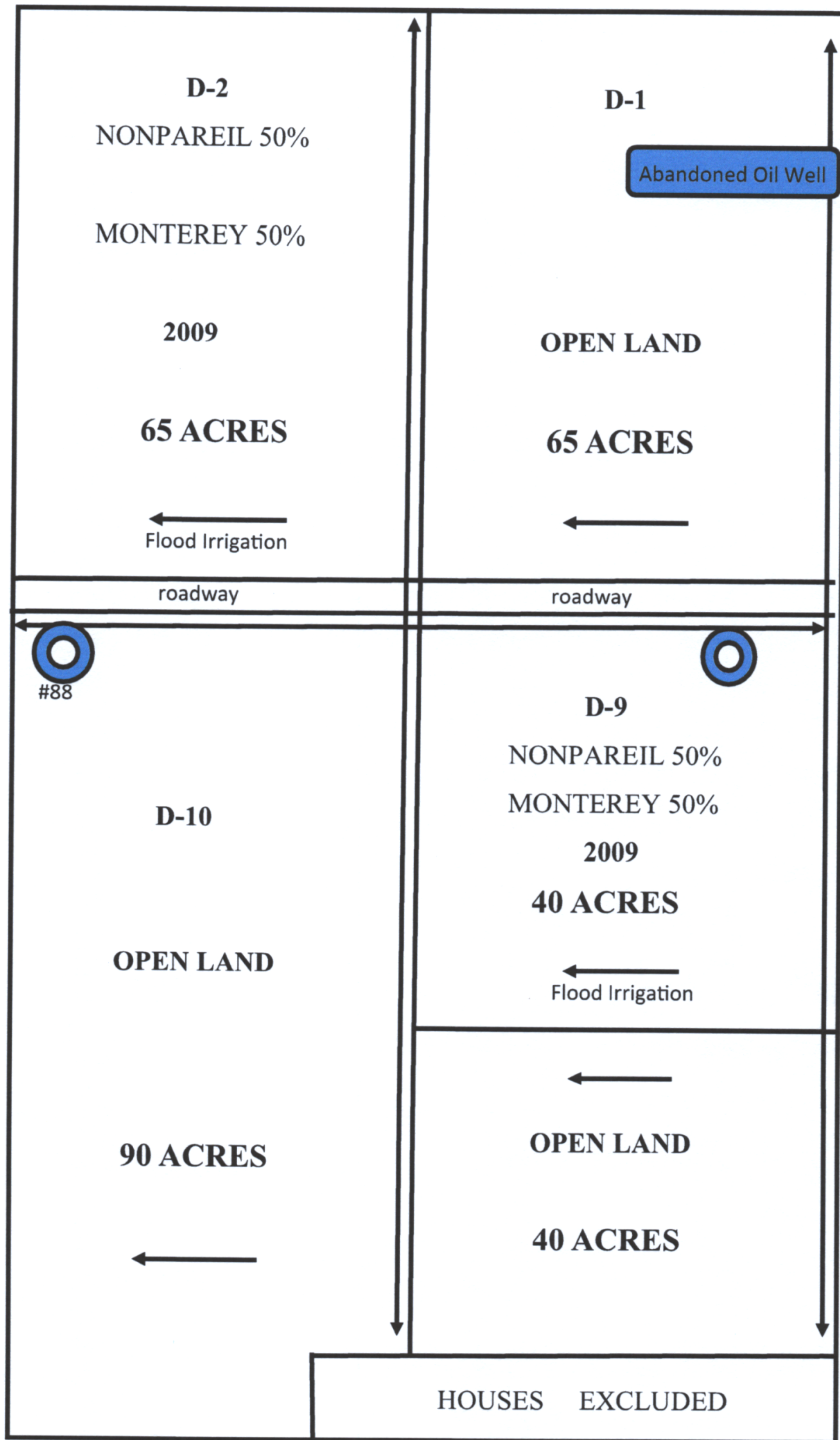
PROPERTY TAXES: \$26,960/YR - 2020 Tax Year East half of APN#:030-070-56S

DISCLOSURES: This property is within the McMullin Area Groundwater Sustainability Agency (MAGMA). A Groundwater Sustainability Plan (GSP) has been submitted in 2020 under the Sustainable Groundwater Management Act (SGMA) which may limit the amount of well water that may be pumped. All parties should consult with their attorney, engineer or water consultant. More information is at <https://sgma.water.ca.gov>.

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312 ACRES - EAST 1/2 SECTION 15





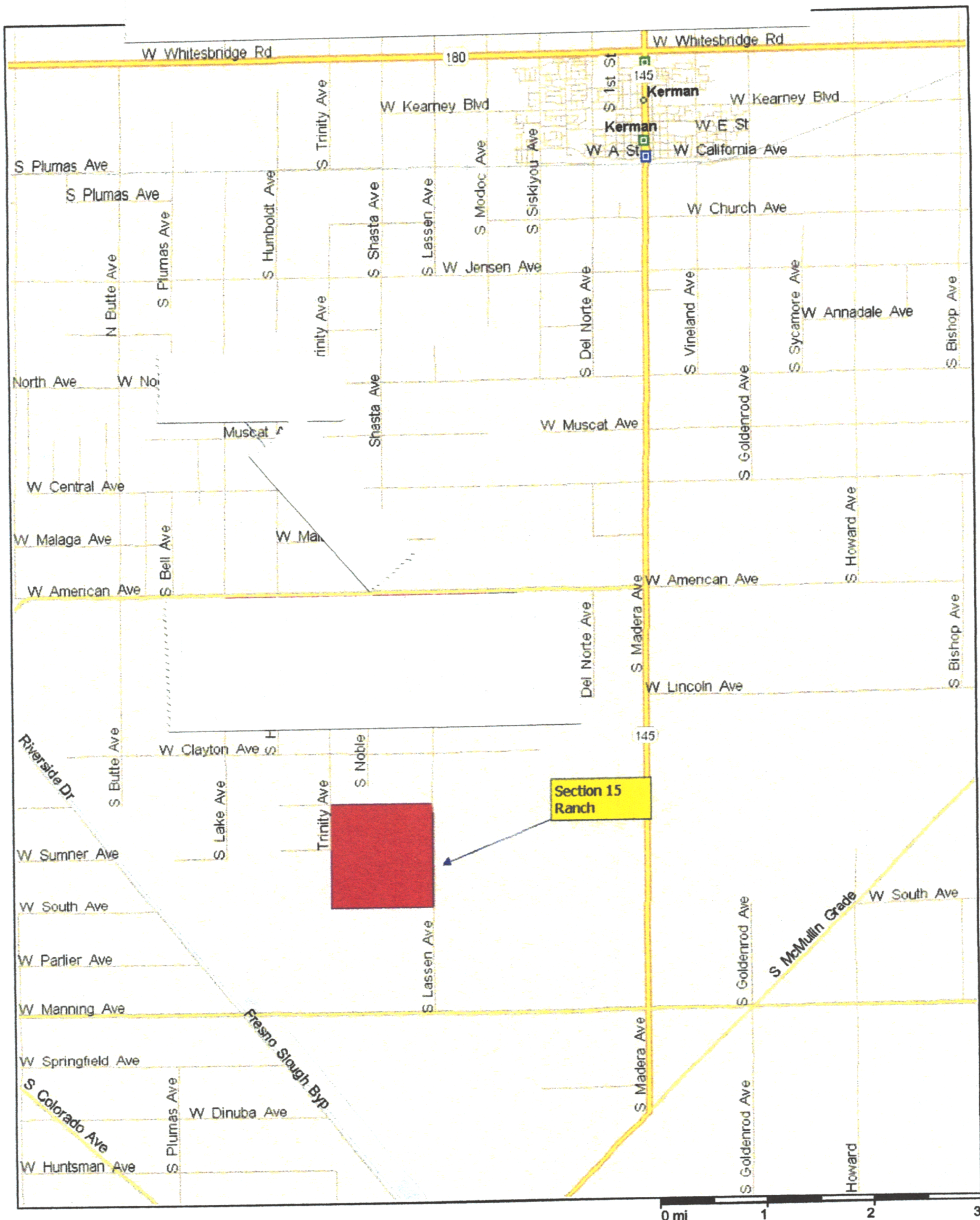
Search			
Map Unit Legend			
Eastern Fresno Area, California (CA654)			
Eastern Fresno Area, California (CA654)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cc	Cajon coarse sandy loam	19.7	6.6%
Cd	Cajon coarse sandy loam, saline alkali	1.3	0.4%
Ce	Cajon coarse sandy loam, moderately deep, saline alkali	60.1	20.1%
CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	0.4	0.1%
Fs	Fresno sandy loam	171.9	57.5%
Fv	Fresno fine sandy loam, shallow	6.6	2.2%
PI	Playas	2.9	1.0%

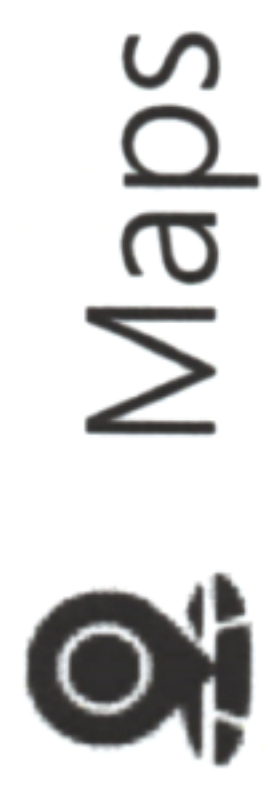


Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.





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