

FOR SALE



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AGRICULTURAL PROPERTIES
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Caruthers Area Home & Ranch



19.72± Acres
Fresno County, California

- Potential goat dairy or horse property
- Income from rental home
- Consolidated Irrigation District water available

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CA DRE #00020875



Caruthers Area Home & Ranch

19.72± Acres

\$600,000
(\$30,426/acre)

LOCATION:

910 E. Klepper Ave., Caruthers, CA 93609. It is located on the north side of Klepper Avenue, approximately 1/8 mile west of East Avenue.

DESCRIPTION:

This 19.72± acre property is located in the highly sought after Consolidated Irrigation District. The 4 bedroom, 3 bath, 2,200± sq. ft. home was built in 1980 and has been well maintained. There are also 2 rental homes generating \$2,000/month income. The existing dairy facility has the capacity to milk 3,500 goats.

LEGAL:

Fresno County APN: 042-340-23s. Located in a portion of Section 22, T16S, R20E, M.D.B.&M.

ZONING:

The land is zoned AE-20 (Agriculture Exclusive) and is not enrolled in the Williamson Act.

WATER:

The property has access to Consolidated I.D. ditch water in addition to 2 domestic groundwater wells consisting of a 5 HP pump and a 10 HP pump.

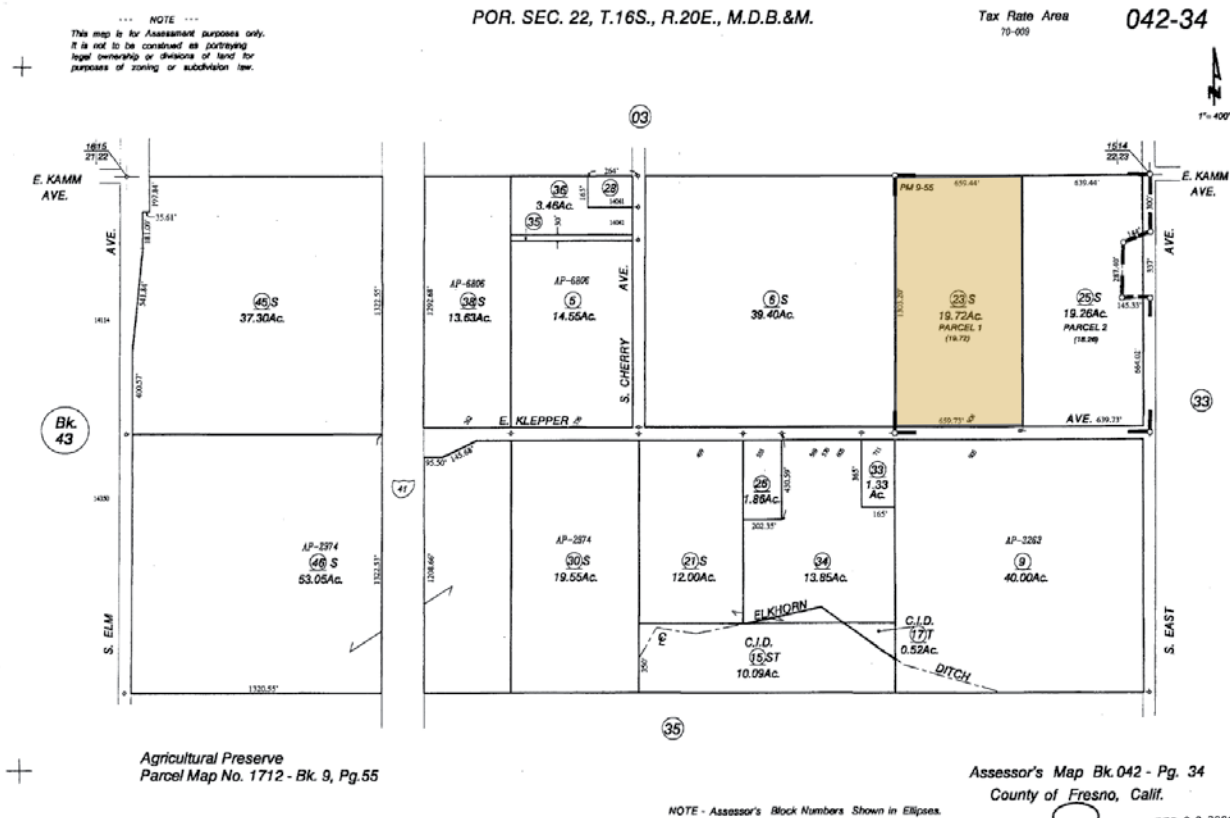
SOILS:

Delhi sand, Delhi loamy sand, Dello loamy sand, Delhi loamy sand (moderately deep) and Hanford sandy loam (silty substratum).

PRICE/TERMS:

\$600,000 (\$30,426/acre) cash at close of escrow. Do not disturb occupants.

ASSESSOR'S PARCEL MAP



PLANTING MAP

SOILS LEGEND

DeA = Delhi sand, 0-3% slopes, MLRA 17

DhB = Delhi sand, 3-9% slopes

DhA = Delhi loamy sand, 0-3% slopes, MLRA 17

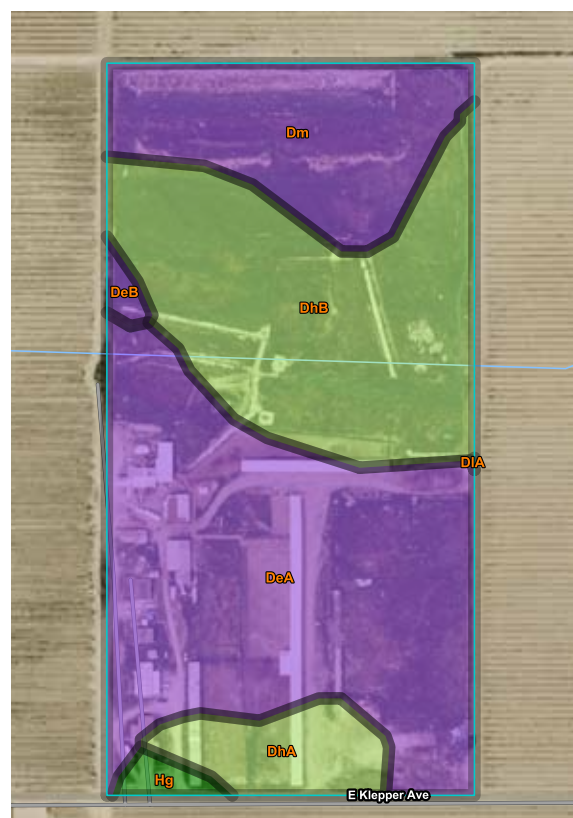
Dm = Dello loamy sand

DhA = Delhi loamy sand, 0-3% slopes, MLRA 17

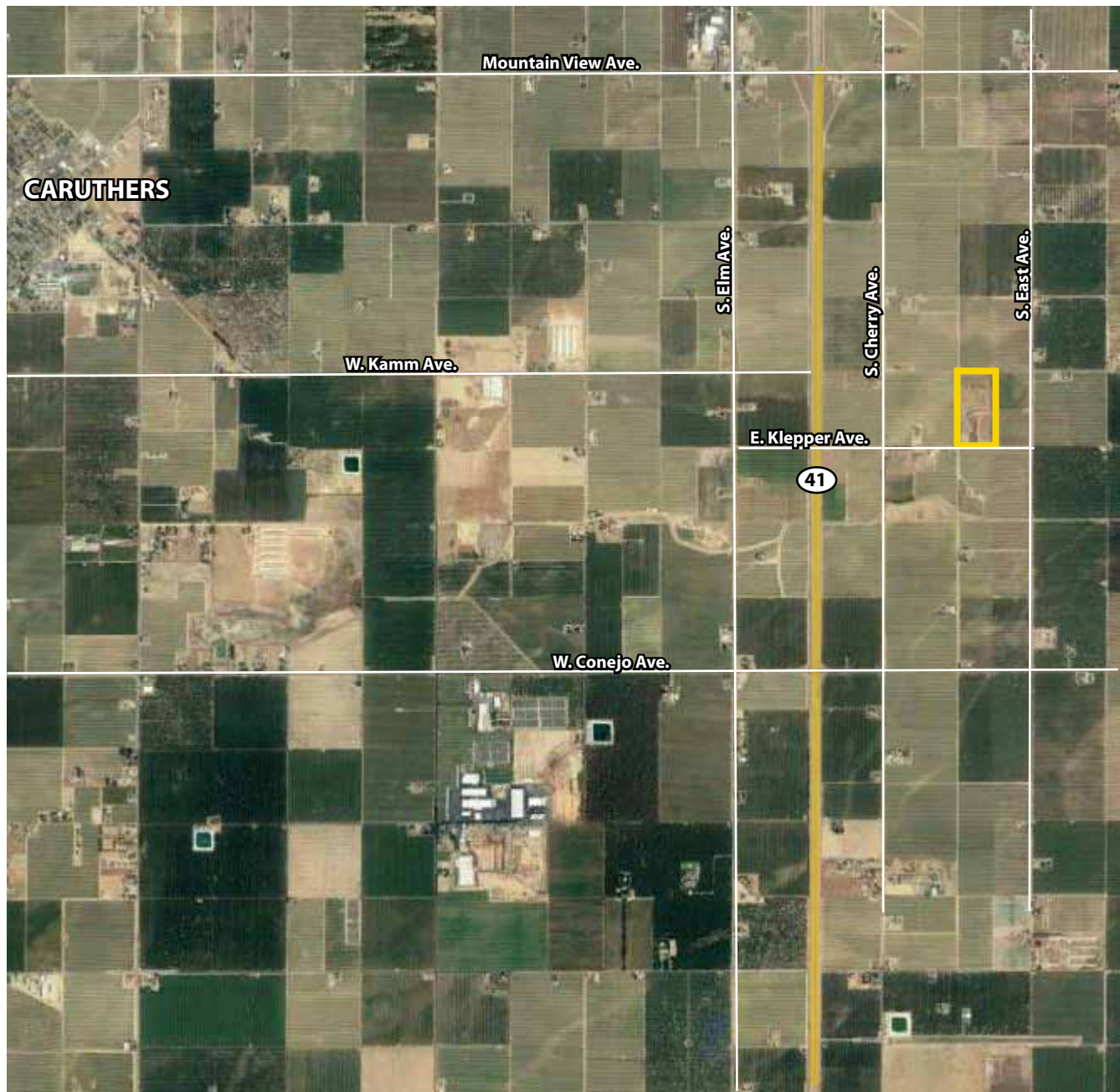
Hg = Dello loamy sand

DeB = Delhi sand, 3-9% slopes

Hg = Hanford sandy loam, silty substratum



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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