

CLINTON RANCH

Fresno County, California

93.29± Acres

\$2,900,000
(\$31,086/Acre)



- Mature Citrus Varieties
- Fresno Irrigation District
- 3 Ag Wells



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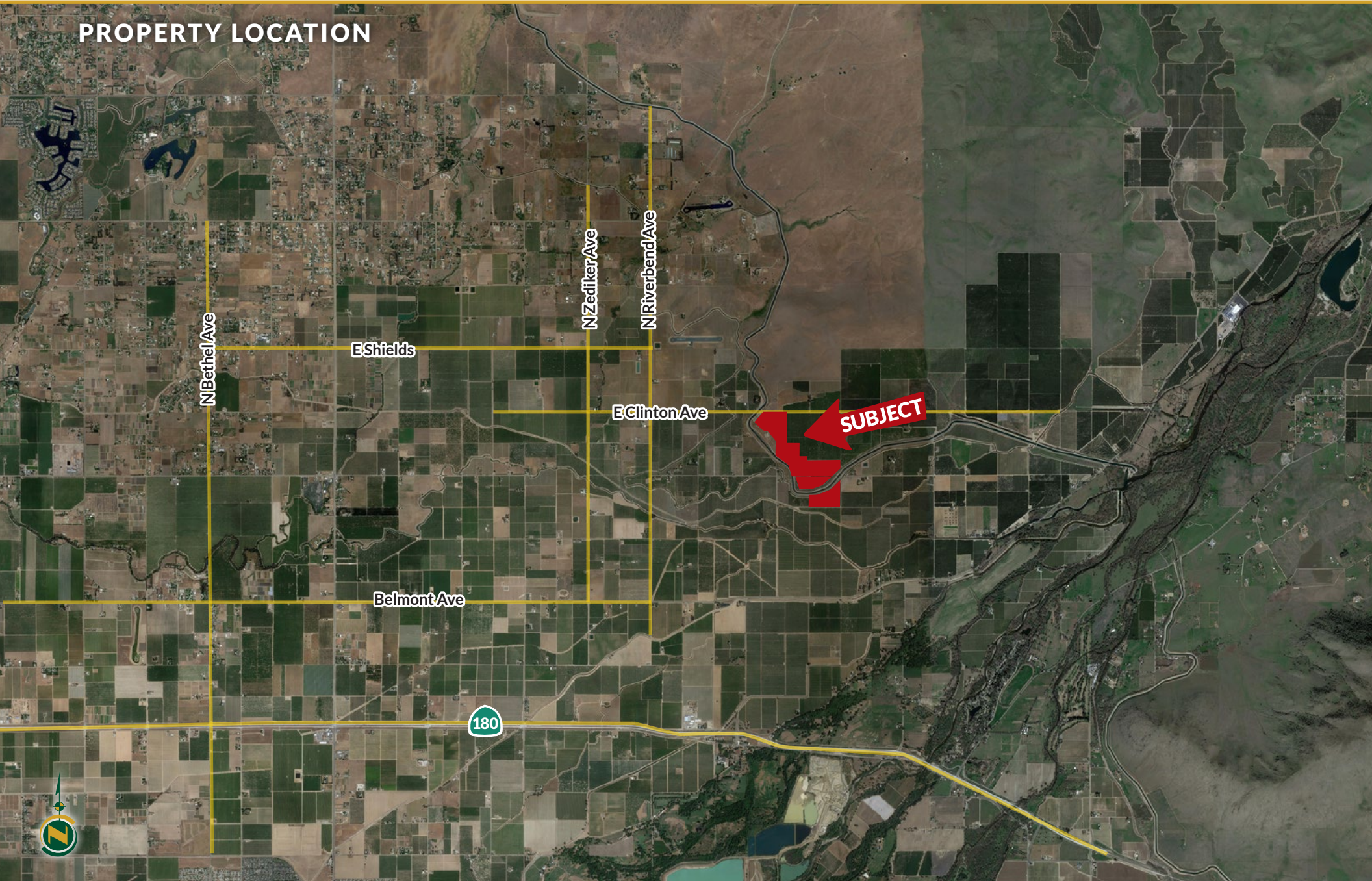


CLINTON RANCH

93.29± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

The property consists of mature citrus varieties of Navels, Valencias and lemons on various rootstocks.

LOCATION

Clinton Avenue east of Riverbend Avenue adjoining the east boundary of the Friant Kern Canal, Clovis, CA 93611.

LEGAL

Fresno County APN's:
158-130-56, 59 and 60; 158-170-21 and 22.
Portions of Sections:
29 and 32, T13S, R23E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
Property is in the Williamson Act, the Agricultural Preserve.

WATER

A portion of the property is in the Fresno Irrigation District, with service on the west side of the property from the Friant Kern Canal along with an F.I.D. gate on the Enterprise Canal serving the portion south of the canal. The property is located on the North Kings GSA. The ranch has 3 agricultural wells with a fan jet system.

SOILS

Soil series include:

- Centerville clay and cobbly
- Keyes cobbly clay
- Porterville cobbly clay
- San Joaquin loam

EQUIPMENT

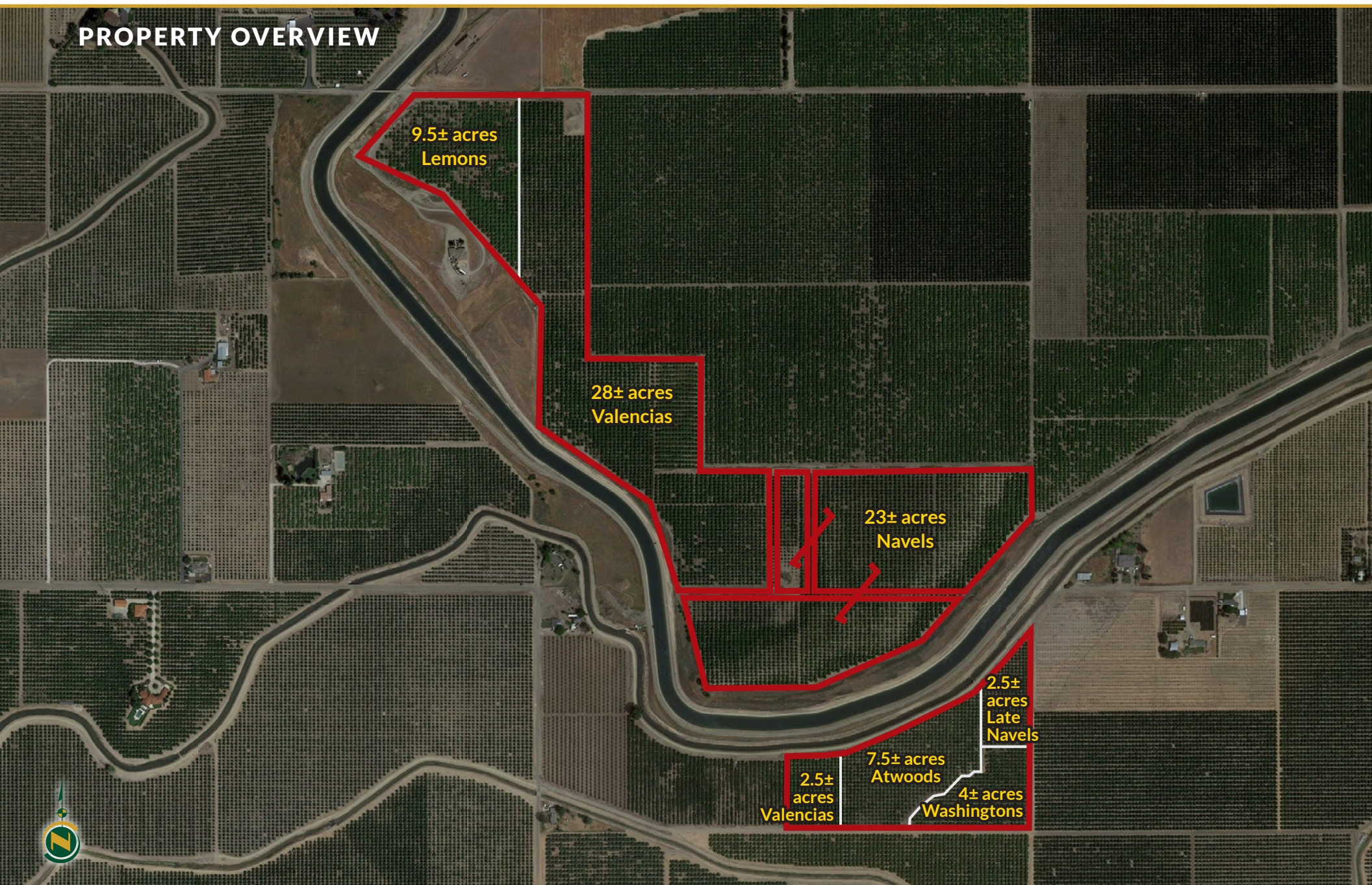
(6) Windmachines

PRICE/TERMS

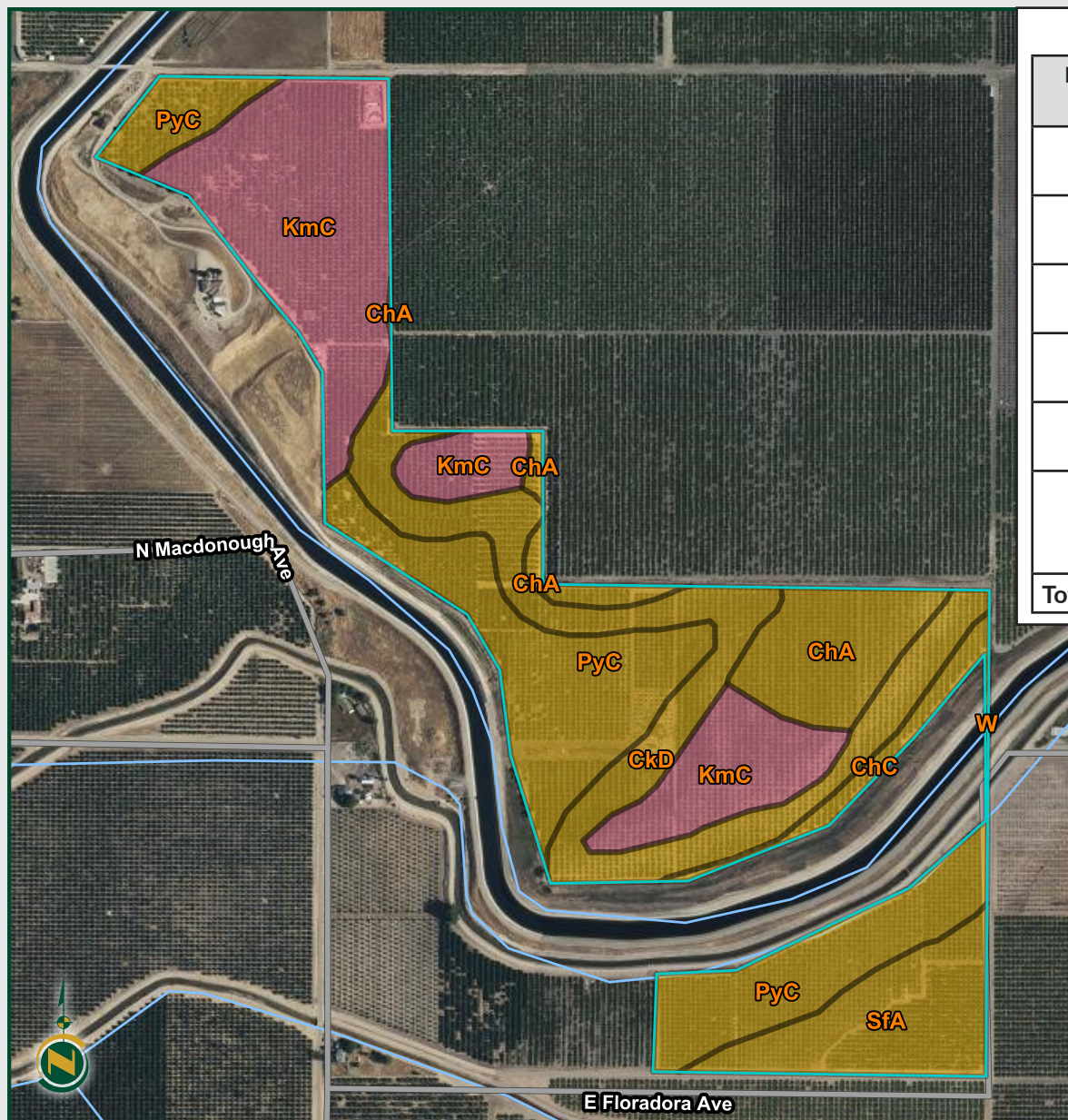
\$2,900,000 cash at close of escrow.



PROPERTY OVERVIEW



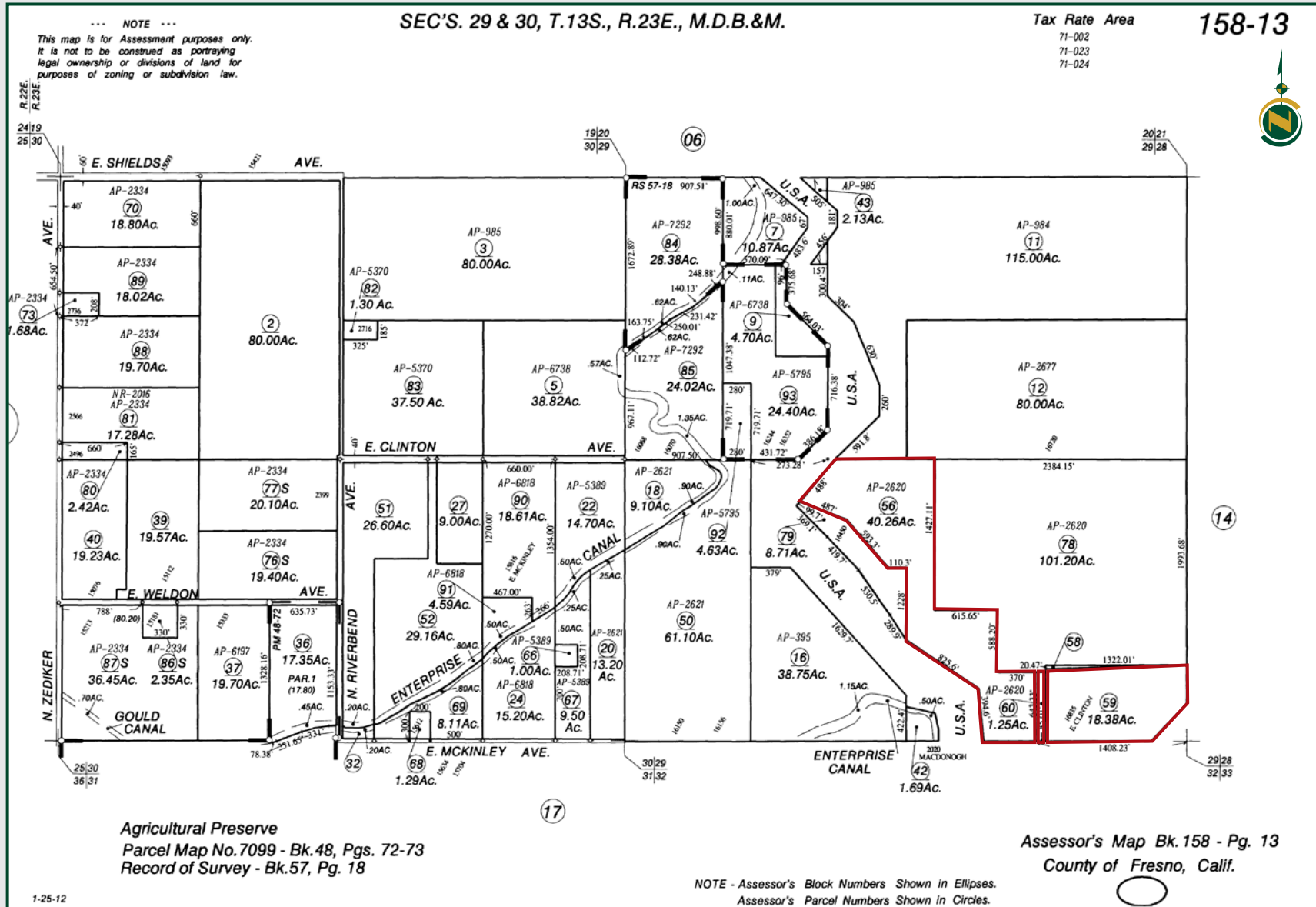
SOILS MAP



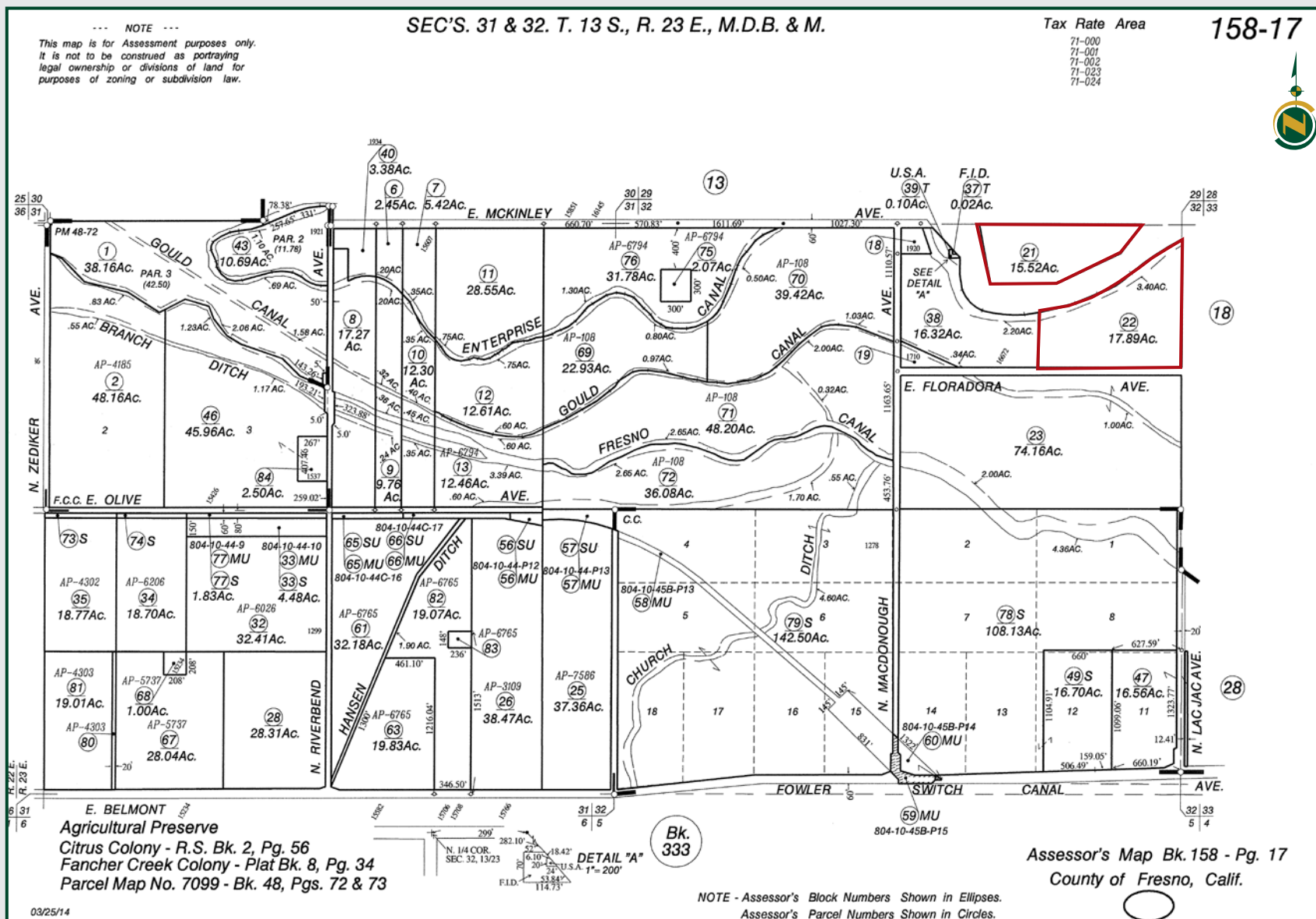
California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent of AOI
ChA	Centerville clay, 0 to 3 percent slopes	Grade 4 - Poor	9.6%
ChC	Centerville clay, 3 to 15 percent slopes	Grade 4 - Poor	2.6%
CkD	Centerville cobbly clay, 9 to 30 percent slopes	Grade 4 - Poor	19.7%
KmC	Keyes cobbly clay loam, 3 to 15 percent slopes	Grade 5 - Very Poor	29.8%
PyC	Porterville cobbly clay, 3 to 15 percent slopes	Grade 4 - Poor	28.5%
SfA	San Joaquin loam, gravelly substratum, 0 to 3 percent slopes	Grade 4 - Poor	9.6%
Totals for Area of Interest			

PARCEL MAP



PARCEL MAP



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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

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.