

KINGSBURG CLEMENTINES

Fresno County, California

40.00± Assessed Acres

\$2,300,000
(\$57,500/Acre)

PRICE REDUCED



- Consolidated Irrigation District
- Clemenules Clementines
- 2 Irrigation Pumps & Wells, 1 Domestic Pump & Well



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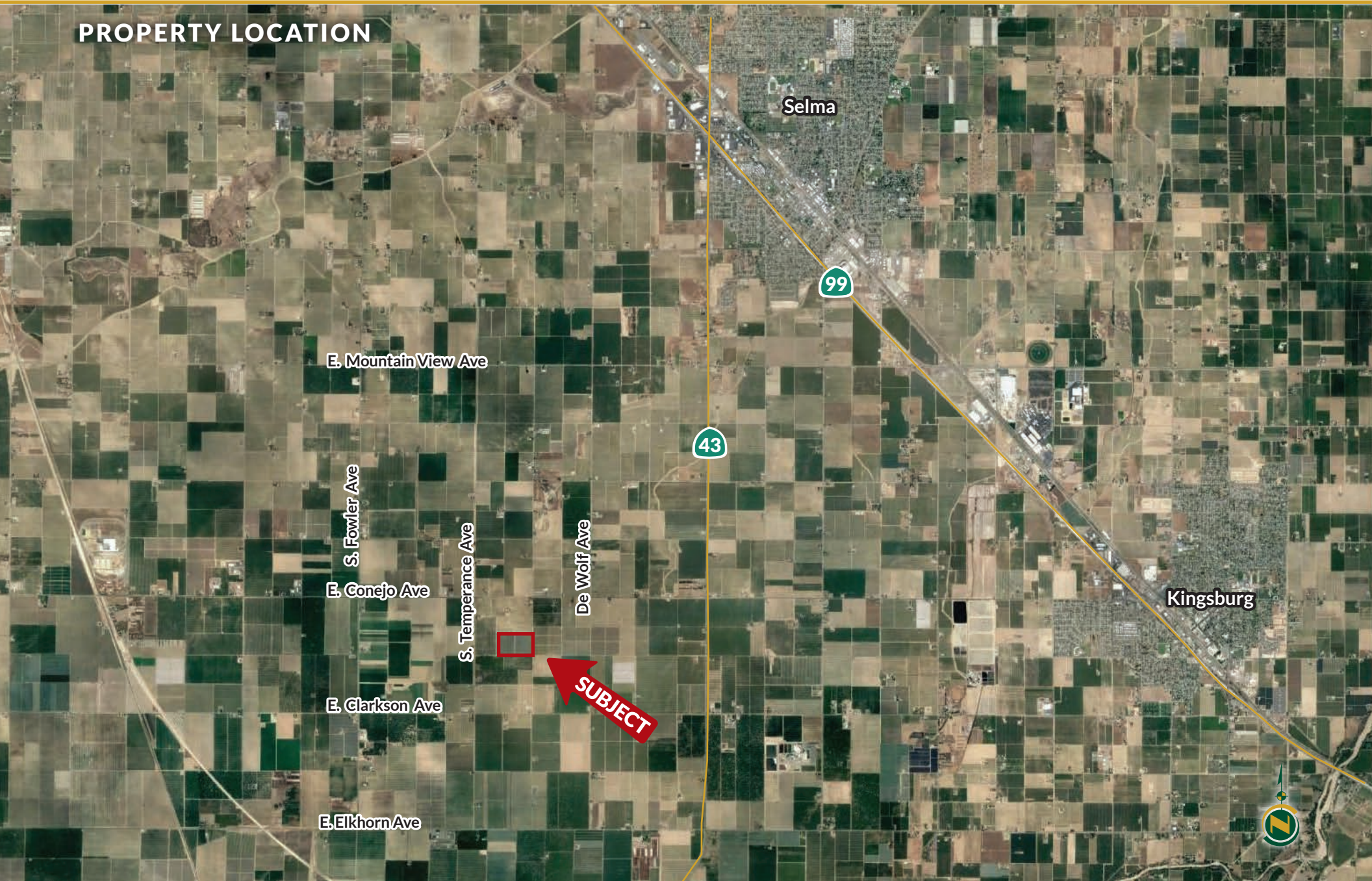


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Fresno County, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

Approximately 4± miles west of the city of Kingsburg, located 1/3 mile south of Conejo Avenue with recorded access along the Locan Avenue Alignment (dirt road).

LEGAL

40.00± assessed acres located in the S 1/2 of the NW 1/4 of Section 26, T16S, R21E, M.D.B.&M. Fresno County APN: 385-160-23s.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is enrolled in the Williamson Act.

PLANTINGS

Gross Acres	Net Acres	Variety	Age	Spacing	Rootstock
40.00±	36.90±	Clementines	2014	18 x 9	Carrizo

PRODUCTION

Crop Year	Bins Per Acre
2021-22	51
2020-21	46
2019-20	46
2018-19	32
2017-18	27
2016-17	3

WIND MACHINES

There are two (2) Orchard Rite 2600 propane wind machines with electric Ford V10 including auto start and Altrac remote capabilities.

WATER

Consolidated Irrigation District
(2) submersible irrigation pumps and wells
(1) submersible domestic pump and well
(1) filtration station with fertilizer/nutrient tanks
Single line drip with fan jets
Note: The irrigation pumps are VFD with AMI-Remote automation.

SOILS

Delhi sand, 0 - 3% slopes, MLRA 17
Delhi loamy sand, 0-3% slopes, MLA 17
Hanford sandy loam
Hesperia fine sandy loam

BUILDINGS

One (1) mobile home.

PRICE/TERMS

\$2,300,000 cash at the close of escrow. The 2023/24 crop is included in the sale with reimbursement to the Seller for all farming costs at the close of escrow. All existing tree netting is included in the sale.



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PROPERTY OVERVIEW

E Conejo Ave

S Temperance Ave

Domestic
Pump & Well

Ag Irrigation
Pump & Well

Ag Irrigation
Pump & Well

Filtration Station



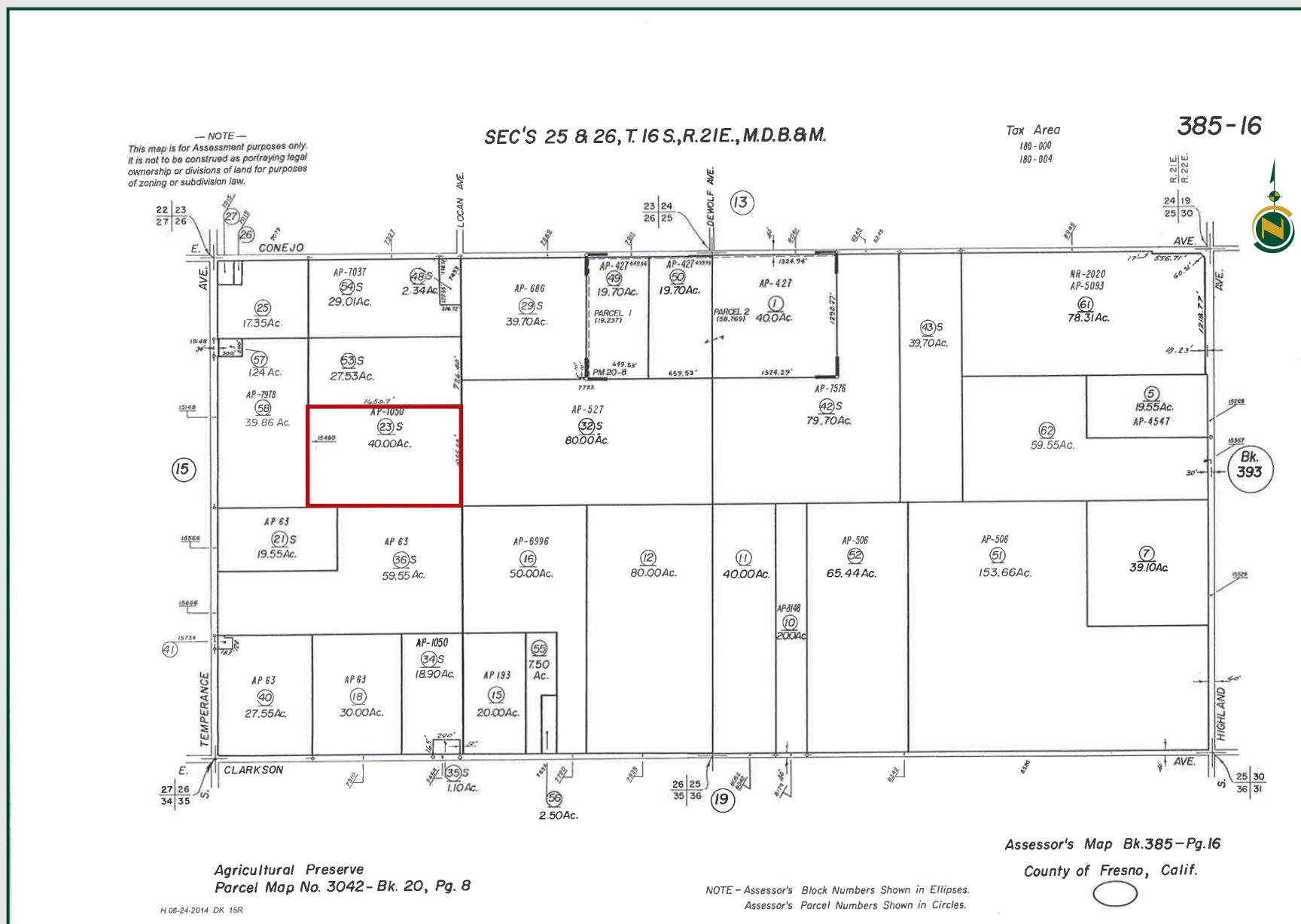
SOILS MAP



40.00± Acres
Fresno County, CA



PARCEL MAP



KINGSBURG CLEMENTINES

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PROPERTY PHOTOS



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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.