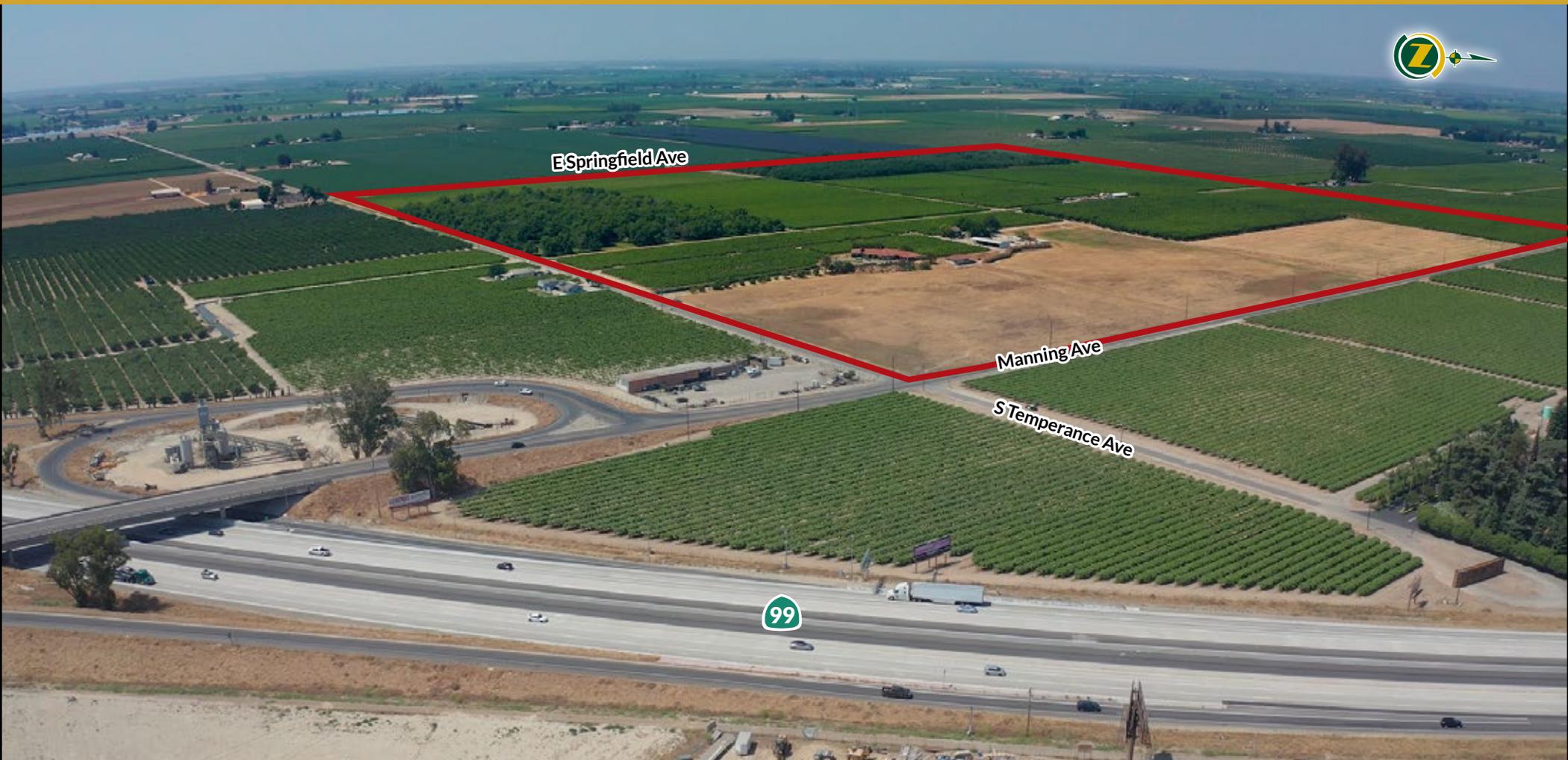


BAXTER RANCH

FUTURE DEVELOPMENT OPPORTUNITY

155.10± Acres
Fresno County, California

\$6,050,000
(\$39,000/Acre)



- Consolidated Irrigation District • Irrigation Pumps & Wells
- Ranch Residence & Buildings • Near Hwy 99 & Manning Ave On & Off Ramps



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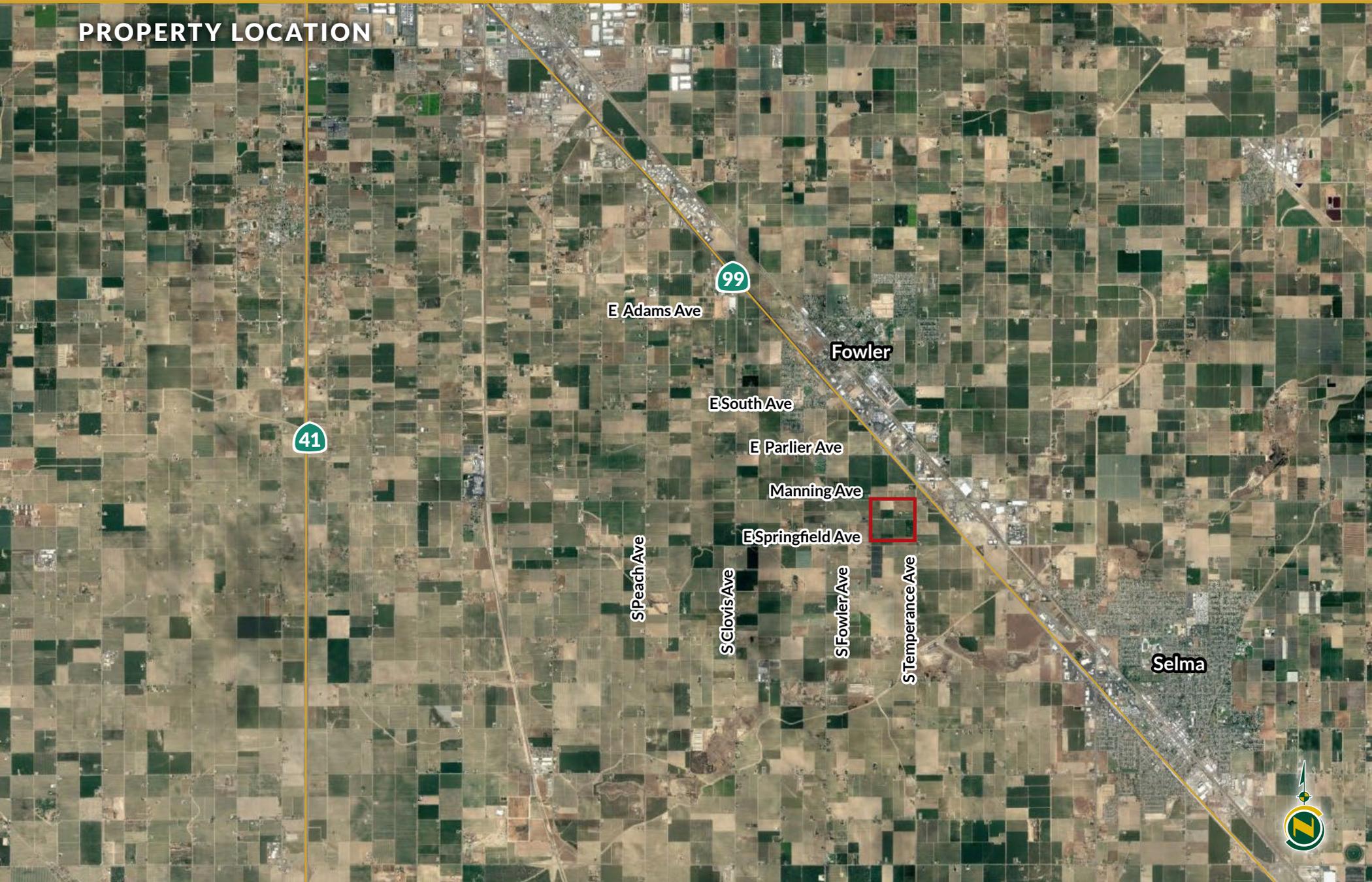


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PROPERTY LOCATION



BAXTER RANCH

FUTURE DEVELOPMENT OPPORTUNITY

155.10± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to purchase 155.10± contiguous acres of prime farmland with the potential for future development located near Manning Avenue right off of Highway 99. The property consists of two parcels which include walnuts, vineyard, tree fruit and open land. Also situated on the ranch are a main residence, a workers home, a vacant shop, and two tractor sheds.

LOCATION

The property is located in Fowler, CA just west of Highway 99, between Manning and Springfield Avenues on the west side of Temperance Avenue. It lies within the City of Fowler’s Planning Area; part of the 2040 General Plan, designated “Medium Density Residential – Tier III.” The main residence is located at 9123 S. Temperance Avenue, Fowler, CA 93625.

LEGAL

Located in a portion of the northeast 1/4 of Section 27, Township 15S, Range 21E, M.D.B.&M. Fresno County APNs: 348-030-07, 348-030-45S.

ZONING

AE-20, Agricultural Exclusive – 20 acre minimum parcel size.
The property is NOT enrolled in the Williamson Act.

PLANTINGS

Acres	Variety	Crop	Age	Spacing	Rootstock
58.79±	Thompson Seedless	Vineyard	Mature	6x12/7x12	Unknown
18.52±	Chandler	Walnuts	Mature	28x21	Black Walnut
15.00±	Serr	Walnuts	Mature	36x25/36x48	Paradox
9.00±	Flavor Fall	Pluots	Mature	17x19	Unknown
40.25±	Open	Annual			
13.55±	Homesite, Headquarters, Ditch and Roads				

WATER

Consolidated Irrigation District (75 acres on the East Ranch and 73 acres on the West Ranch are eligible to receive water)
(3) Ag Pumps and Wells
(2) Domestic Pumps and Wells
Iowa Ditch crosses and services both ranches.
Irrigation via micro-sprinkler and/or flood.

SOILS

See Soils Map included.

BUILDINGS

The main residence is an approximately 3,200± SF three-bedroom and three-bathroom home. There are two sheds; one is 1,980± SF and the other 1,640± SF. There is a shop that is approximately 3,000± SF with a loading dock covered by an overhang. There is also a worker’s home.

PRICE/TERMS

\$6,050,000 cash at the close of escrow. A sale is subject to the terms of an existing farm lease agreement which expires on 12/31/2024. Sellers may elect to effect 1031 tax deferred exchanges. Sale subject to right of first refusal with the existing tenant.

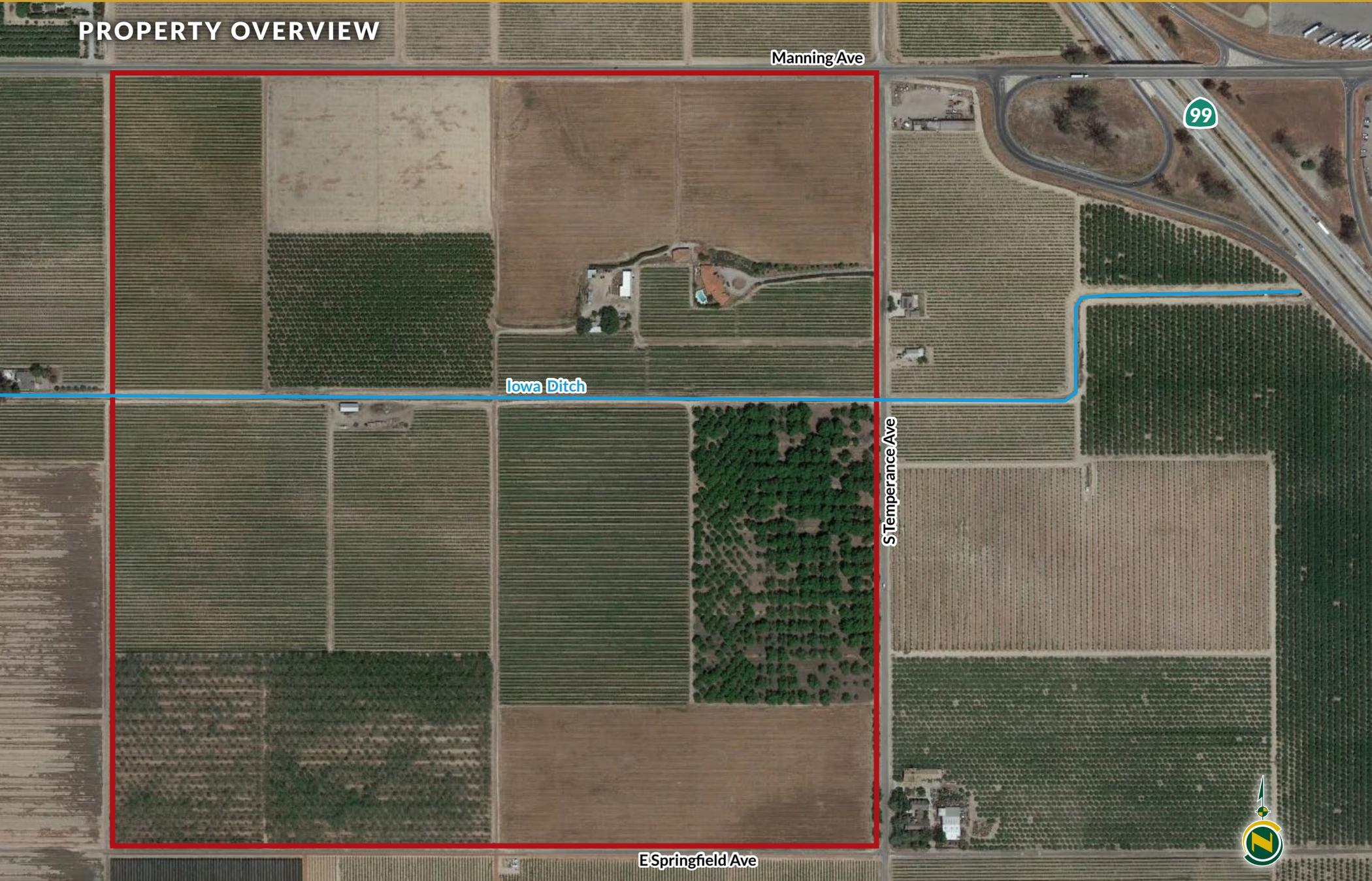


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PROPERTY OVERVIEW



BAXTER RANCH FUTURE DEVELOPMENT OPPORTUNITY

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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hc	Hanford sandy loam	Grade 1 - Excellent
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good
Dm	Dello loamy sand	Grade 3 - Fair
TzbA	Tununga loamy sand, 0-3% slopes	Grade 2 - Good
DhA	Dlehi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
Hm	Hanford fine sandy loam	Grade 1 - Excellent

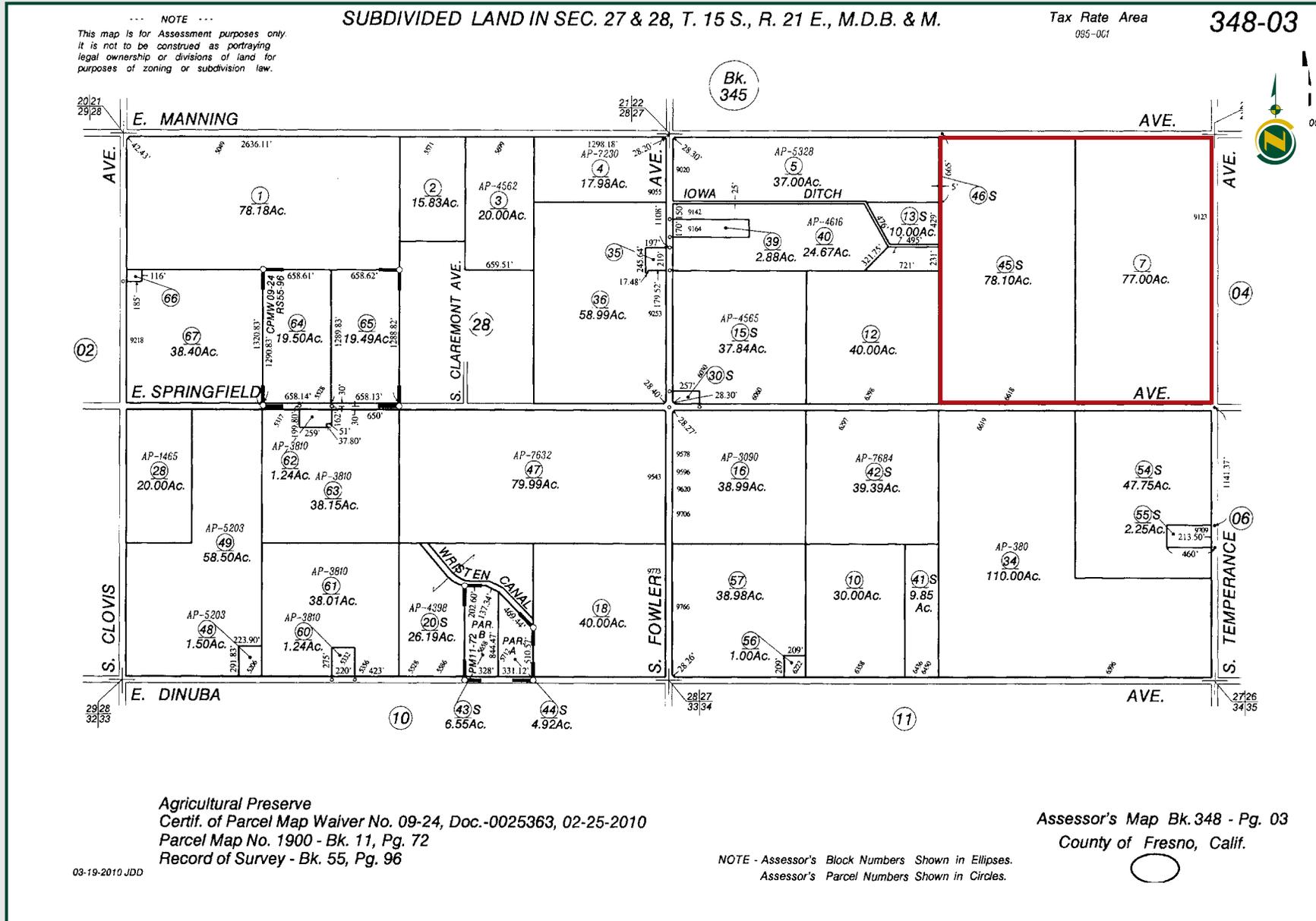


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PARCEL MAP

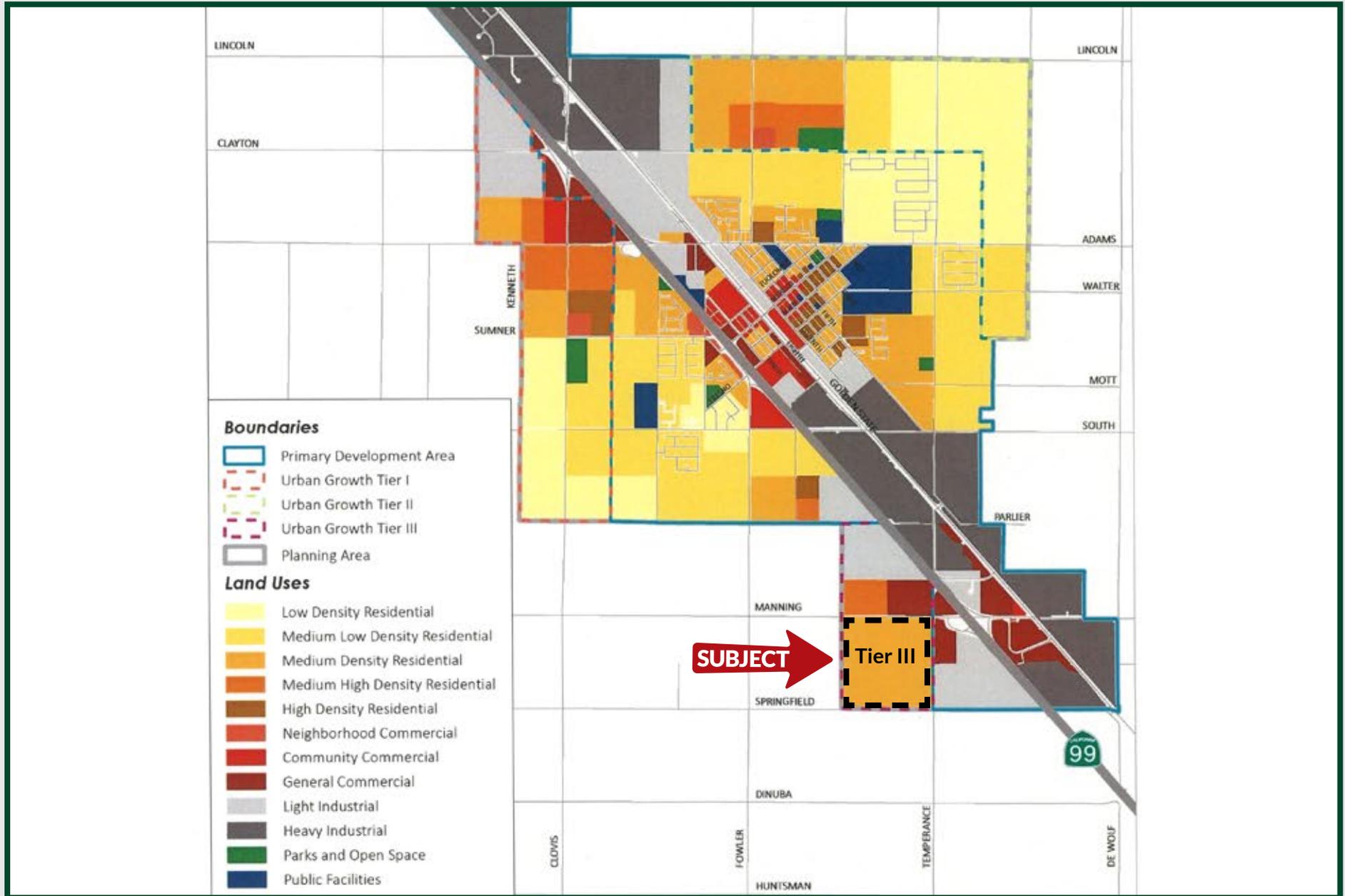


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LAND USE MAP



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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.