



SCHUIL
AG REAL ESTATE



+/-160 Acres – Open Ground – San Joaquin, CA

W Dinuba Ave & S Solano Ave, California 93660,
USA • 160 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com



LOCATION:

Property is located southeast and southwest corners of W Dinuba Avenue and S Solano Avenue in San Joaquin, Fresno County, CA.

SIZE:

+/-160 Assessed Acres

LAND USE:

Property consists of open ground ideal for development or row-crop cultivation.

WATER:

Property is located in James Irrigation District (District Water Report available upon request) and part of James GSA. The open ground is flood/furrow irrigated.

LEGAL:

Fresno County APNs: 030-090-22 (80 acres) and 030-090-21 (80 acres)

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

This property can be purchased with the following nearby properties:

[+/-164.52 Acres – Open Ground – San Joaquin, CA – Schuil Ag Real Estate](#)

[+/-76.3 Acres – Open Ground – San Joaquin, CA – Schuil Ag Real Estate](#)

PRICE:

\$1,756,480

CONTACT:

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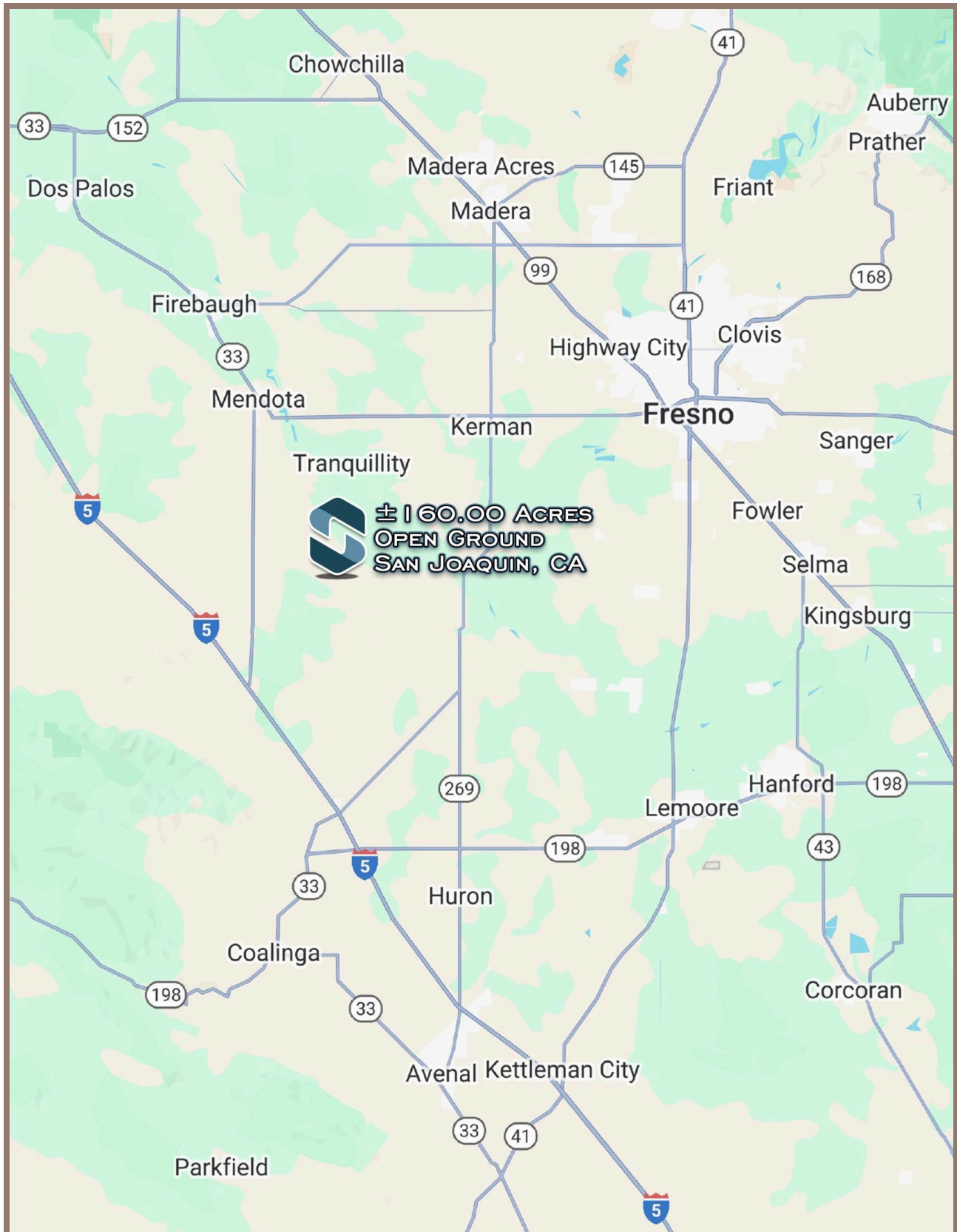
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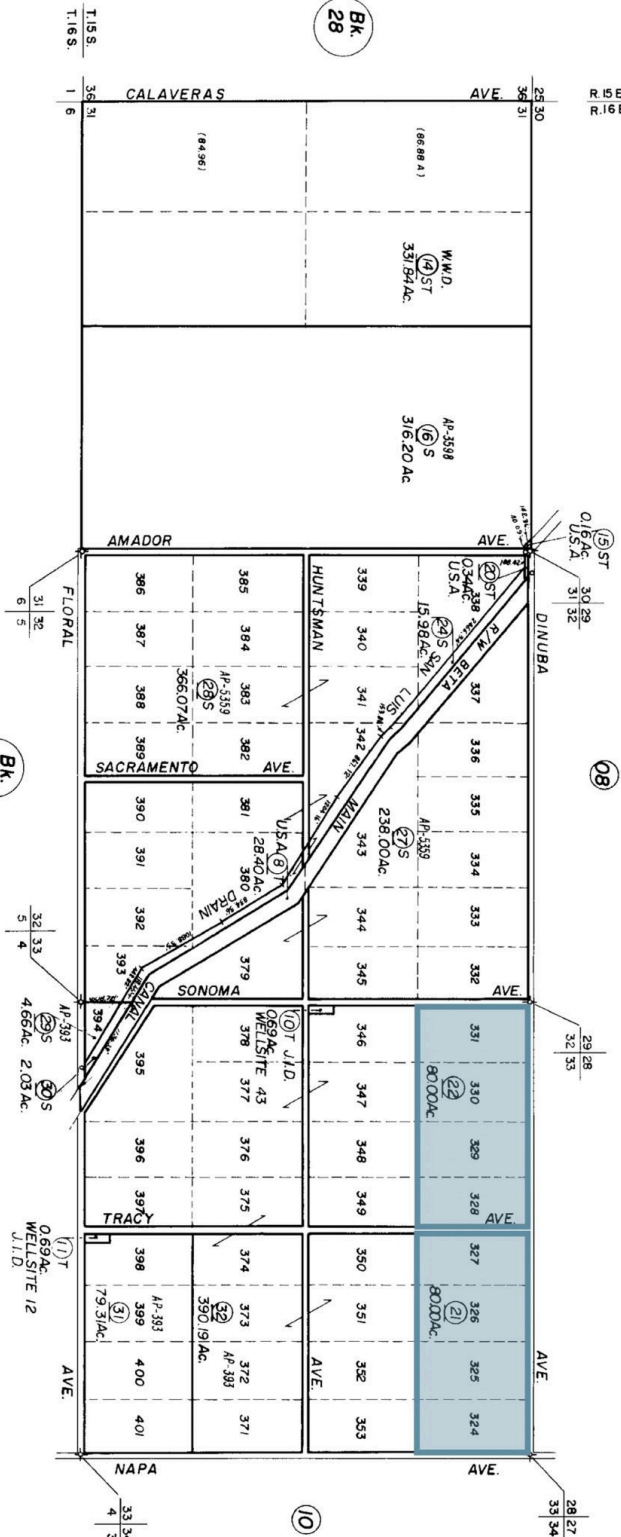


— NOTE —
This map is for Assessment purposes only.
It is not to be construed as porting legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SECS 31, 32, & 33 T.15S., R.16E., M.D.B. & M.

Tax Area
111-016
111-018

30-09



Agricultural Preserve
Valley Garden Farms Subd. "B" - Plat Bk. 7, Pg. 80-82

1964

NOTE - J.L.D. - James Irrigation District
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 30 - Pg. 09

County of Fresno, Calif.

