



Colliers

For Sale | 40 Acre Parcel
Mendota, California

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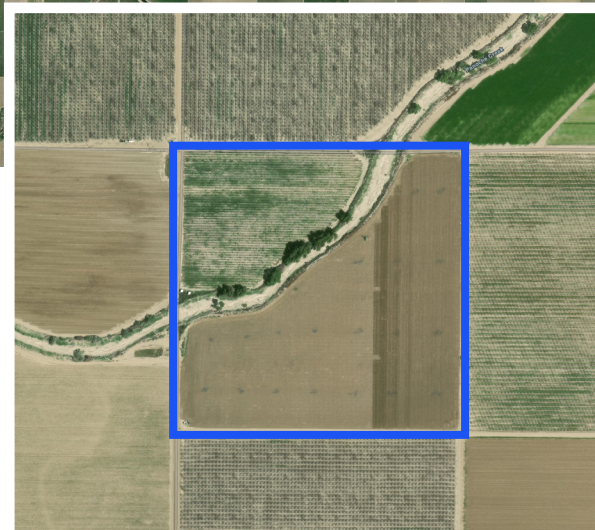
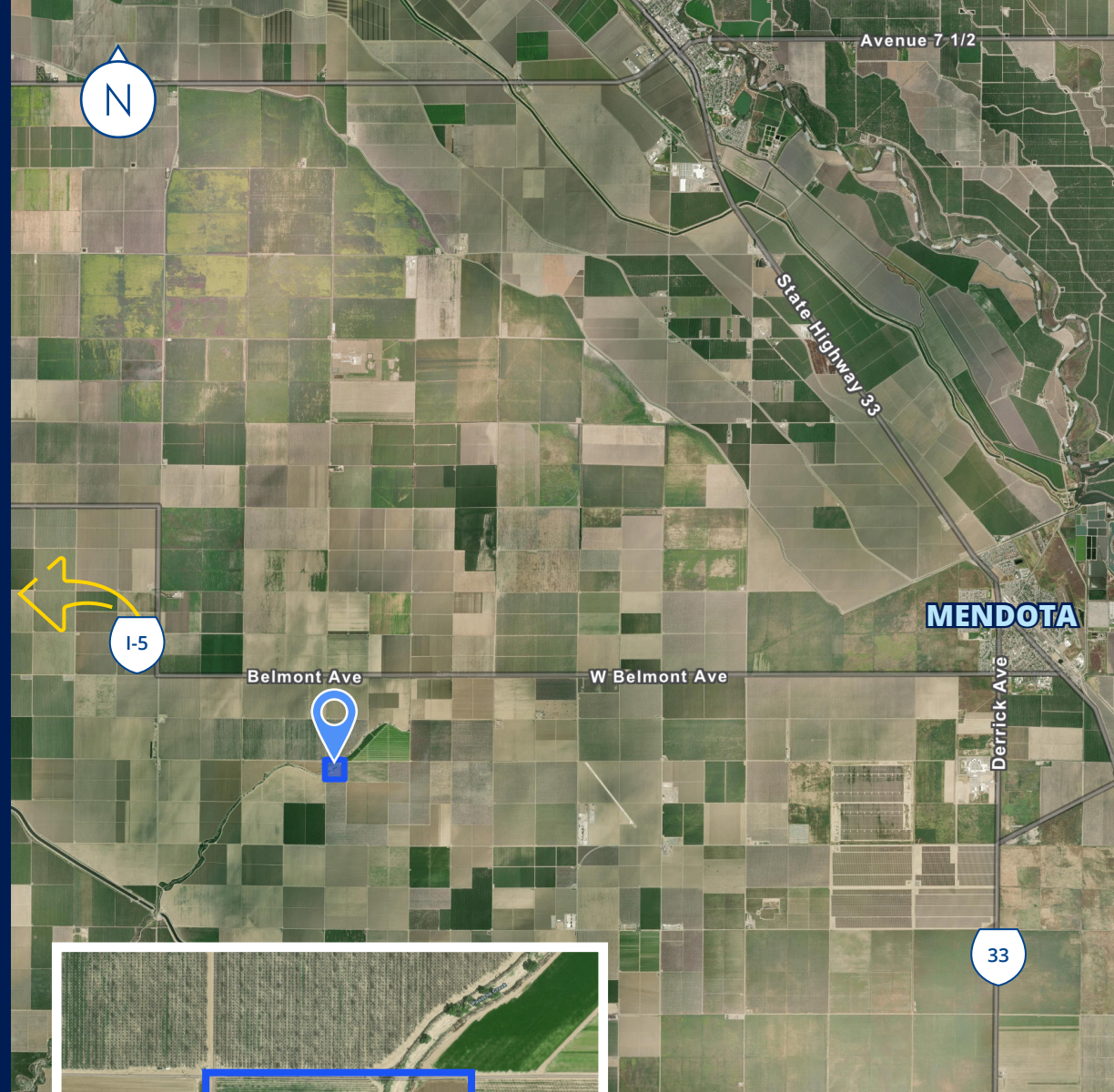
Property Summary

Location:	West of Mendota - Jerrold Avenue; 1 mile south of Belmont
Purchase Price:	\$340,000 (\$8,500 per acre) all cash or terms acceptable to Seller
APNs:	019-030-49s Fresno County
Property Size:	40 acres total
Use:	30+ acres open land; 10+ acres of Barbera grapes.
Available:	Now
Water:	Westland Water District. No irrigation well.
Zoning:	AG zoning, County of Fresno
Comments:	Soil type is Exvelsior Sandy Loam. The wine grapes do not have a contract.

SGMA 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 Management Act Portal - <https://sigma.water.ca.gov/portal/> Telephone number: 916-653-5791



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