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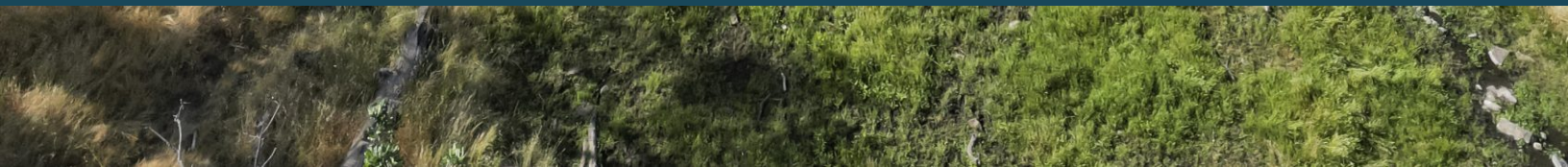
Hwy 180 Cattle Ranch and Cell Tower Leases

CA-63 & CA-180, Yokuts Valley, CA 93657,
USA • 2970.19 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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LOCATION:

Property is located north of the CA-63 and CA-180 intersection in Yokuts Valley, CA. Property has +/-1.3 miles of Highway 180 frontage. Centrally located from the below major California cities:

- Fresno: +/-30 Miles
- Visalia: +/-31 Miles
- Madera: +/-52 Miles
- Merced: +/-85 Miles
- Bakersfield: +/-108 Miles

SIZE:

+/-2,970.19 Assessed Acres

LAND USAGE:

Property is currently used as a cattle ranch. The current yearly cattle lease provides +/- \$15,000 income. The lease is in place through 2030 – with a potential lease buy-out option.

CELL TOWERS:

Property has multiple Cell Towers on it that provide +/- \$138,000 annual income.

WATER:

There are two (2) wells, one (1) year-round pond, two (2) seasonal ponds, and multiple springs throughout the ranch. Property is not located in any irrigation districts or part of any GSAs.

LEGAL:

Fresno County APNs: 185-041-76, 185-041-02, 185-041-65, 185-041-09, 185-041-06, 160-140-07, 160-140-08, and 160-140-09.

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.

PRICE:

\$4,500,000

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