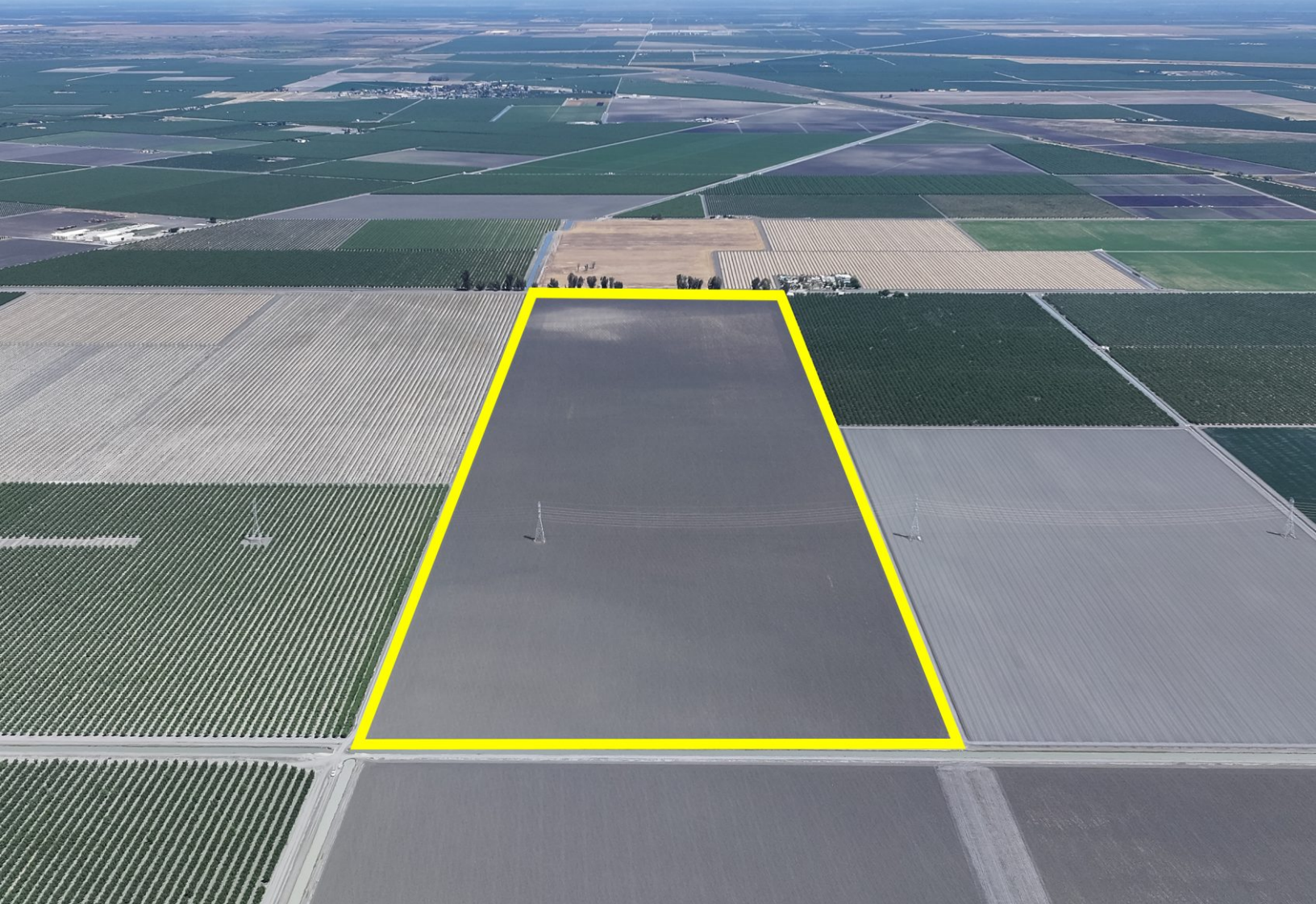




SCHUIL
AG REAL ESTATE



+/-159.92 Acres – Open Ground – San Joaquin, CA

S Sonoma Ave & Manning Ave, California 93668,
USA • 159.92 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the southeast corner of W Manning Ave and S Sonoma Ave in San Joaquin, Fresno County, CA.

SIZE:

+/-159.92 Assessed Acres

WATER:

Property is located within James Irrigation District.

SOIL:

See 'Soil Map' for details.

LEGAL:

Fresno County APN:030-080-11S

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:

\$1,759,120 (+/- \$11,000 per acre)

CONTACT:

Troy Sweeney
559-960-2781

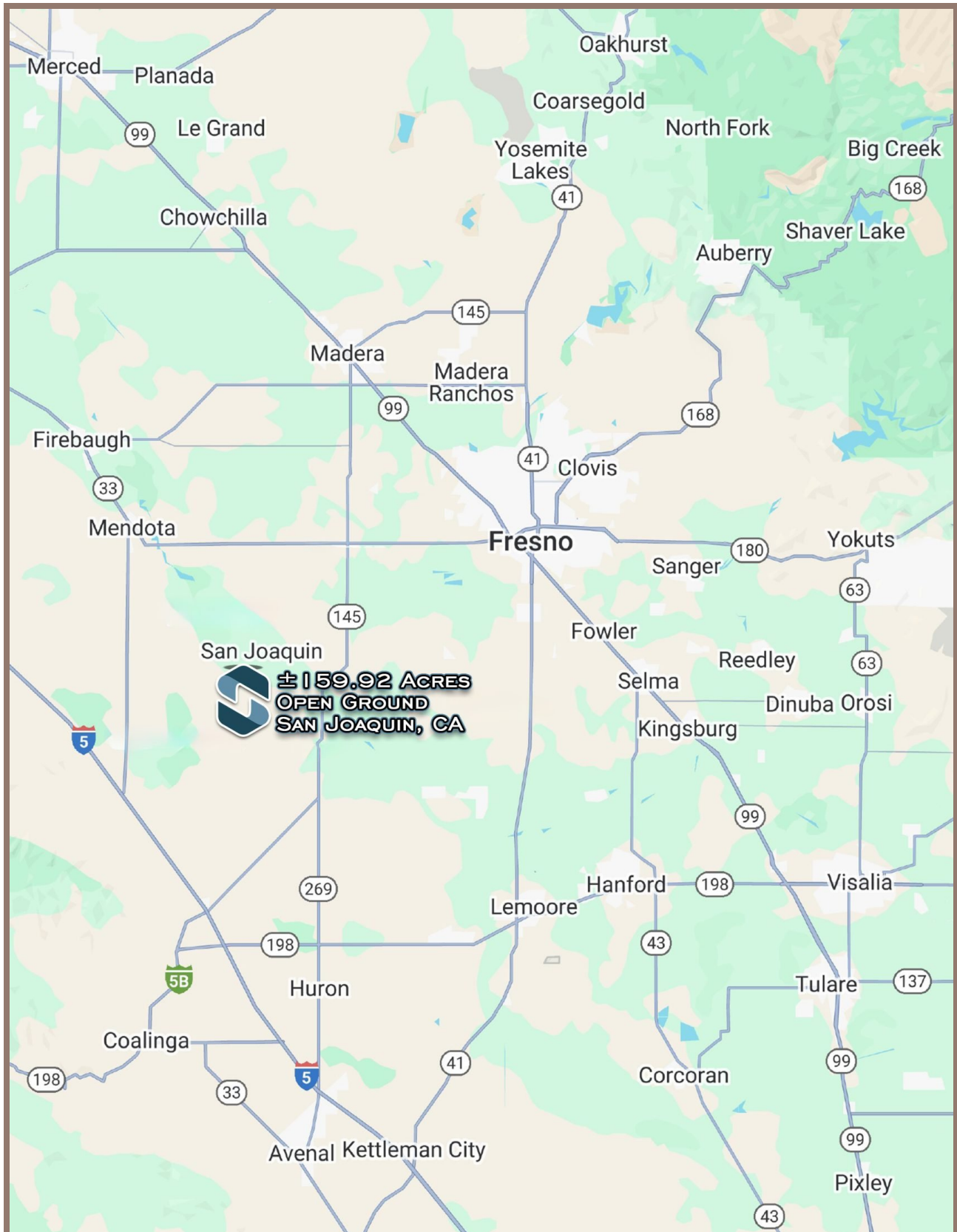
troy@schuil.com

CalBRE #02181812

Doug Phillips
559-805-4095

doug@schuil.com

CalBRE #01847203





Soils

Fresno County, CA

159.9 Acres, 1 Boundary



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
	282	Tachi clay, 0 to 1 percent slopes	100.0%	151.9	7w	3w	13.662	14.2

