



SCHUIL
AG REAL ESTATE



+/-320 Acres – Open Ground – Coalinga, CA

S Tuolumne Ave & W Jeffrey Ave, California 93210,
USA • 320 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located at S Tuolumne Ave & W Jeffrey Ave in Coalinga, Fresno County, CA.

SIZE:

+/-320 Assessed Acres

WATER:

Property is located in Westlands Irrigation District Area 2 and receives district water via turnout. There is no pump/well.

LAND USE:

Property has historically been used for row crops.

SOIL:

Consists entirely of Grade 1 – Excellent soils, primarily Panoche clay loam (49.2%), Panoche loam (28.4%), and Cerini sandy loam (19.2%)

LEGAL:

Fresno County APN: 058-090-40S

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:

\$2,240,000 (+/- \$7,000 per acre)

CONTACT:

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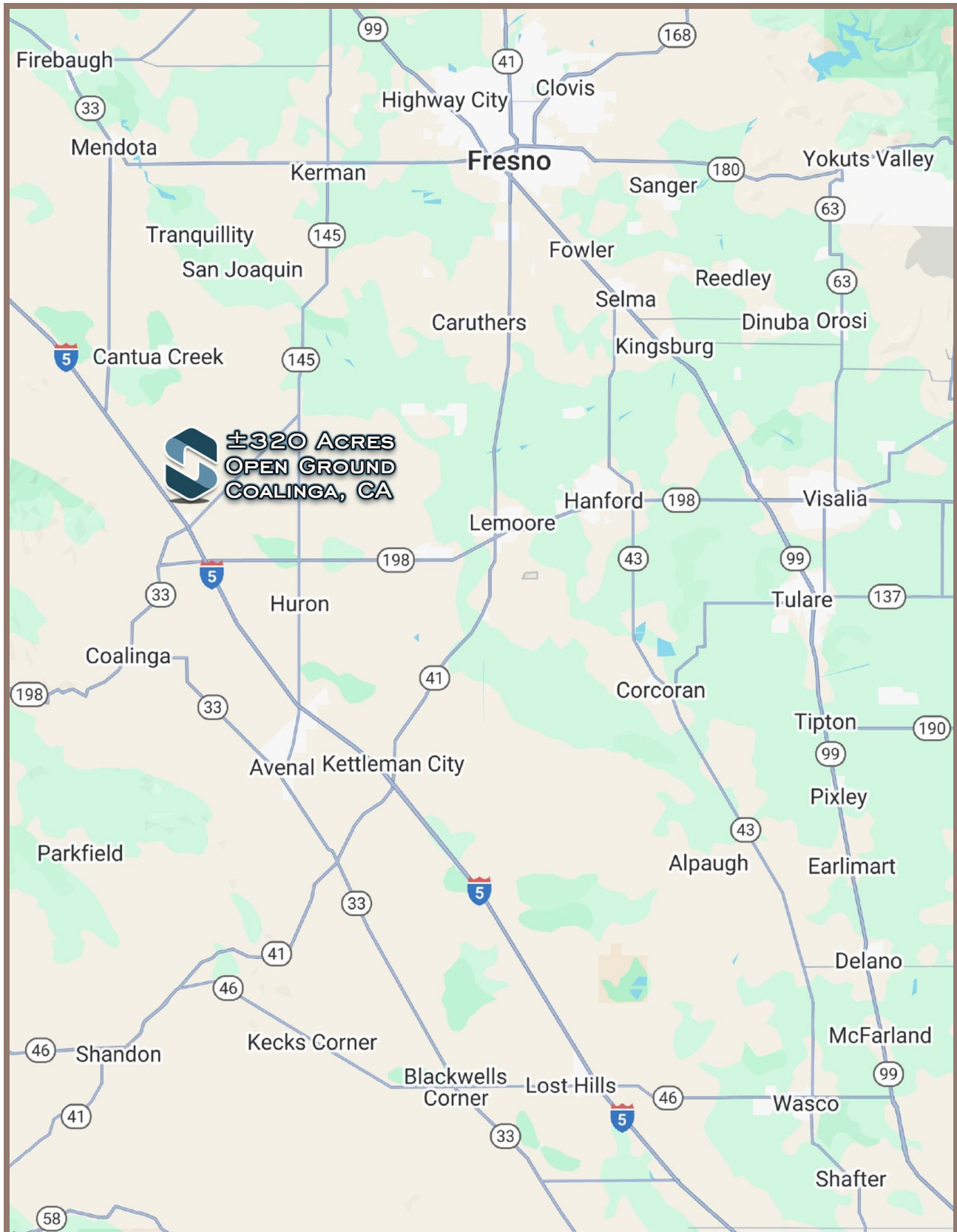
scott@schuil.com
CalBRE #01877812

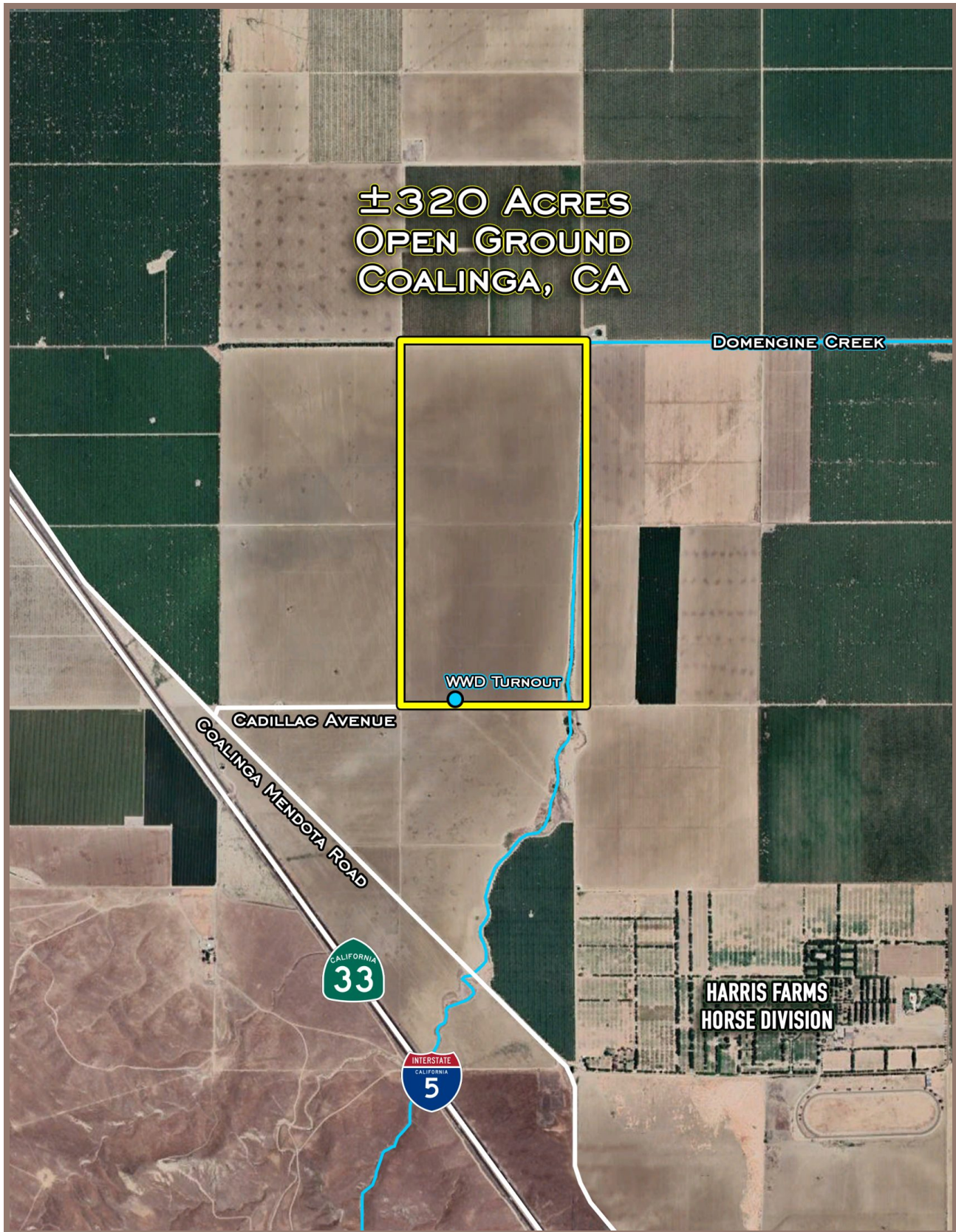
Jonathan Verhoeven
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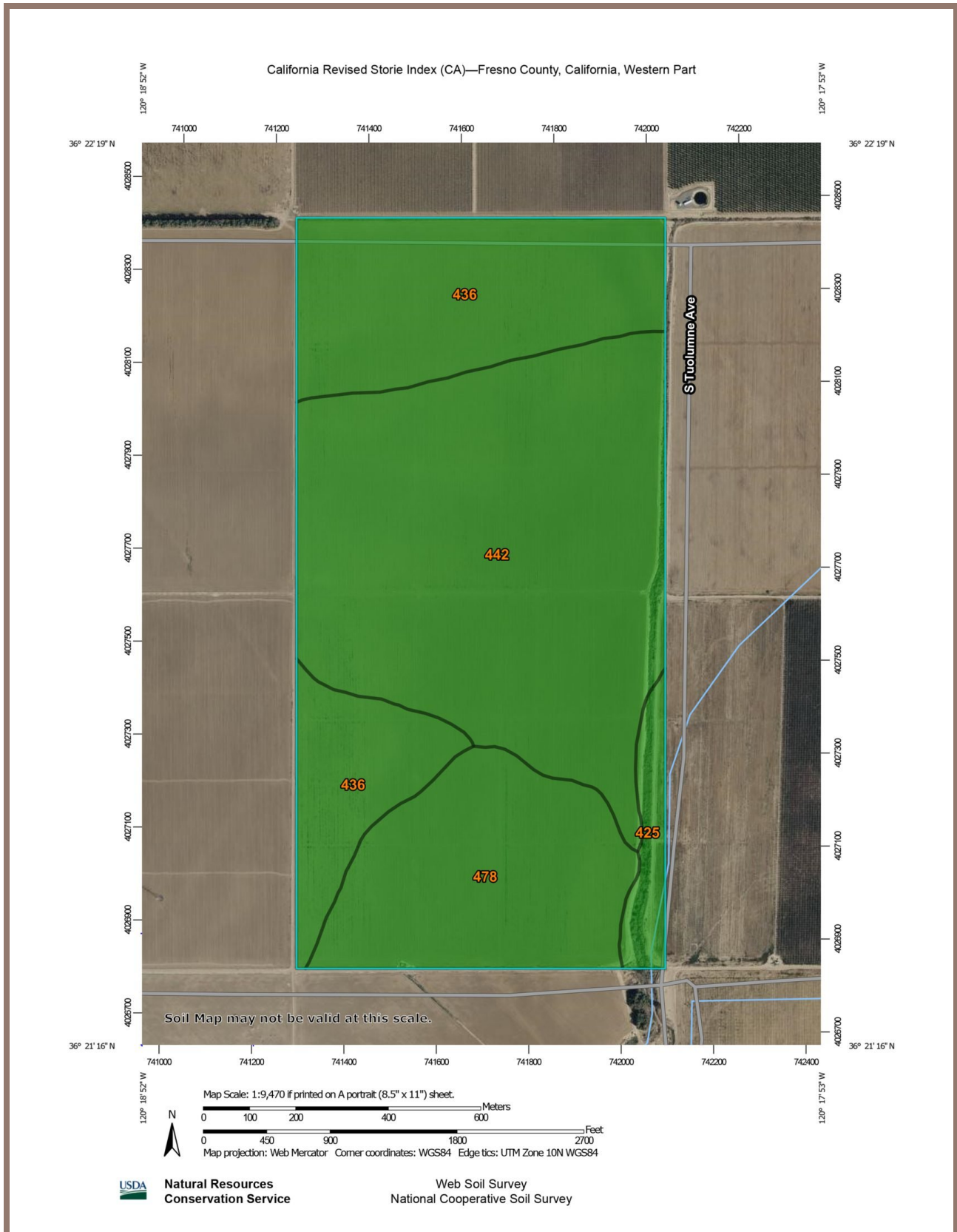
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California Revised Storie Index (CA)—Fresno County, California, Western Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
425	Kimberlina sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Kimberlina, sandy loam (85%)	10.1	3.2%
436	Panoche loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche (85%)	90.8	28.4%
442	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche, clay loam (87%)	157.2	49.2%
478	Cerini sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Cerini (90%)	61.4	19.2%
Totals for Area of Interest				319.4	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

