

WINDFALL NORTH RANCH

80.00± ACRES | COUNTY, CALIFORNIA

\$600,000

(\$7,500/Acre)



PROPERTY HIGHLIGHTS

- WESTLANDS WATER DISTRICT
- PREMIUM SOILS SUITABLE FOR PERMANENT CROPS
- EXISTING FILTER STATION AND TURNOUT



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

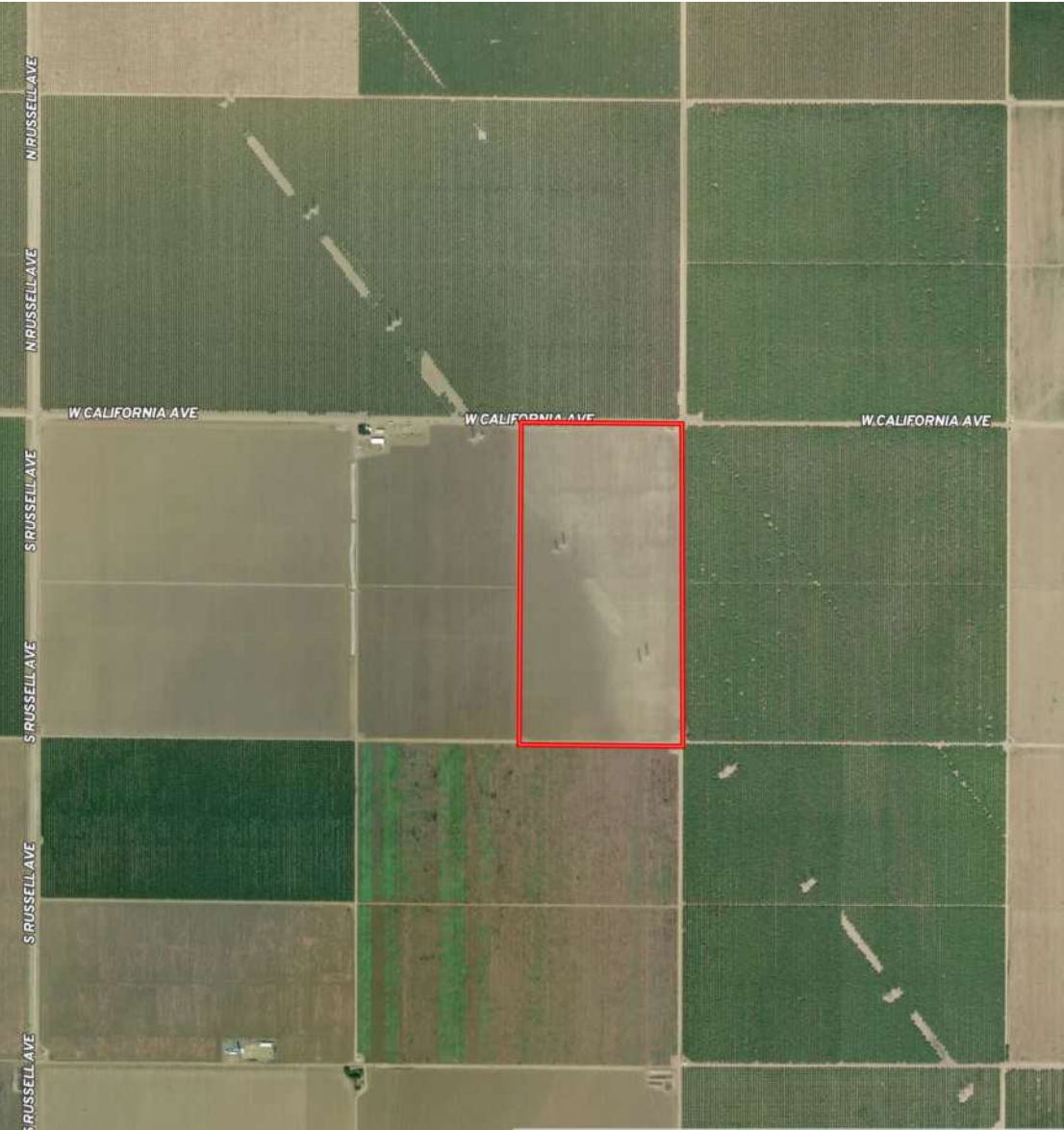
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

WINDFALL NORTH RANCH
80.00± ACRES | FRESNO COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

The property consists of open agricultural ground located within Westlands Water District and is well suited for permanent plantings. The property has access to Westlands Water District water, providing a valuable water resource for future agricultural development. It is conveniently located east of Russell Avenue on the south side of California Avenue. This offering presents an excellent opportunity for growers or investors seeking open ground in one of California's premier agricultural regions.

LOCATION

The property is located a half mile east of Russel Ave South of California Ave.

ZONING

AE- 20 (Agricultural Exclusive). The property is not enrolled in the Williamson Act.

WATER

The property is within and receives water from Westlands Water District. There is a turnout, booster pump and a filter station on the property.

BUILDINGS

None

PLANTINGS

Open farmland

PRICE/TERMS

The purchase price is \$600,000 cash at the close of escrow. The sale is contingent upon Seller successfully acquiring and obtaining clear title to the Property, which is currently in escrow. In the event Seller does not acquire title to the Property, Buyer's deposit shall be returned in full. Upon such termination, neither Buyer nor Seller shall have any further obligation or liability to the other in connection with the proposed transaction.

*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.

POLICY ON AGENT COOPERATION

SOILS INFORMATION

MAP KEY

Map unit symbol	Map unit name	Rating
459	Ciervo clay, 0 to 2 percent slopes	Grade 3 - Fair
479	Cerri clay loam, 0 to 2 percent slopes	Grade 1 - Excellent

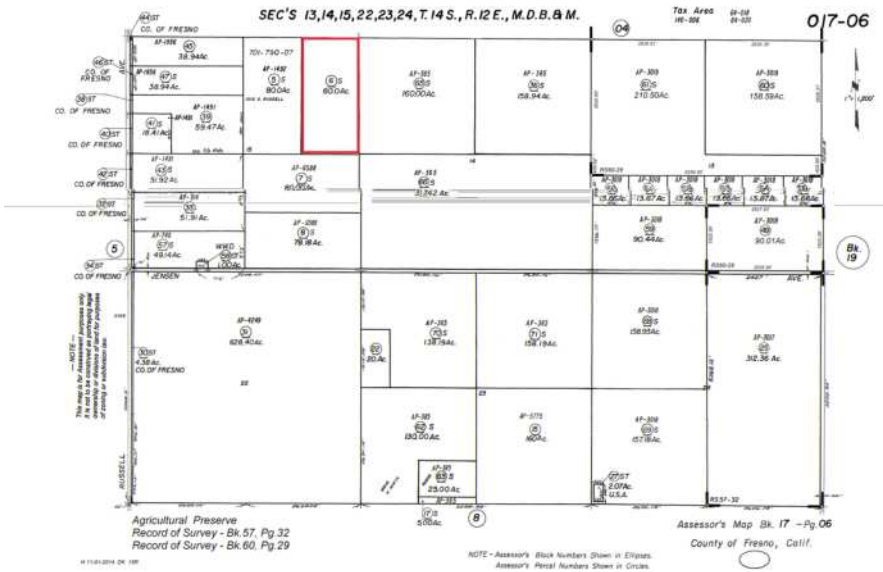
SOILS MAP



*Boundary lines are approximate

PARCEL INFORMATION

Fresno County APN: 017-060-06S







Independently Owned and Operated
Corporate License #0002087 | pearsonrealty.com

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

7450 N. Palm Ave., Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777