



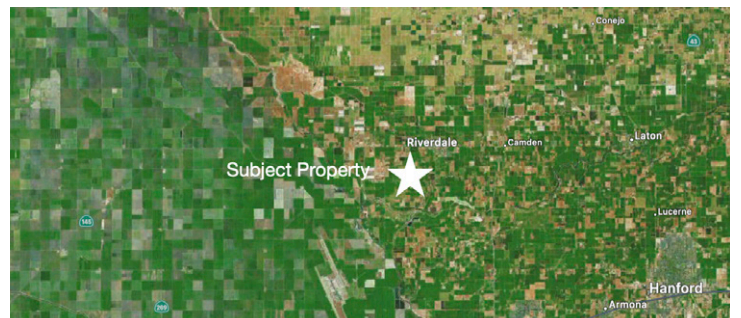
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$10,792,110

ROSA RANCH

513.91 ACRES



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ROSA RANCH

513.91 ACRES

LOCATION

The subject property is located at West Excelsior & South Bryan Avenue, 25415 South Bryan Avenue, Riverdale CA, 93656

DESCRIPTION

This opportunity is 513.91+/- acres on 11 parcels with approximately 206.26+/- acres of Pima Cotton and 307.65+/- acres of Alfalfa. The Fresno Slough runs along the West end of the ranch and S Polk Avenue runs along the East edge. Suitable for permanent crop plantings.

PARCEL #'S

Fresno County APN's 053-110-03s, 46s, & 87s & 053-100-43s, 45s, 51s, 61, & 62

Kings County APN's 004-040-001, 002 and 025

ZONING

Fresno County AE 20

Kings County AX

CROPS

Approximately 206.26 acres of Pima Cotton and 307.65 acres of Alfalfa. This ranch has historically been farmed to row crops.

SOIL

According to USDA California Revised Store Index, Grade 2, 3 & 4 soils; see attached soil map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of and receives surface water from Laguna Irrigation District. Connected pipelines and gates are used to move the irrigation water to each field. In addition, there are 2 diesel wells and 4 electric wells. The alfalfa is flood irrigated. The cotton is irrigated by open ditch with siphon pipe.

SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.

For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$10,792,110 (\$21,000/acre) cash at close of escrow.



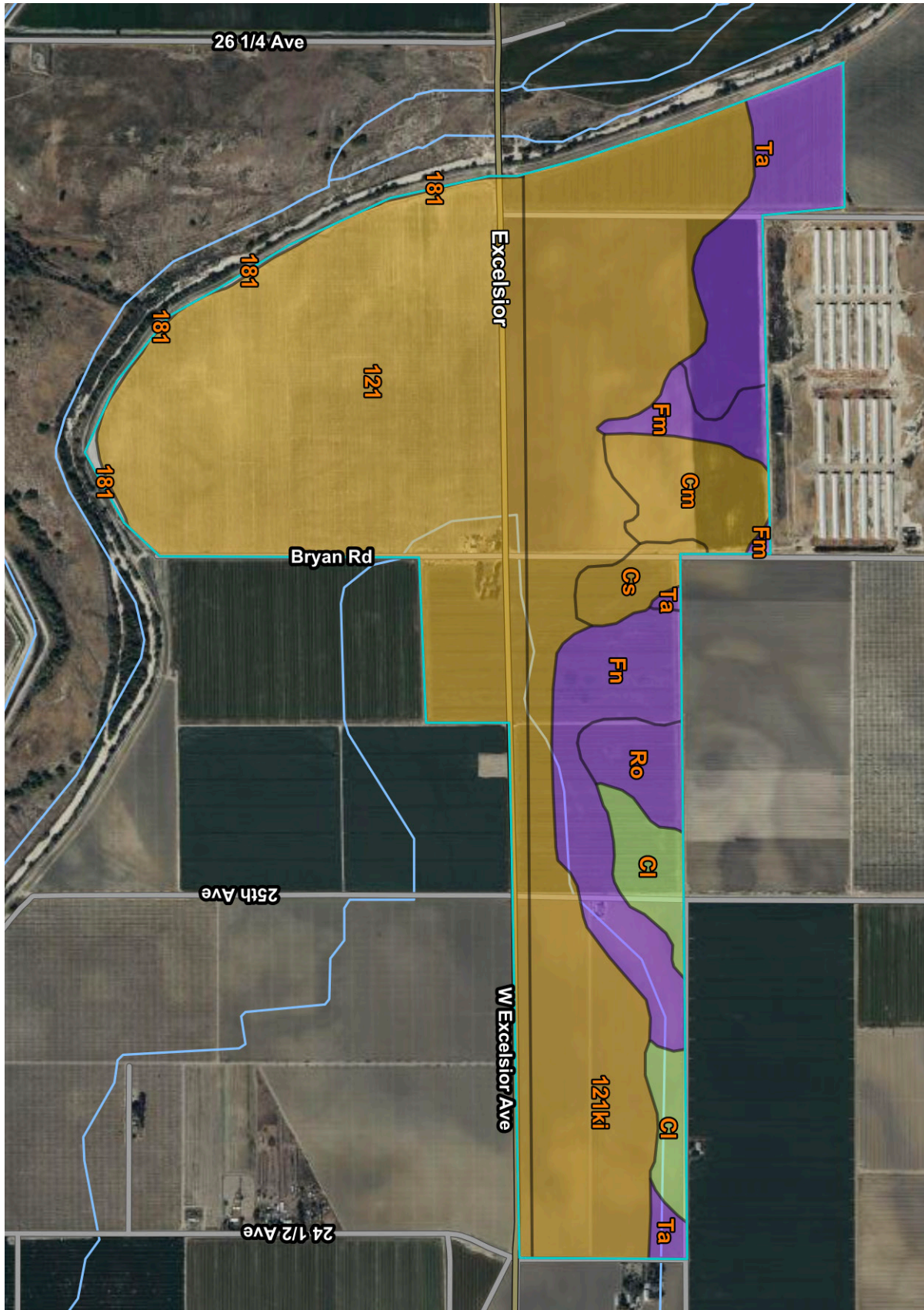
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SOILS MAP





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CALIFORNIA REVISED STORIE INDEX (CA)

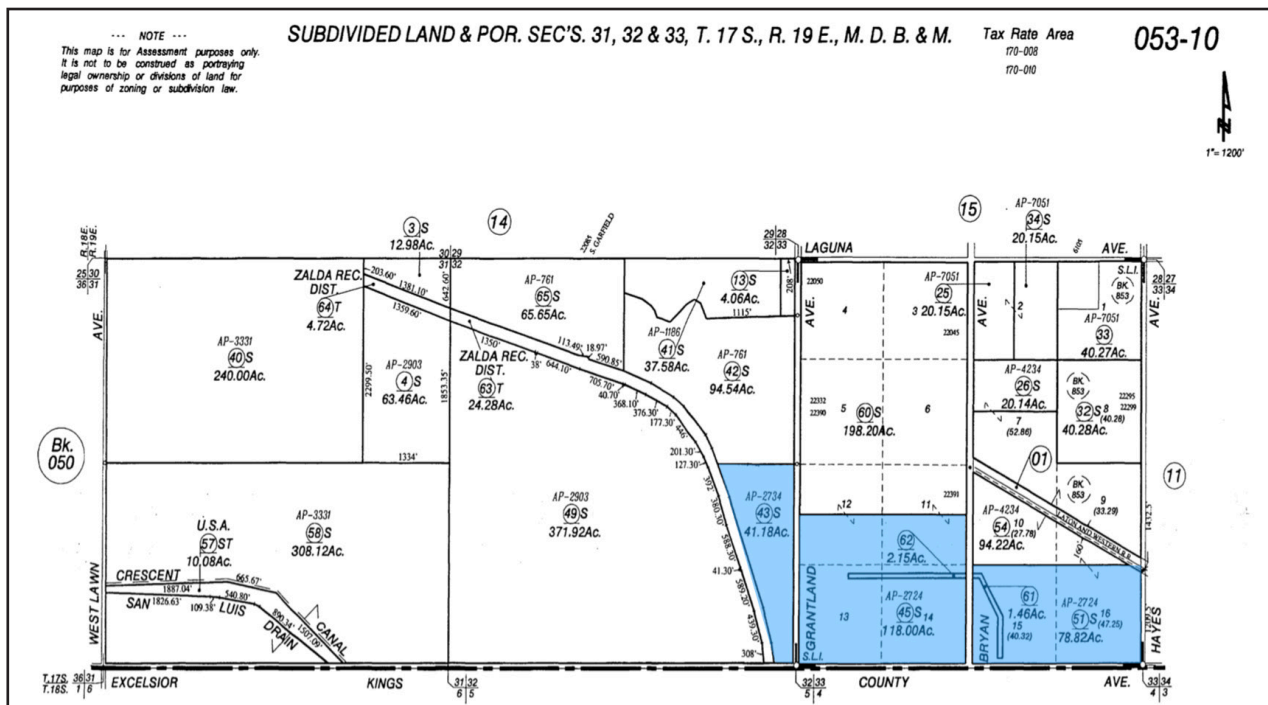
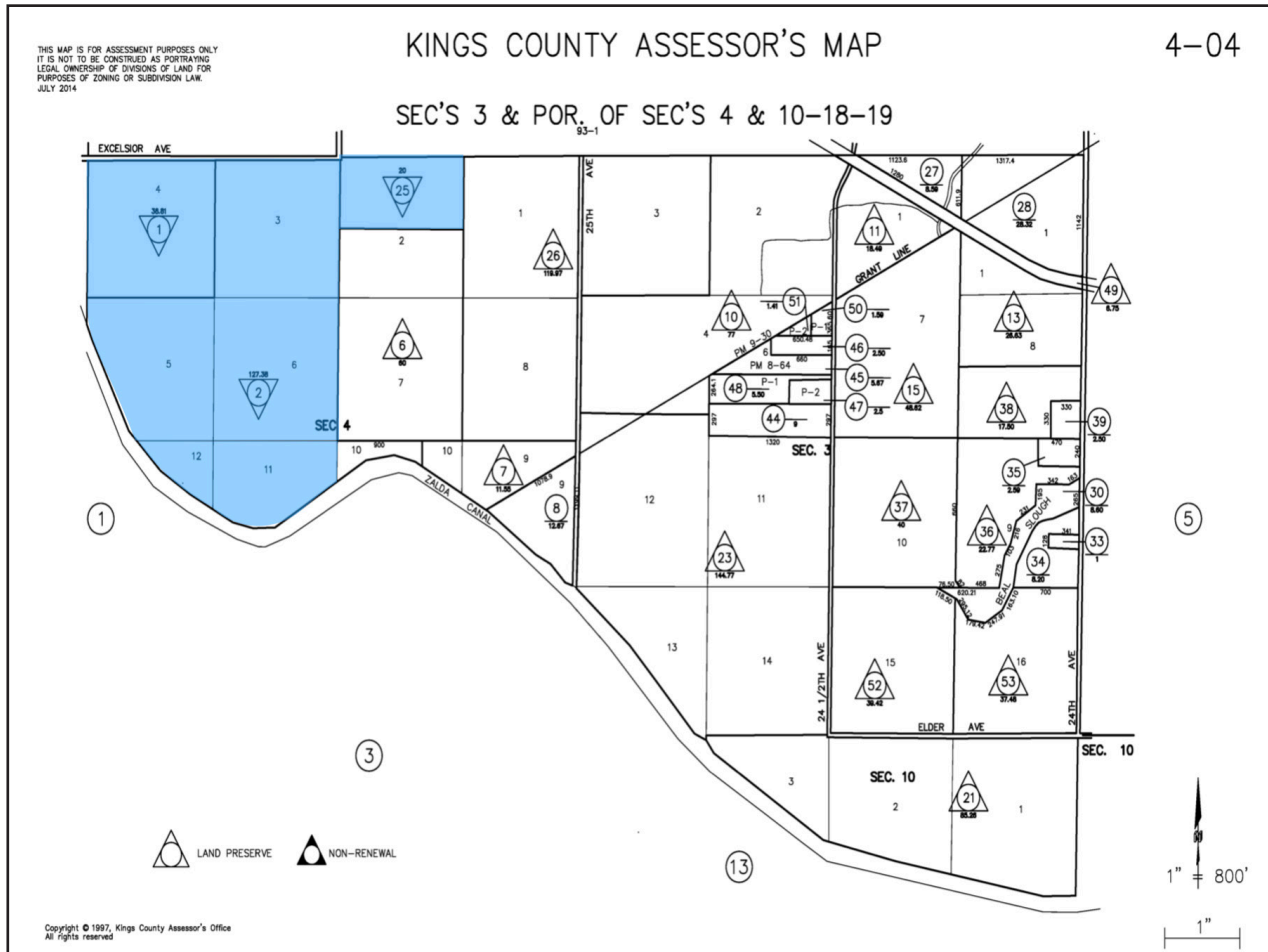
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
121ki	Grangeville fine sandy loam, saline-alkali, partially drained	Grade 4 - Poor	Grangeville (85%)	158.9	30.5%
Cl	Chino sandy loam	Grade 2 - Good	Chino (85%)	18.7	3.6%
Cm	Chino sandy loam, saline-alkali	Grade 4 - Poor	Chino (85%)	20.9	4.0%
Cs	Chino loam, saline-alkali	Grade 4 - Poor	Chino (85%)	8.7	1.7%
Fm	Foster sandy loam	Grade 3 - Fair	Foster (85%)	9.9	1.9%
Fn	Foster loam	Grade 3 - Fair	Foster (85%)	39.0	7.5%
Ro	Rossi fine sandy loam	Grade 3 - Fair	Rossi (85%)	11.3	2.2%
Ta	Temple loam	Grade 3 - Fair	Temple (85%)	37.8	7.3%
Subtotals for Soil Survey Area				305.3	58.7%
Totals for Area of Interest				520.6	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
121	Grangeville fine sandy loam, saline-alkali, partially d rained	Grade 4 - Poor	Grangeville (85%)	213.2	41.0%
181	Water	Not Applicable for Storie Index	Water (100%)	2.1	0.4%
Subtotals for Soil Survey Area				215.2	41.3%
Totals for Area of Interest				520.6	100.0%



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ASSESSORS MAP





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