



HOEKSTRA & ASSOCIATES, INC.

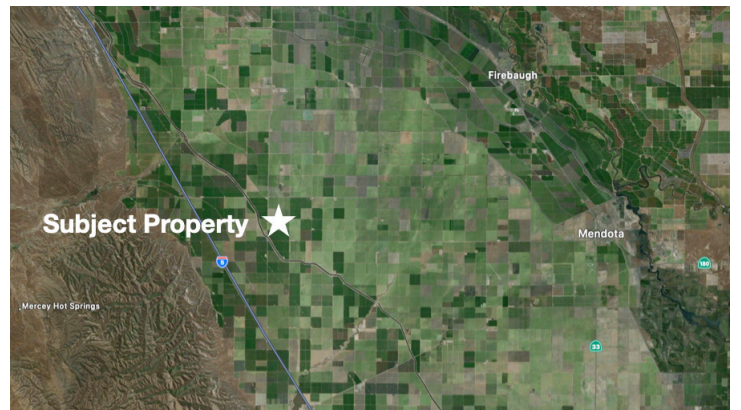
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$2,781,900

Panoche Row Crop

309.10 Acres



Dan Hoekstra
(805) 839-8292 cell
dan@hoekstra.land
CalBRE-01942198

Russell Waymire
(559) 977-6000 cell
russ@hoekstra-associates.com
CalBRE-01763629

Sean Barajas
(559) 805-0179 cell
sean@hoekstra.land
CalBRE-02157022

AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$2,781,900

Panoche Row Crop

309.10 Acres

LOCATION

The subject property is located at the South West corner of N Russell Avenue and W McKinley Avenue in Firebaugh, CA 93622.

DESCRIPTION

This opportunity is 309.10 +/- acres of open land on 1 parcel.

PARCEL #'S

Fresno County APN: 010-070-385

ZONING

Ae 20

CROPS

The subject property is suitable for a variety of row crops.

SOIL

According to USDA California Revised Storie Index, mostly Grade 1 excellent soils with some grade 3 and 4 soils; see attached soils map for description.

WATER & IRRIGATION

The property is located in Panoche Water District and receives water from the District.

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/Goundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$2,781,900 (\$9,000/acre) cash at close of escrow.



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

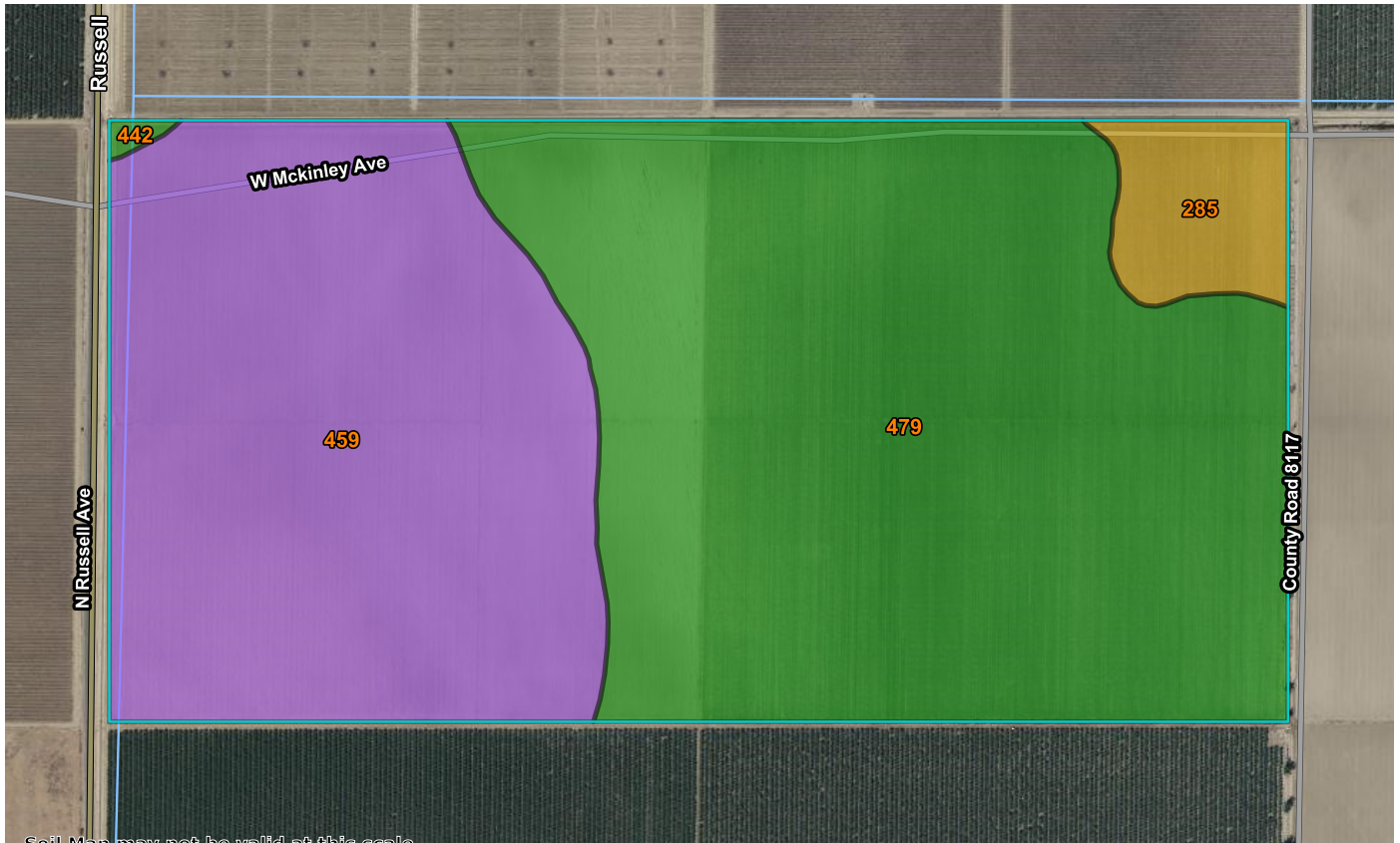




HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
285	Tranquillity- Tranquillity, wet, complex, saline- sodic, 0 to 1 percent slopes	Grade 4 - Poor	Tranquillity, clay, saline-sodic (60%)	13.9	4.4%
			Tranquillity, clay, saline-sodic, wet (25%)		
442	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche, clay loam (87%)	0.8	0.2%
459	Ciervo clay, 0 to 2 percent slopes	Grade 3 - Fair	Ciervo, clay (80%)	122.1	38.5%
479	Cerini clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini, clay loam (85%)	180.0	56.8%
Totals for Area of Interest				316.7	100.0%

