



HOEKSTRA & ASSOCIATES, INC.

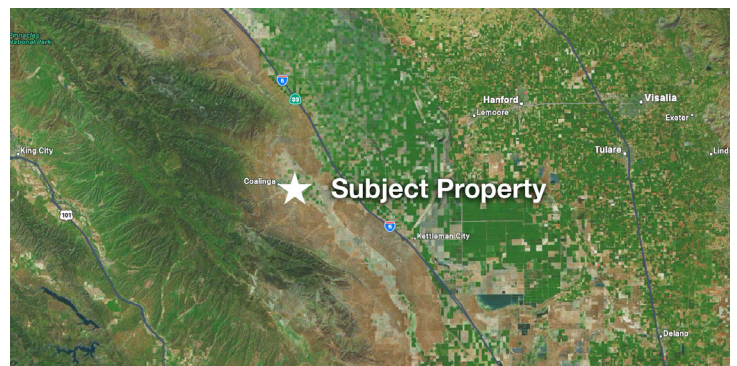
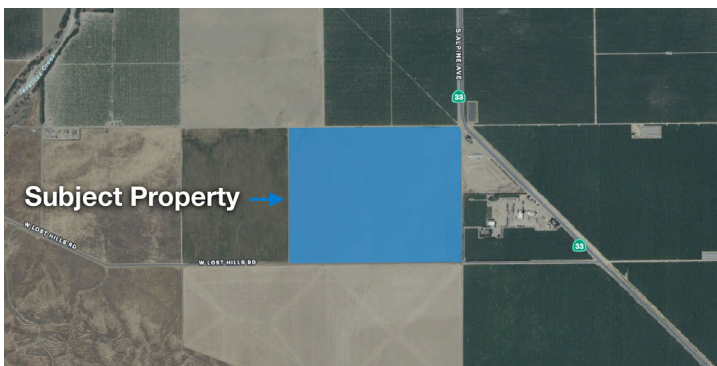
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$900,000

Open Land - Coalinga

200 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

Jaime Martinez
(559) 772-6101 cell
jaime@hoekstra.land
CalBRE-01971583

AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$900,000

Open Land - Coalinga

200 Acres

LOCATION

The subject property is located west of Highway 33 on the north side of Lost Hills Rd in Coalinga, CA, (Fresno County).

DESCRIPTION

This opportunity is 200 +/- acres on two parcels and is currently fallow with no surface water and no groundwater wells.

PARCEL #'S

Fresno County APNs 085-060-07 & 085-060-02S

ZONING

AE-20 - Exclusive Agriculture

CROPS

Property is currently fallow ground.

SOIL

According to USDA California Revised Storie Index, almost entirely Grade 1 soils; see attached soils map for description.

WATER & IRRIGATION

This entire ranch lies within the boundaries of Pleasant Valley Community Water District. Currently there are no restrictions on groundwater pumping in the district. Please consult with the District for information on potential groundwater pumping restrictions or allocations.

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

\$900,000 (\$4,500/acre) cash at close of escrow.



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE





HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

SOILS MAP



Soil Map may not be valid at this scale.

CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
406	Guajarral sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Guajarral, sandy loam (85%)	67.9	33.7%
426	Kimberlina sandy loam, 2 to 5 percent slopes	Grade 1 - Excellent	Kimberlina (85%)	117.5	58.3%
			Panoche, clay loam (4%)		
			Polvadero, sandy loam (2%)		
			Excelsior, sandy loam (2%)		
445	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Excelsior (85%)	16.0	8.0%
Totals for Area of Interest				201.4	100.0%

