SCHUIL
AG REAL ESTATE

+/-305.07 Acres – Open Ground – Firebaugh, CA

N Fairfax Ave, California, USA • 305.07 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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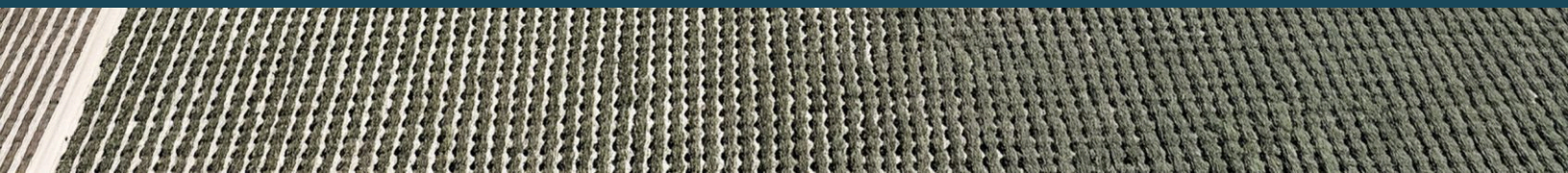

LOCATION:

Property is located on the west side of N. Fairfax Avenue, north of the Second Lift Canal, Firebaugh, Fresno County.

SIZE:

+/-305.07 Assessed Acres

LAND USE:

The property is level open ground with strong potential for pistachio development. Its current use is row crops and annual plantings.

- North field: +/-69.18 acres
- South field: +/-230.78 acres

WATER:

It is within the Firebaugh Canal Water District (FCWD).

SOIL:

See 'Soil Map' for details.

LEGAL:

Fresno County APN: 006-150-17S

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.

REMARKS:

The property is well suited for pistachio development, with established orchards immediately across Fairfax Avenue and directly south of the property.

PRICE:

$7,474,215 (+/-$24,500 per acre)

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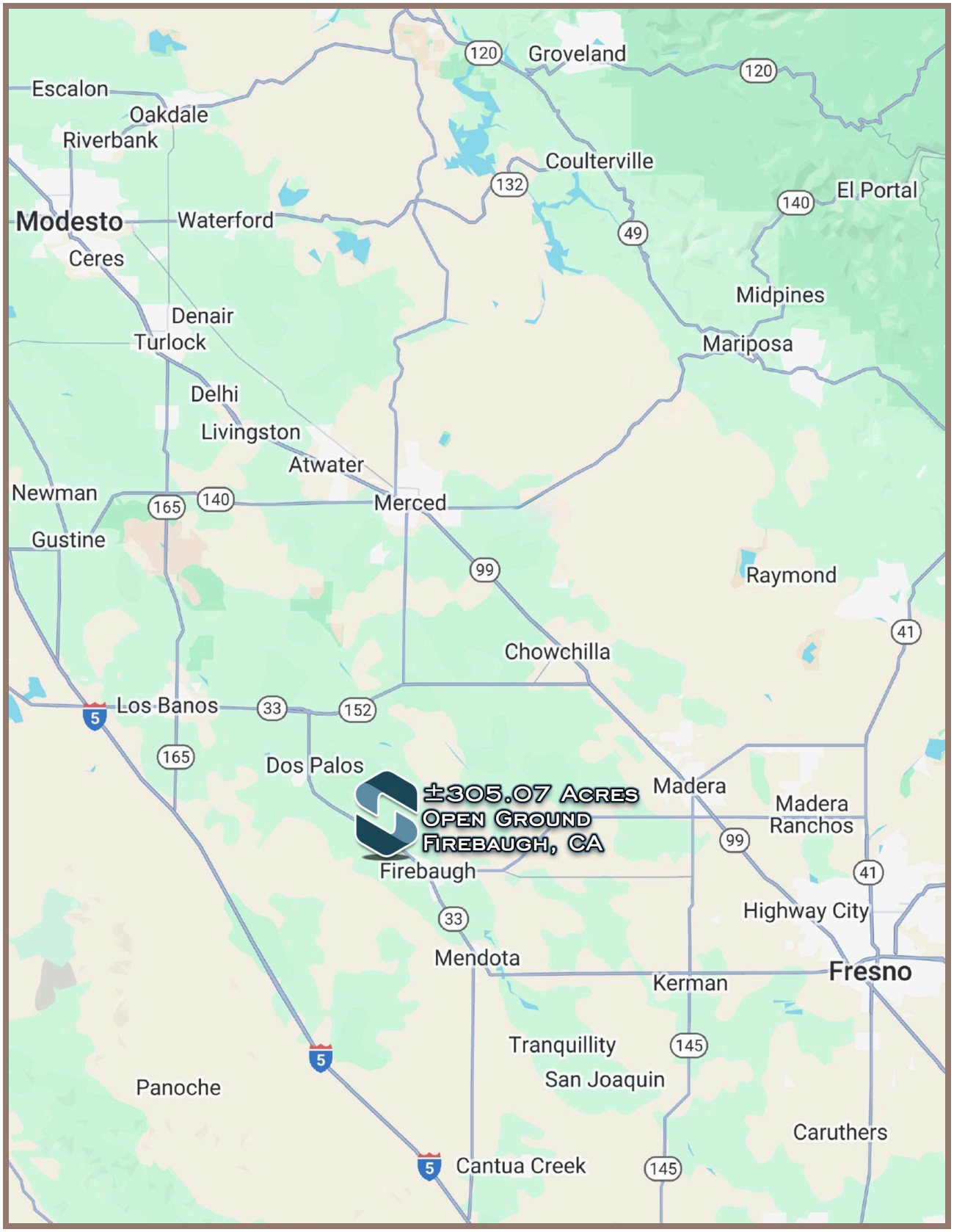

Groveland
Escalon
Oakdale
Riverbank
Coulterville
El Portal
Modesto
Waterford
Ceres
Midpines
Denair
Turlock
Mariposa
Delhi
Livingston
Atwater
Newman
Merced
Gustine
Raymond
Chowchilla
Los Banos
Dos Palos
±305.07 Acres
Open Ground
Firebaugh, CA
Madera
Madera Ranchos
Firebaugh
Highway City
Mendota
Fresno
Kerman
Tranquillity
San Joaquin
Panoche
Caruthers
Cantua Creek

Aerial Map

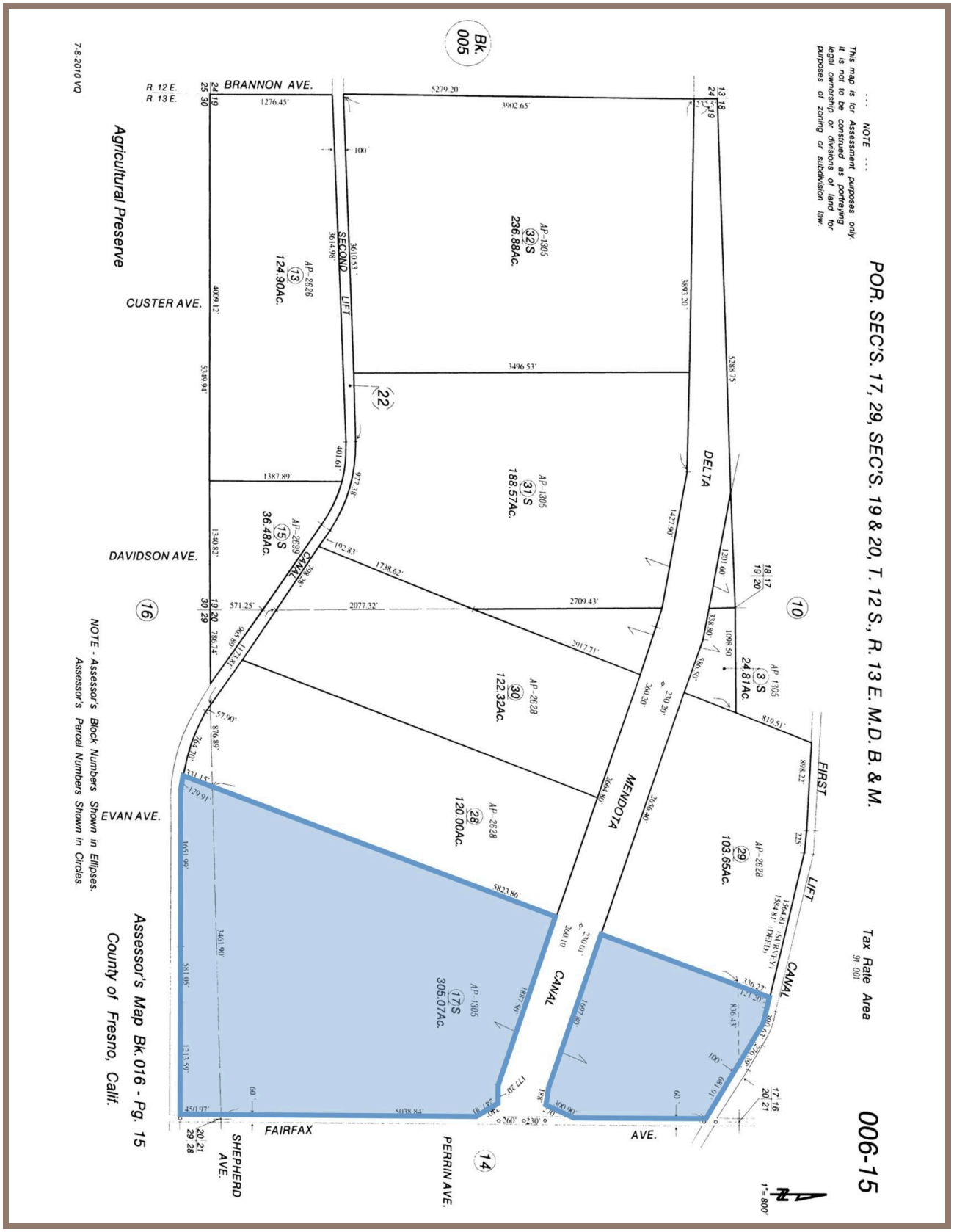
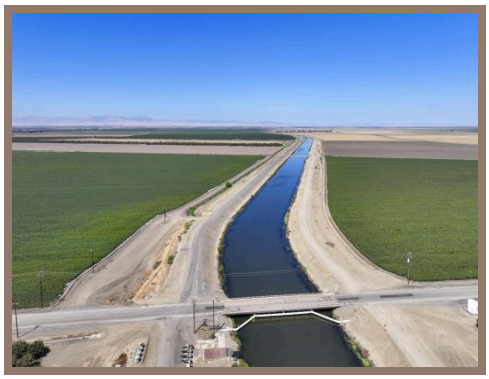
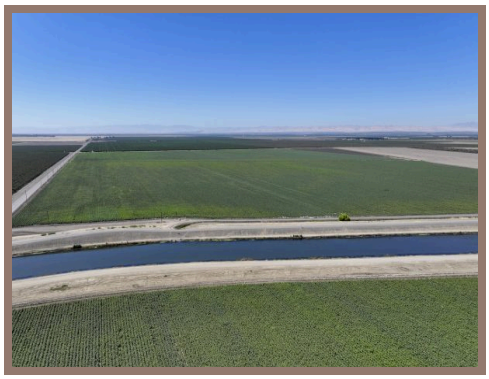
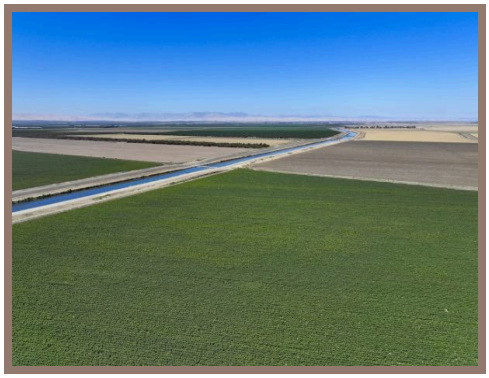
CALIFORNIA 33
CALIFORNIA 33
±305.07 Acres
Open Ground
Firebaugh, CA
NORTH FIELD
±69.18 ACRES
SOUTH FIELD
±230.78 ACRES
Delta
Mendota
Canal
Second
Lift
Canal
Fairfax Avenue
Nees Avenue

Soils

Fresno County, CA **307.3 Acres, 1 Boundary**

12/100 NCCPI **18.3**/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
	285	Tranquillity-Tranquillity, wet, complex, saline-...	65.1%	200.1	7w	3w	16.514	10.3
	472	Wekoda clay, partially drained, 0 to 1 percent slopes	34.9%	107.2	4w	3w	21.722	15.1


POR. SEC'S. 17, 29, SEC'S. 19 & 20, T. 12 S., R. 13 E. M.D. B. & M.
006-15
Tax Rate Area
91-001
NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
Bk. 005
BRANNON AVE.
CUSTER AVE.
DAVIDSON AVE.
EVAN AVE.
FAIRFAX AVE.
SHEPHERD AVE.
PERRIN AVE.
FIRST AVE.
SECOND LIFT
FIRST LIFT
DELTA
MENDOTA CANAL
CANAL
Agricultural Preserve
AP-1305 (32)S 236.88Ac.
AP-2628 (13) 124.90Ac.
AP-1305 (31)S 188.57Ac.
AP-2628 (15)S 36.48Ac.
AP-2628 (30) 122.32Ac.
AP-1305 (3)S 24.81Ac.
AP-2628 (28) 120.00Ac.
AP-2628 (29) 103.65Ac.
AP-1305 (17)S 305.07Ac.
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk. 016 - Pg. 15
County of Fresno, Calif.
7-8-2010 VQ
1" = 800'

Photos