



HIGHLY PRODUCTIVE OPEN FARMLAND

FRESNO COUNTY, CALIFORNIA

ALLIANCE AG

OFFERING MEMORANDUM

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PROPERTY LOCATION

The farm is located northwest of Huron in western Fresno County.

Located on the northwest corner of W. Jeffrey Avenue extension and S. Napa Avenue extension.

APN#

060-030-26

ACREAGE

320.00 +/- Assessed Acres

CROPPING

Traditional row crops

OFFERING PRICE

\$2,230,000.00 (\$6,969/assessed acre)

TERMS

Cash at Close

CO-OP FEE

2.50% to Buyer's Broker

SUBMIT PROPOSALS TO

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ALLIANCE AG SERVICES, LLC
Local Knowledge - Global Reach

PROPERTY ASSESSMENT

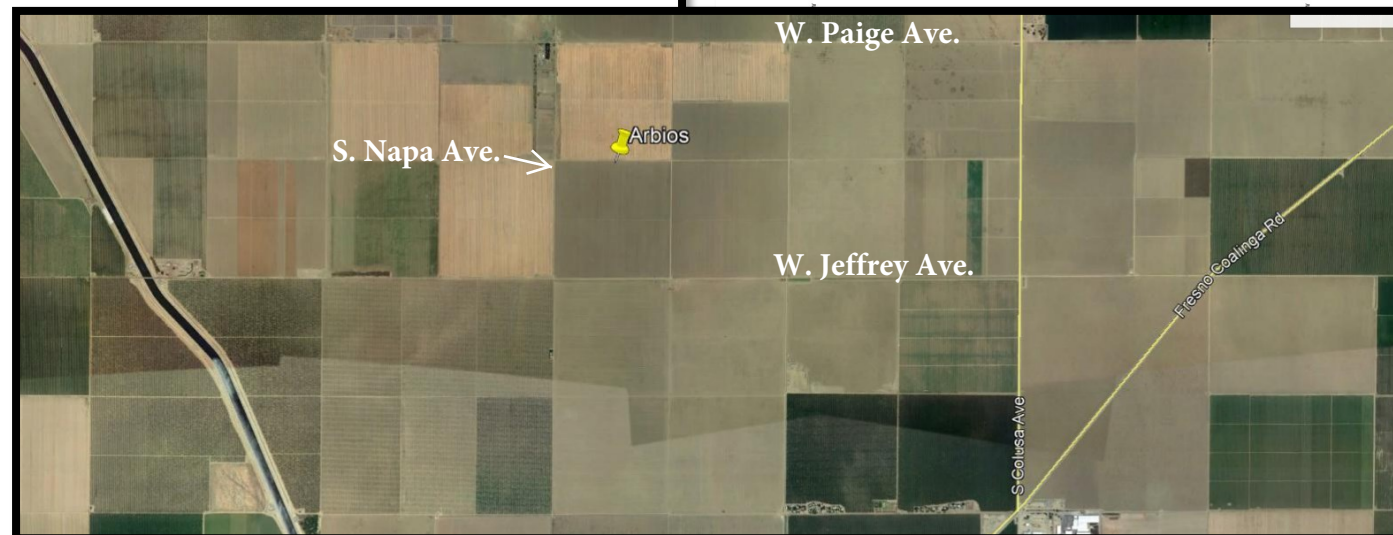
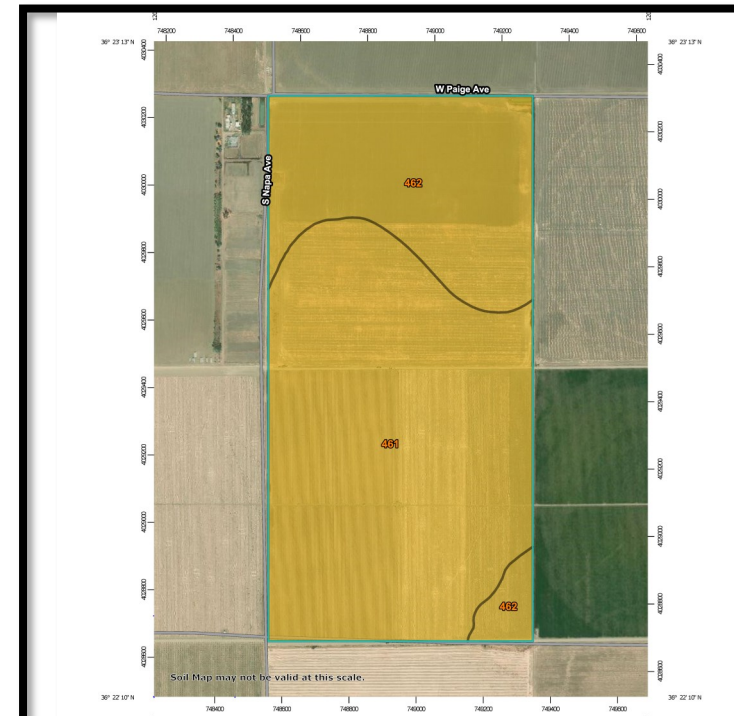
The subject open farm land property containing 320.00 assessed acres. Westlands Water District in Fresno County.

The farm is located northwest of Huron, California.

Irrigation water is provided by the District

The property is accessed from State Highway 145, S. Colusa Avenue paved roads with interior dirt roads.

Soils are Ciervo clay, saline-sodic, wet, 0 to 1 percent slopes and Ciervo, wet-Ciervo complex, saline-sodic, 0 to 1 percent slopes according to the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture.



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LOCATION OVERVIEW

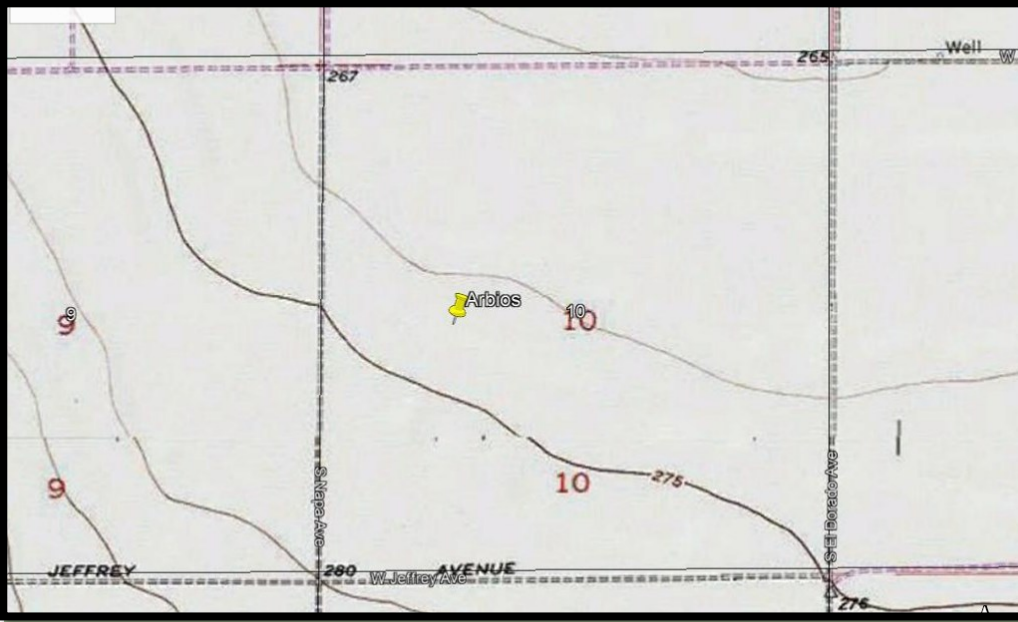
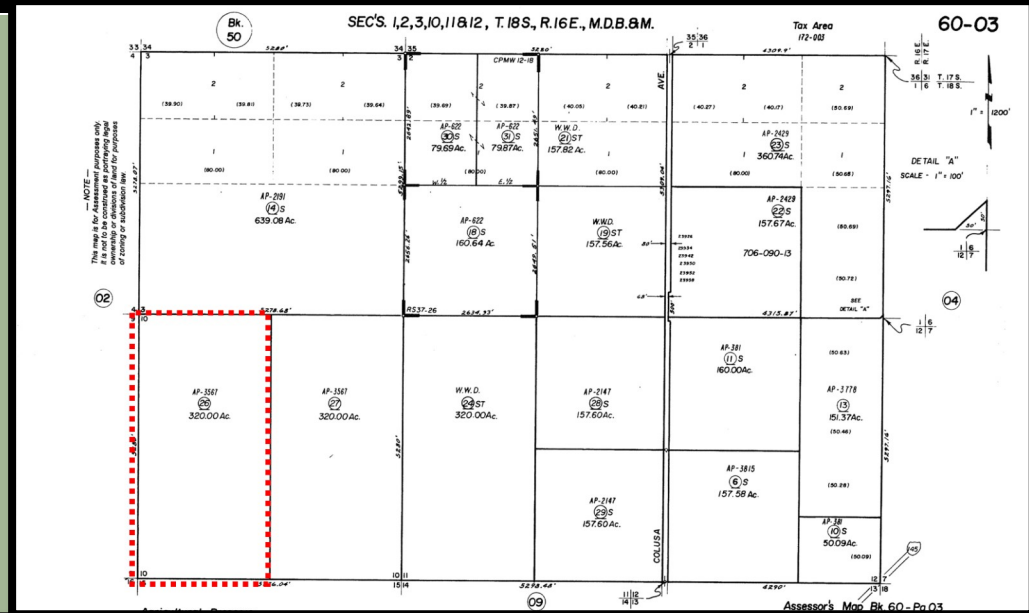
The property is in a highly productive agricultural region with almonds, pistachios, vineyards, and open farmland properties within close proximity.

Zoning

According to the Fresno County Planning Department, the subject property is zoned AE20 Agr, Exclusive Twenty-Acre.

Soils

Ciervo clay, saline-sodic
Ciervo, wet-Ciervo complex



Adjacent Pistachio Orchard



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For more information, please contact:

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