



SCHUIL
AG REAL ESTATE



+/-1,655.21 Acres – Grazing Land – Coalinga, CA

HWY 33 and HWY 198, Coalinga, CA • 1655.21 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION :

This grazing land property is located southwest of HWY 33 and HWY 198, west of Coalinga in Fresno County, CA.

SIZE:

+/-1,655.21 Assessed Acres

LAND USE:

The majority of the property consists of underdeveloped rangeland and mountainous terrain. Currently +/-1,262.06 acres are leased for cattle grazing seasonally with a conservation easement. There is a cattle corral in the east central portion of Section 31.

WATER :

Jacalitos Creek runs through the southern and eastern portion of the property with several springs, providing a natural water source seasonally.

There is a gravity fed water trough on the property in the far northeast corner region.

SOIL :

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Fresno County APNs: 083-060-01s, 083-060-50s, 083-060-42s and 088-050-03s

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>.

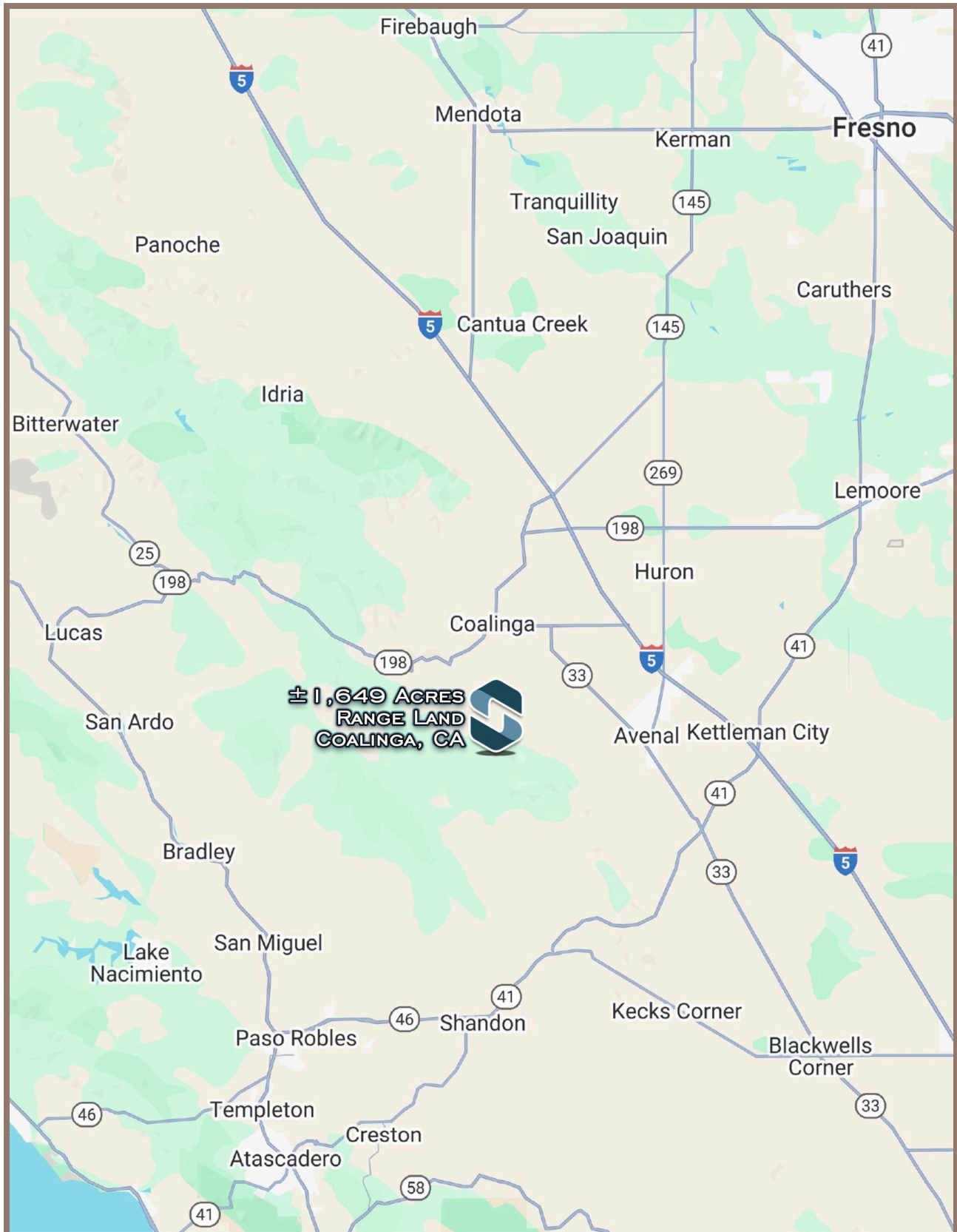
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

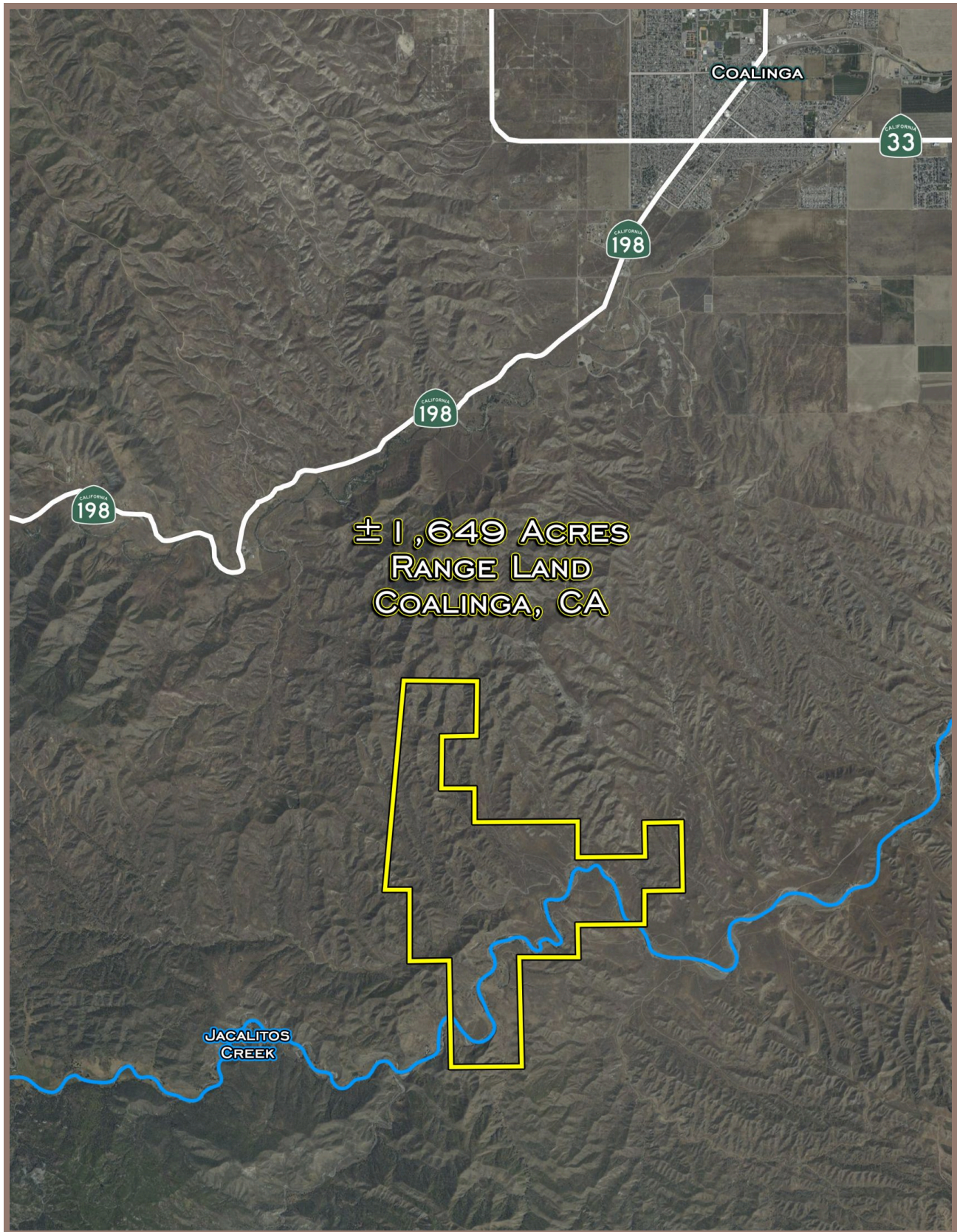
PRICE:

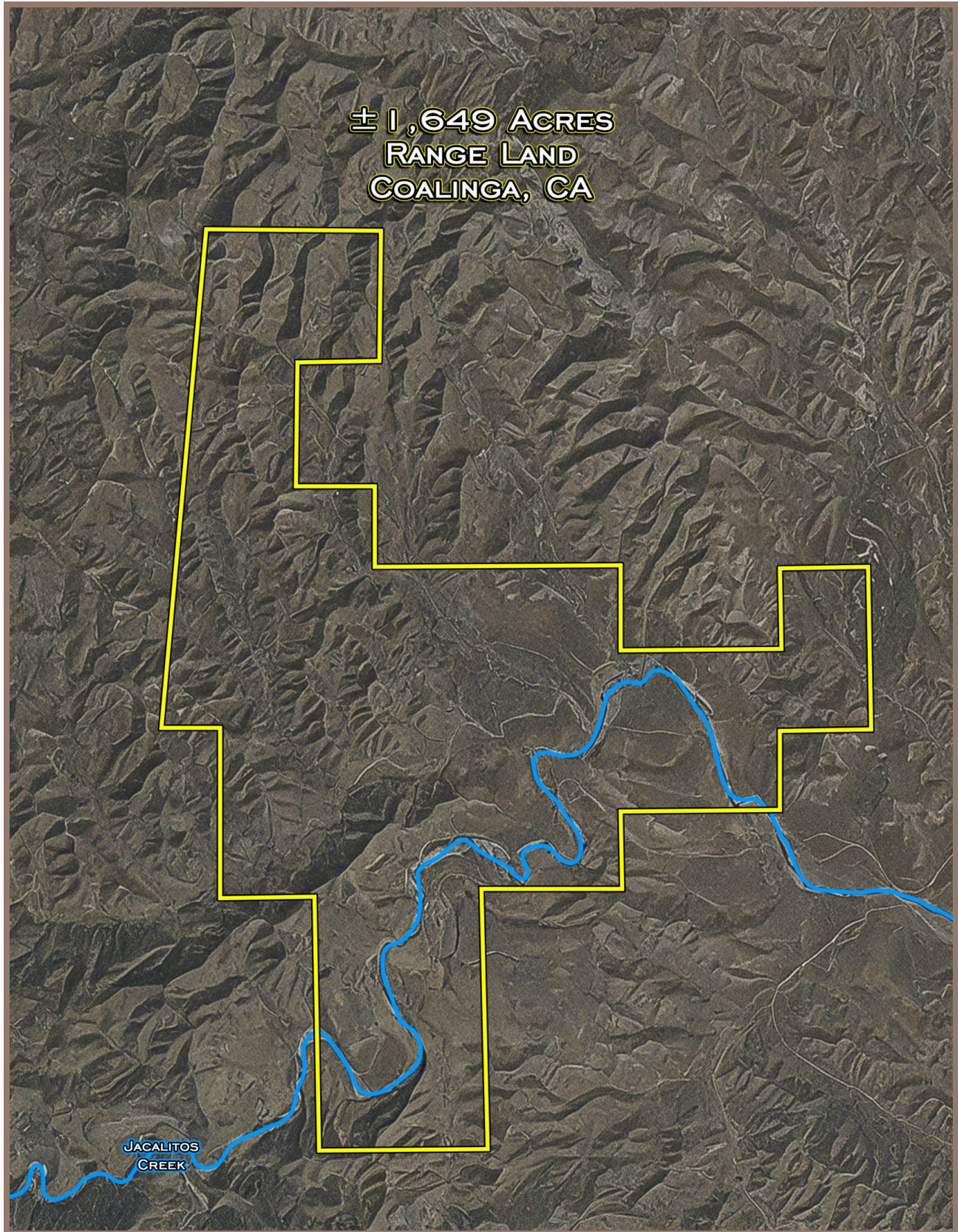
\$999,000 (+/- \$653 per acre)

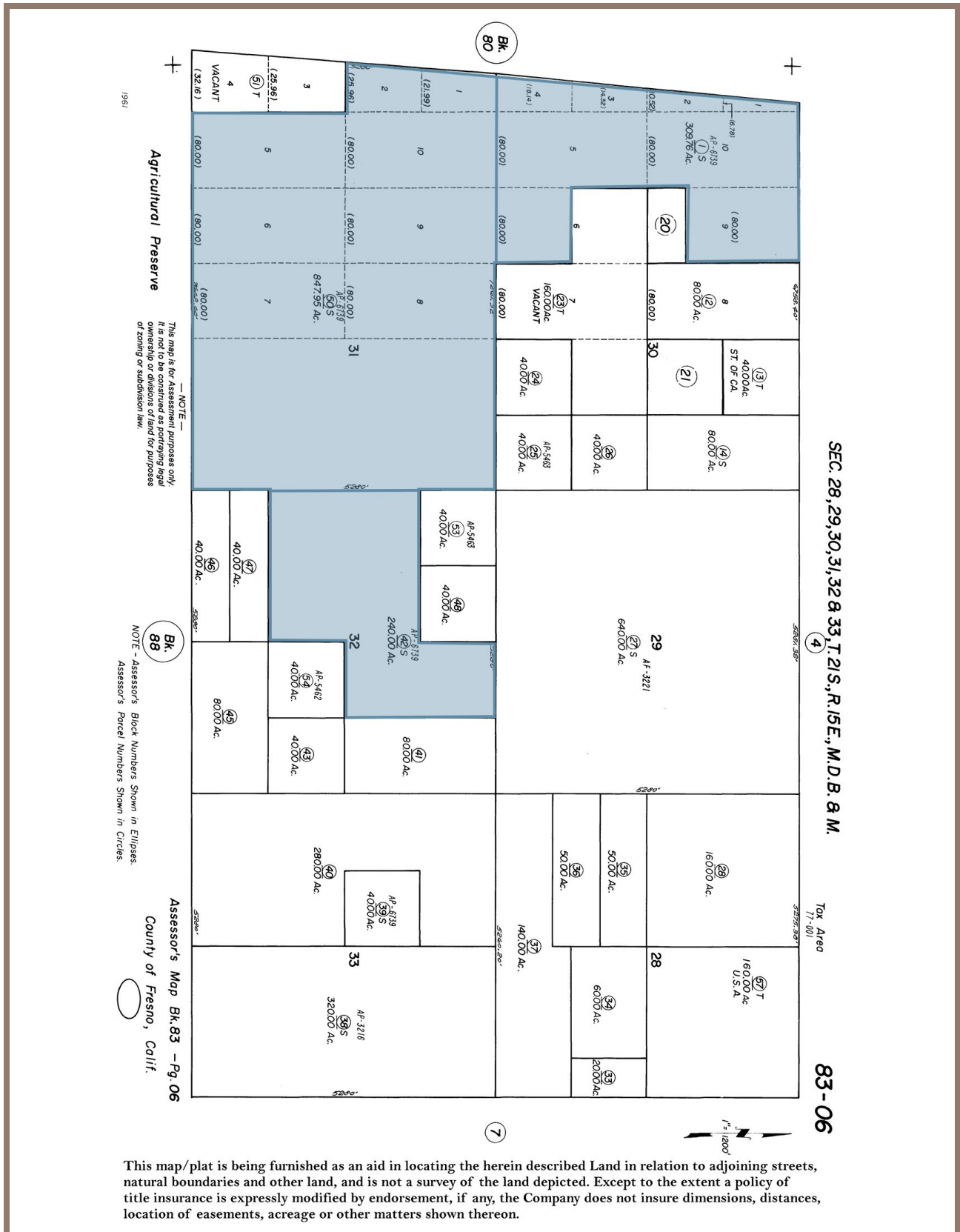
CONTACT:

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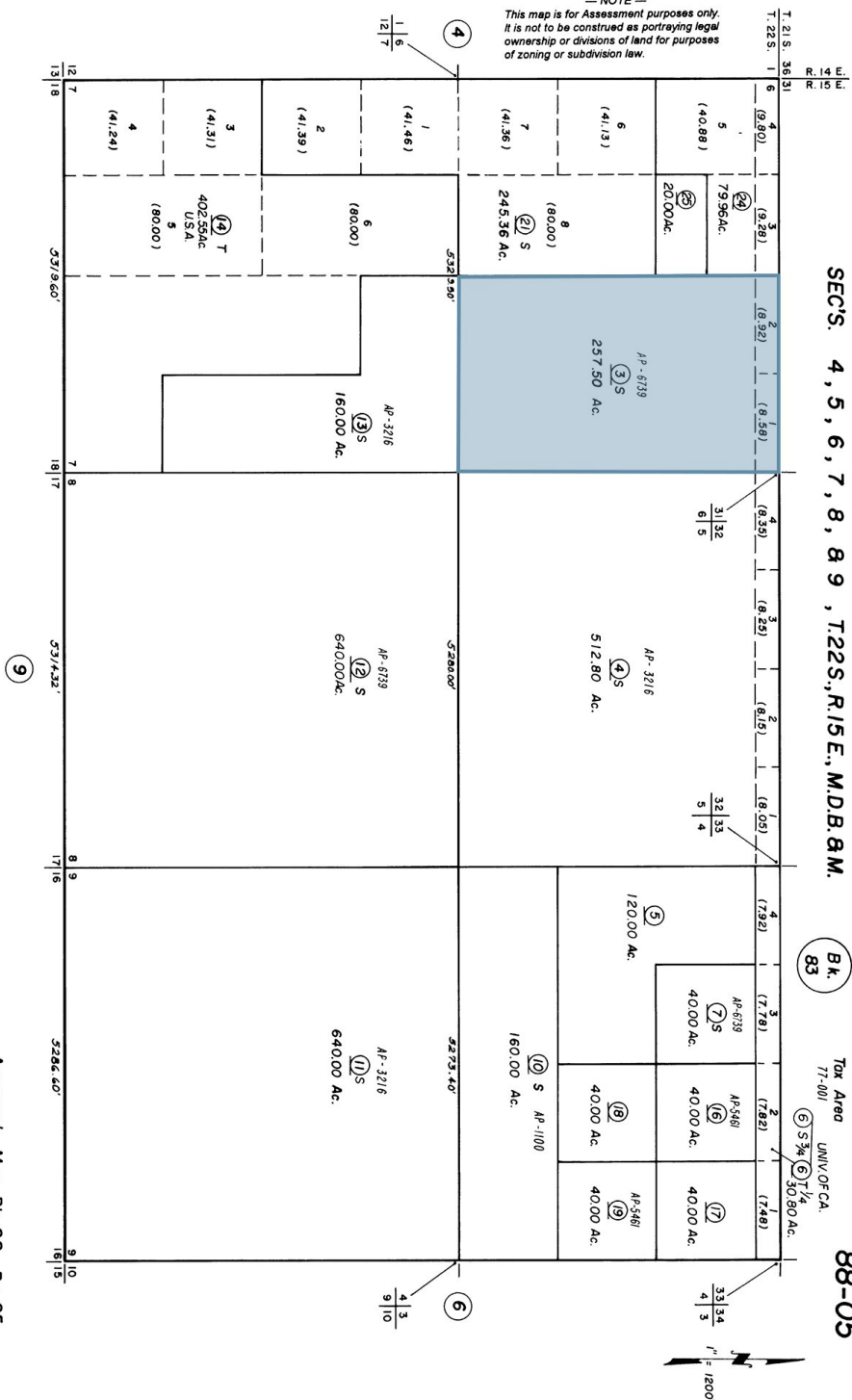




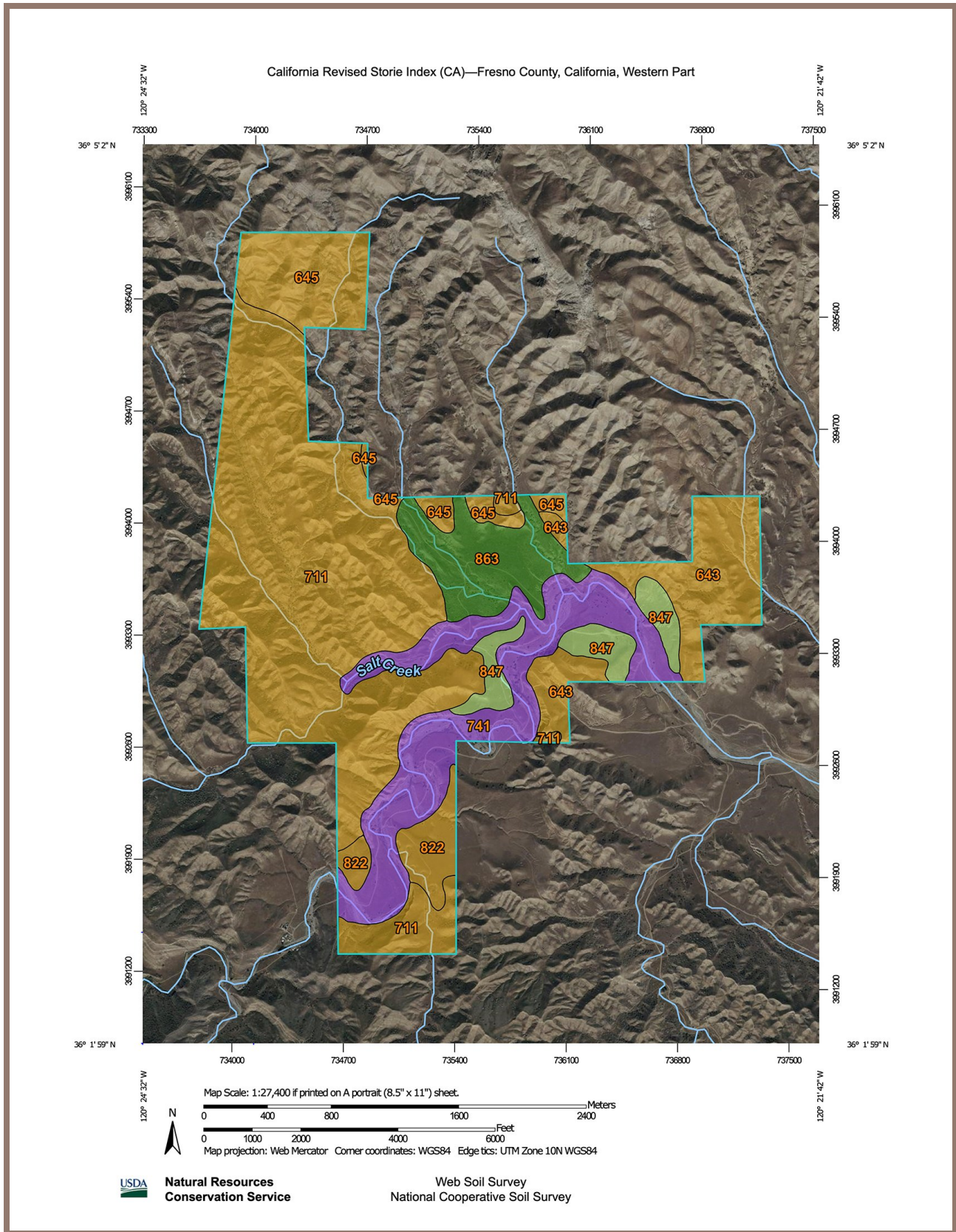


1964

Agricultural Preserve



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



California Revised Storie Index (CA)—Fresno County, California, Western Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
643	Merced-Delgado-Kettleman association, 15 to 30 percent slopes	Grade 4 - Poor	Merced, loam (35%)	167.6	10.5%
			Delgado, sandy loam (30%)		
645	Delgado-Merced-Kettleman association, 30 to 50 percent slopes	Grade 4 - Poor	Merced, loam (30%)	139.7	8.8%
			Kettleman, clay loam (20%)		
711	Currymountain-Wisflat-Borreguero association, 30 to 75 percent slopes	Grade 4 - Poor	Currymountain, loam (45%)	763.6	47.9%
741	Anela-vernalis association, 0 to 5 percent slopes	Grade 3 - Fair	Anela, very gravelly sandy loam (50%)	274.9	17.2%
822	Altamont clay, 5 to 8 percent slopes	Grade 4 - Poor	Altamont, clay (85%)	54.5	3.4%
847	Carranza gravelly sandy loam, 2 to 8 percent slopes	Grade 2 - Good	Carranza, gravelly sandy loam (85%)	69.8	4.4%
863	Vernalis loam, 0 to 2 percent slopes	Grade 1 - Excellent	Vernalis, loam (85%)	125.4	7.9%
Totals for Area of Interest				1,595.5	100.0%



