



SCHUIL
AG REAL ESTATE



+/-304.42 Acres – Pistachios – Cantua Creek, CA

W Conejo Avenue and Lake Avenue, Cantua Creek,
California 93608, USA • 304.42 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located on Conejo Avenue and Lake Avenue in Cantua Creek, CA.

SIZE:

+/-304.42 Assessed Acres

PLANTINGS:

Property is planted to Pistachios.

- +/-237 acres of 2012 planting, Golden Hills/UCB-1
- +/-65 acres of 2017 planting, Golden Hills/UCB-1

WATER:

Property is located in Westlands Water District and is part of Westlands Water District GSA. The property receives full Westlands Water District rights. There is one (1) 2,700 GPM, 1,100 ft. Ag well, drilled in 2012. The property is physically adjacent to Crescent Canal, however no shares are included in this transaction.

SOIL:

See 'Soil Map' and 'Soil Description'.

LEGAL:

Fresno County APN: 040-120-315

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 following adjacent offering is also available +/-315.72 Acres – Pistachios – Cantua Creek & Helm, CA.

PRICE:

\$7,820,000 (+/- \$25,688 per acre)

CONTACT:

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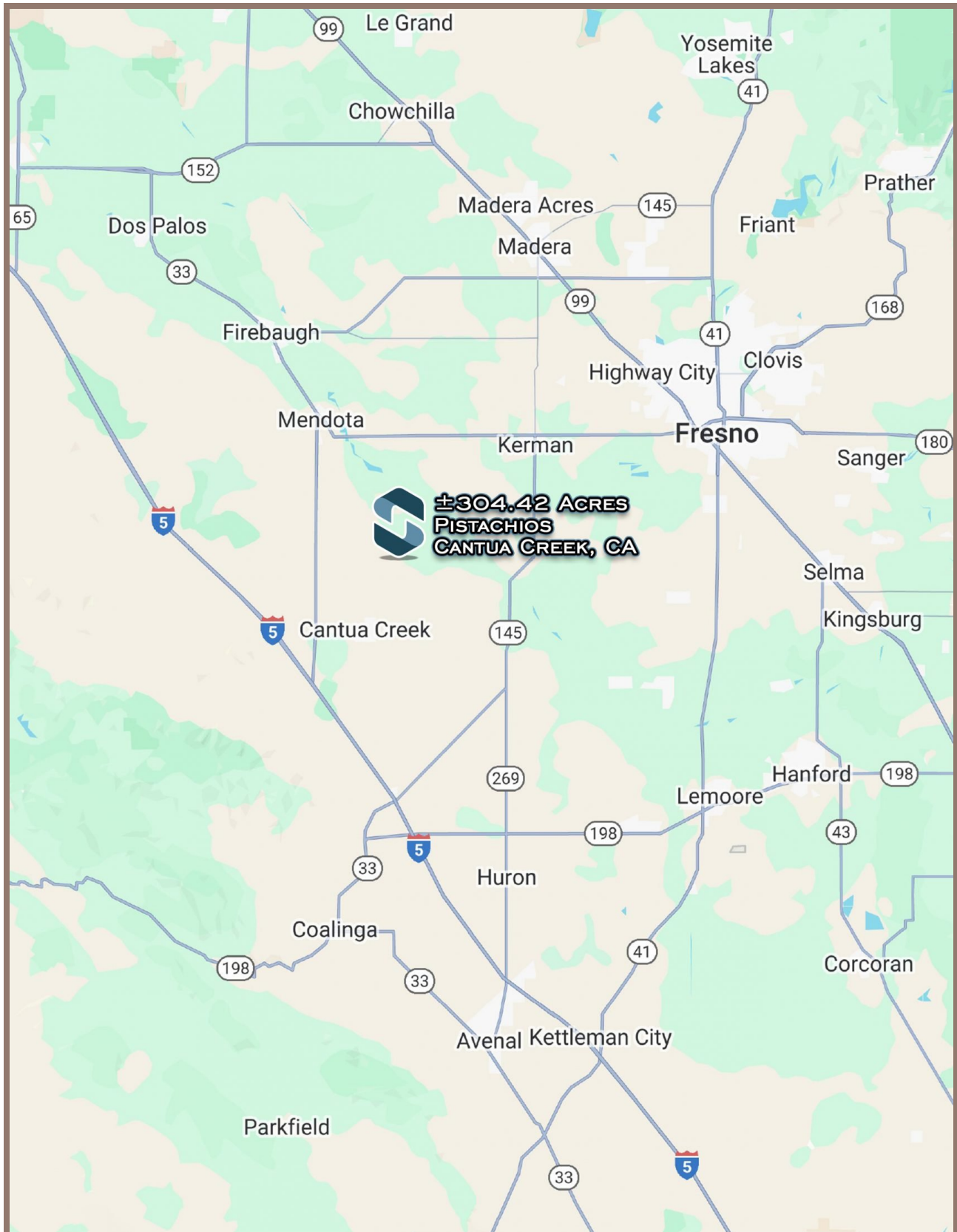
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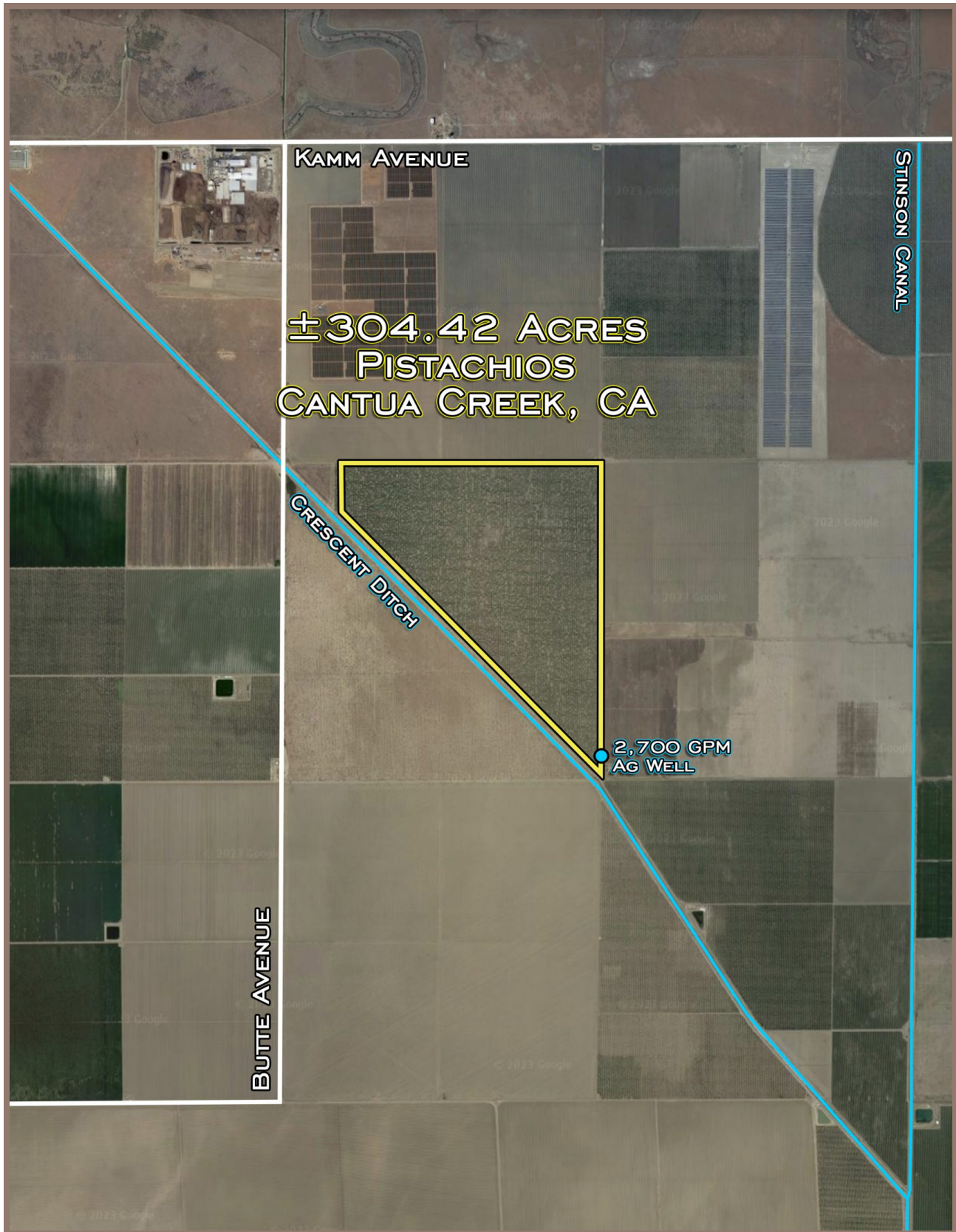
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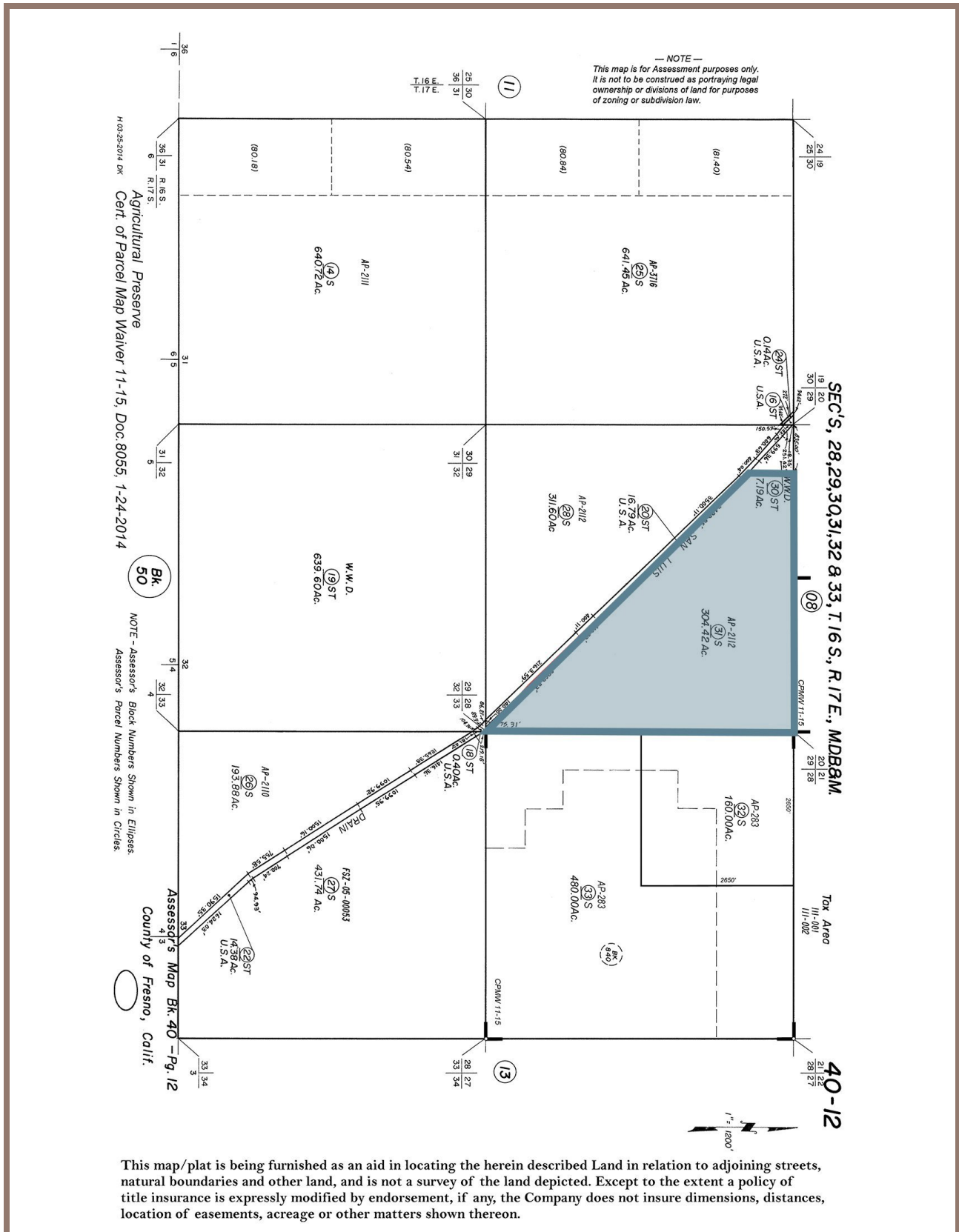
Scott Schuil
559-859-9734

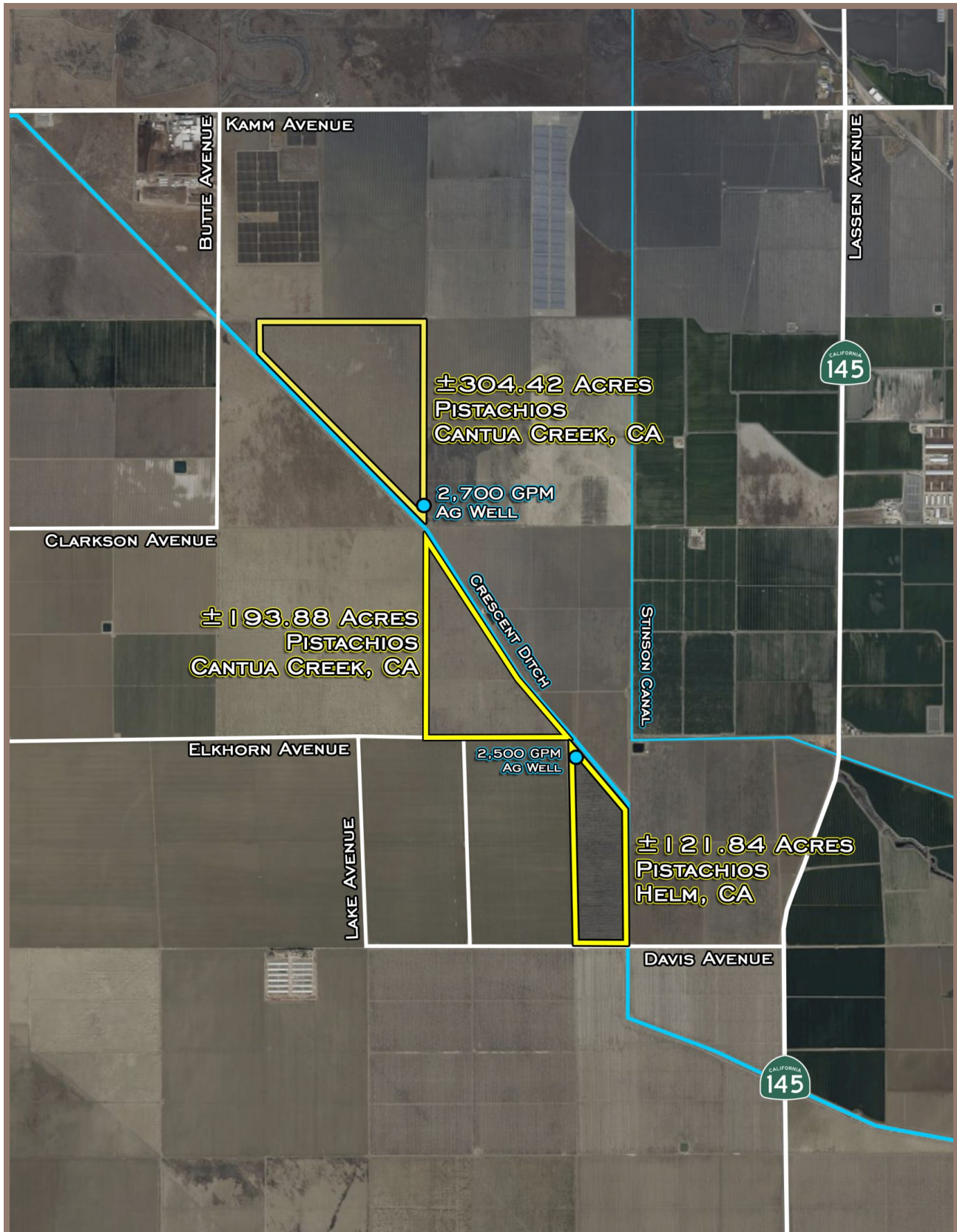
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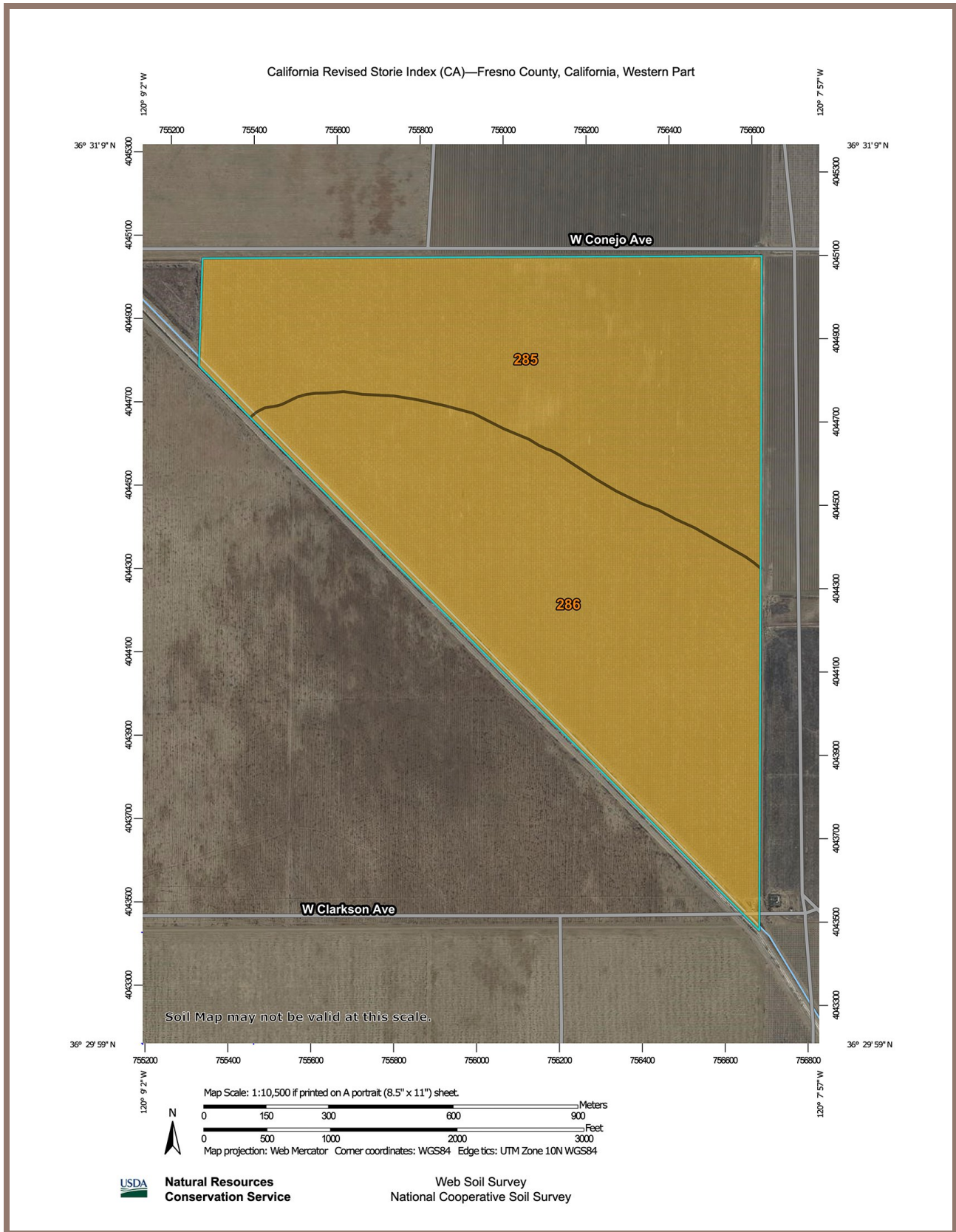
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California Revised Storie Index (CA)—Fresno County, California, Western Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
285	Tranquillity- Tranquillity, wet, complex, saline- sodic, 0 to 1 percent slopes	Grade 4 - Poor	Tranquillity, clay, saline-sodic (60%)	151.0	47.9%
			Tranquillity, clay, saline-sodic, wet (25%)		
286	Tranquillity clay, saline-sodic, wet, 0 to 1 percent slopes	Grade 4 - Poor	Tranquillity, clay, saline-sodic, wet (85%)	164.4	52.1%
Totals for Area of Interest				315.4	100.0%

