



SCHUIL
AG REAL ESTATE



+/-120 Acres – Rangeland – Yokuts Valley, CA

Yokuts Valley, CA, USA • 120 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

This property is located North of E Kings Canyon Rd/HWY 180 and east of Elwood Road in Yokuts Valley, Fresno County, CA.

SIZE:

+/-120 Assessed Acres

LAND USE:

Grazing/Rangeland property

WATER:

No groundwater, pump/wells

SOIL:

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

LEGAL:

Fresno County APN: 160-110-03

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:

\$300,000 (+/- \$2,500 per acre)

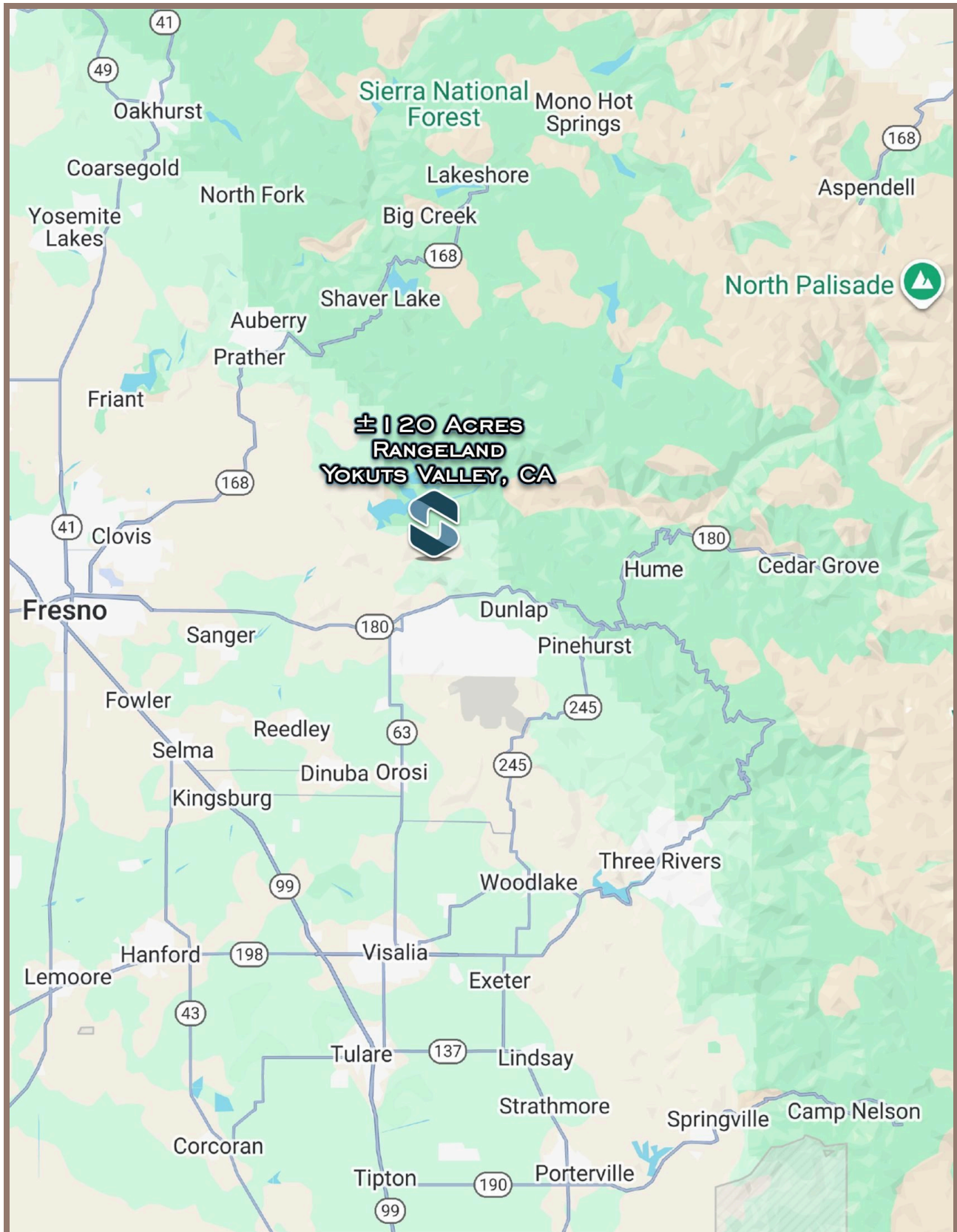
CONTACT:

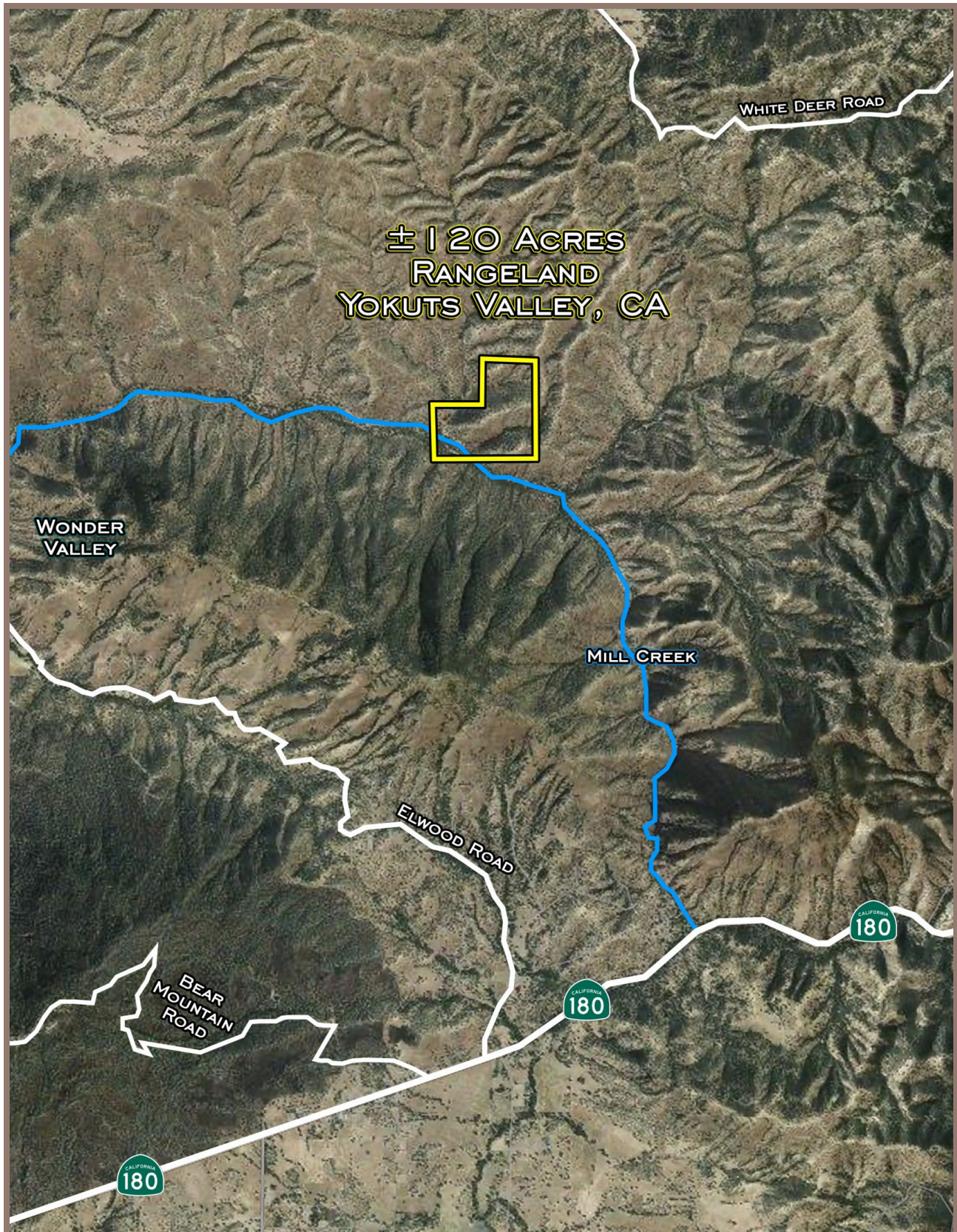
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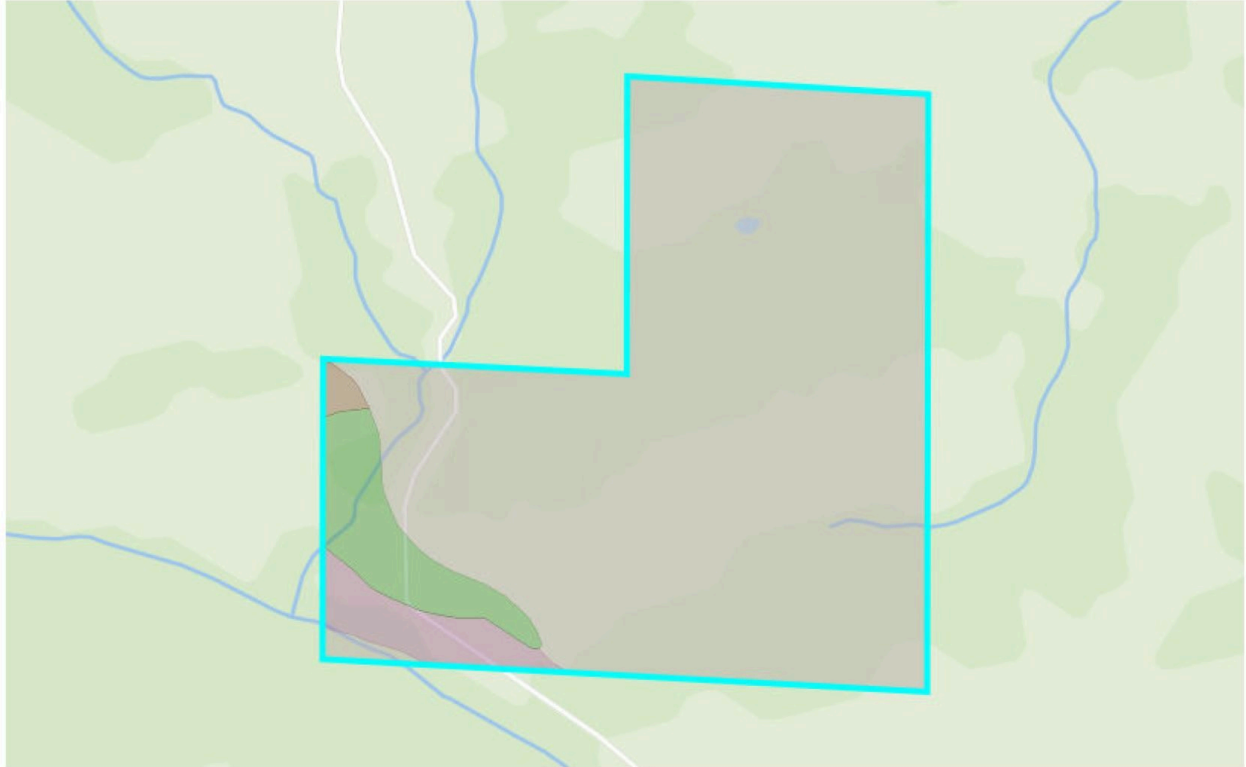




Soils

Fresno County, CA

120.0 Acres, 1 Boundary



 **30.1** /100 NCCPI

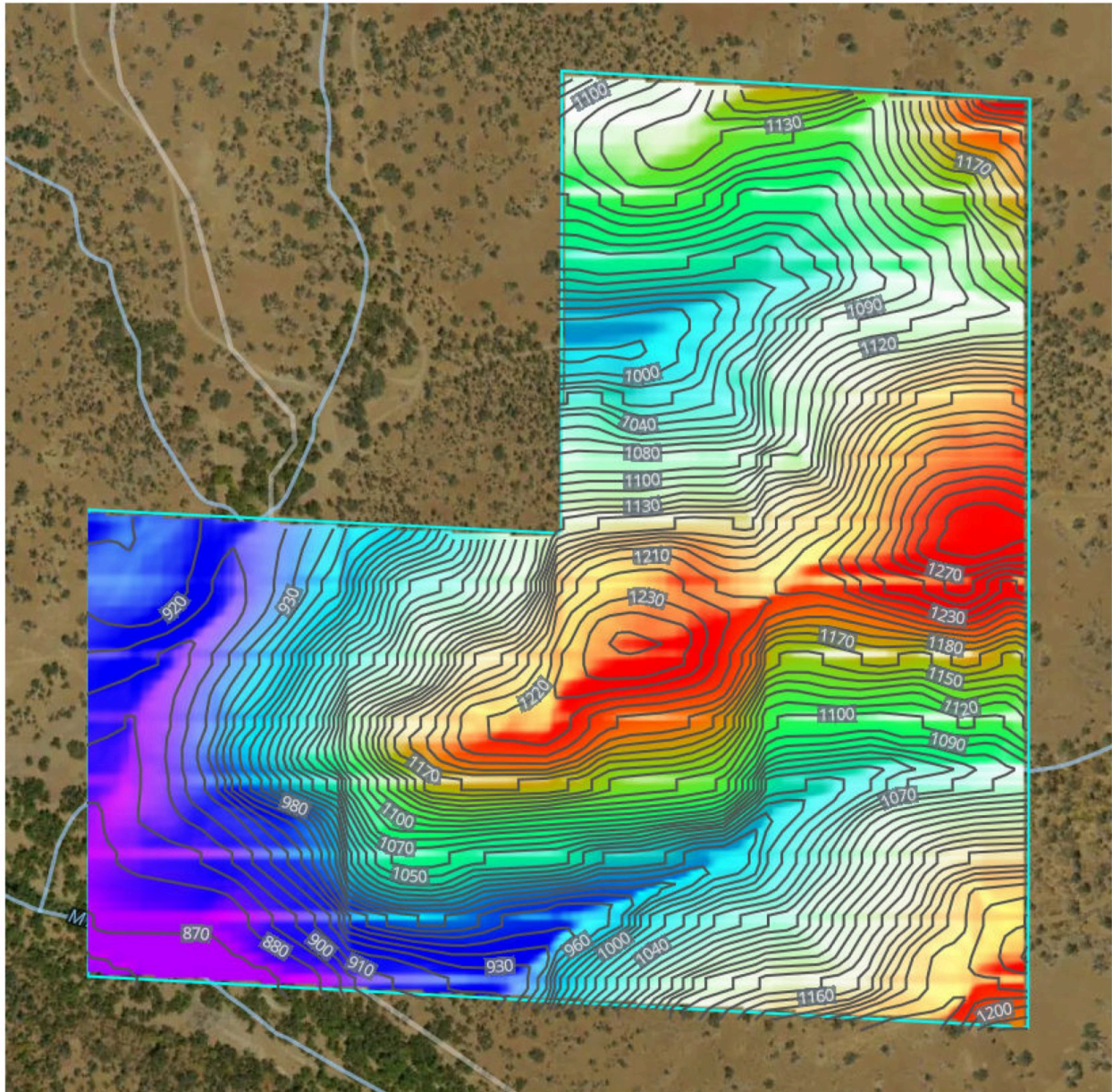
 **23.9** /100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
	TxE	Trimmer loam, 30 to 45 percent slopes	89.1%	99.1	6e	6e	20.4	31.1
	HwA	Honcut fine sandy loam, 0 to 3 percent slopes	6.2%	6.9	3s	2s	85	34
	Rh	Riverwash	4.1%	4.6	8	--	4.25	0
	TxD	Trimmer loam, 15 to 30 percent slopes	0.6%	0.6	4e	4e	41.65	45.1

Elevation

Fresno County, CA

120.0 Acres, 1 Boundary



869.7 feet

1,298.3 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 428.6 feet

Min: 869.7 feet

Max: 1298.3 feet

Slope: 30%

0

Max: 98%

