



+/-1,638.1 Acres – Cattle Ranch and Cell Tower Leases – Clovis, CA

Auberry Rd, California, USA • 1,638.1 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located south of Auberry Road and along Little Dry Creek in north Clovis, Fresno County, CA.

SIZE:

+/-1,638.1 Assessed Acres

LAND USE:

Property consists of grazing and range land.

WATER:

There are catch ponds, springs and troughs for water.

IMPROVEMENTS:

The property is fenced and cross fenced.

SOIL:

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

LEGAL:

Fresno County APNs: 581-040-02 (70.96 acres), 581-040-03 (141.71 acres), 300-090-23 (480 acres), 300-090-12S (160 acres), 300-370-32 (21.35 acres), 300-090-13S (80 acres), 300-090-04 (400 acres), 581-040-04 (284.08 acres).

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:

Cell tower leases provide annual rental income. Rent roll available to qualified buyers.

PRICE:

\$6,000,000

CONTACT:

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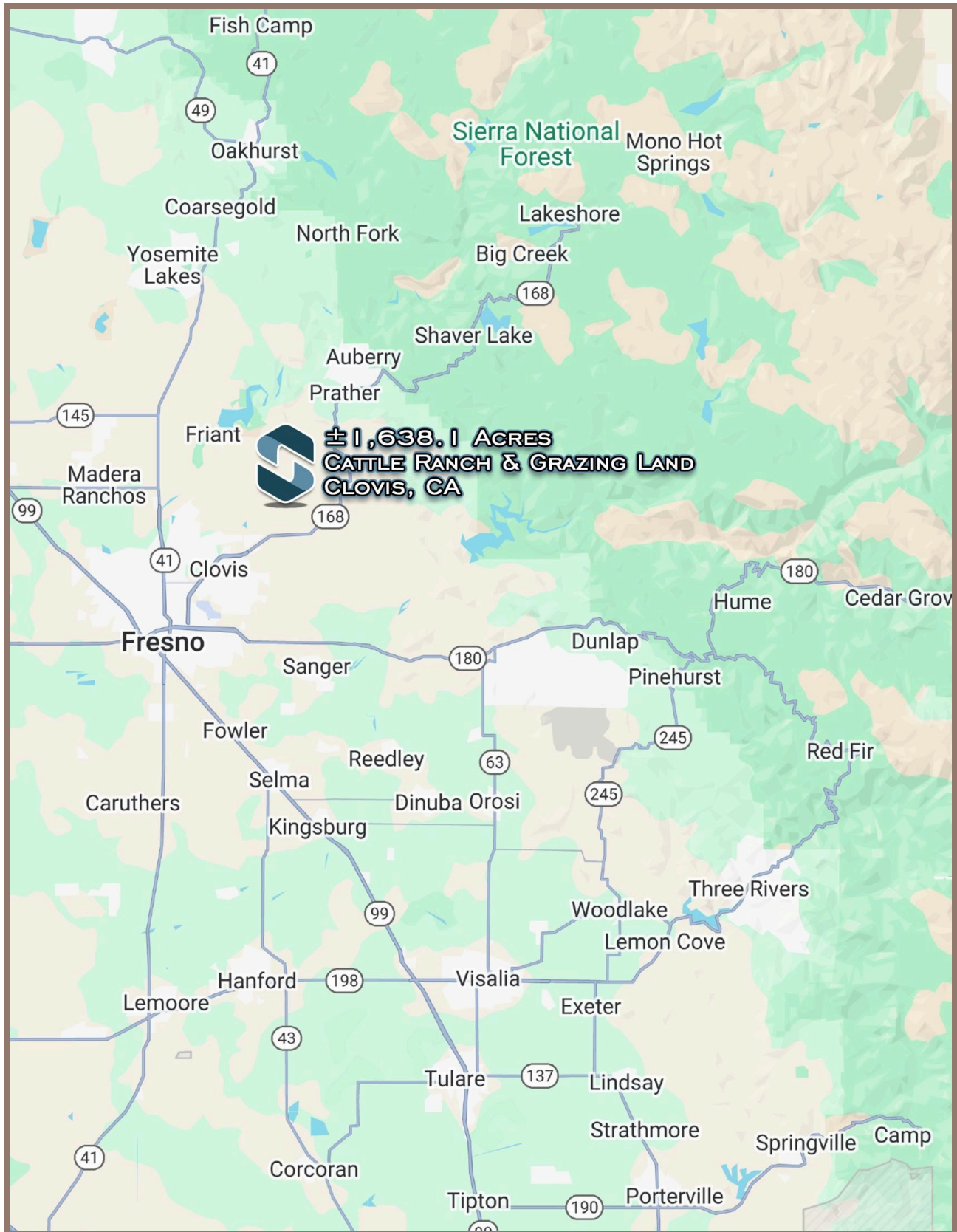
doug@schuil.com

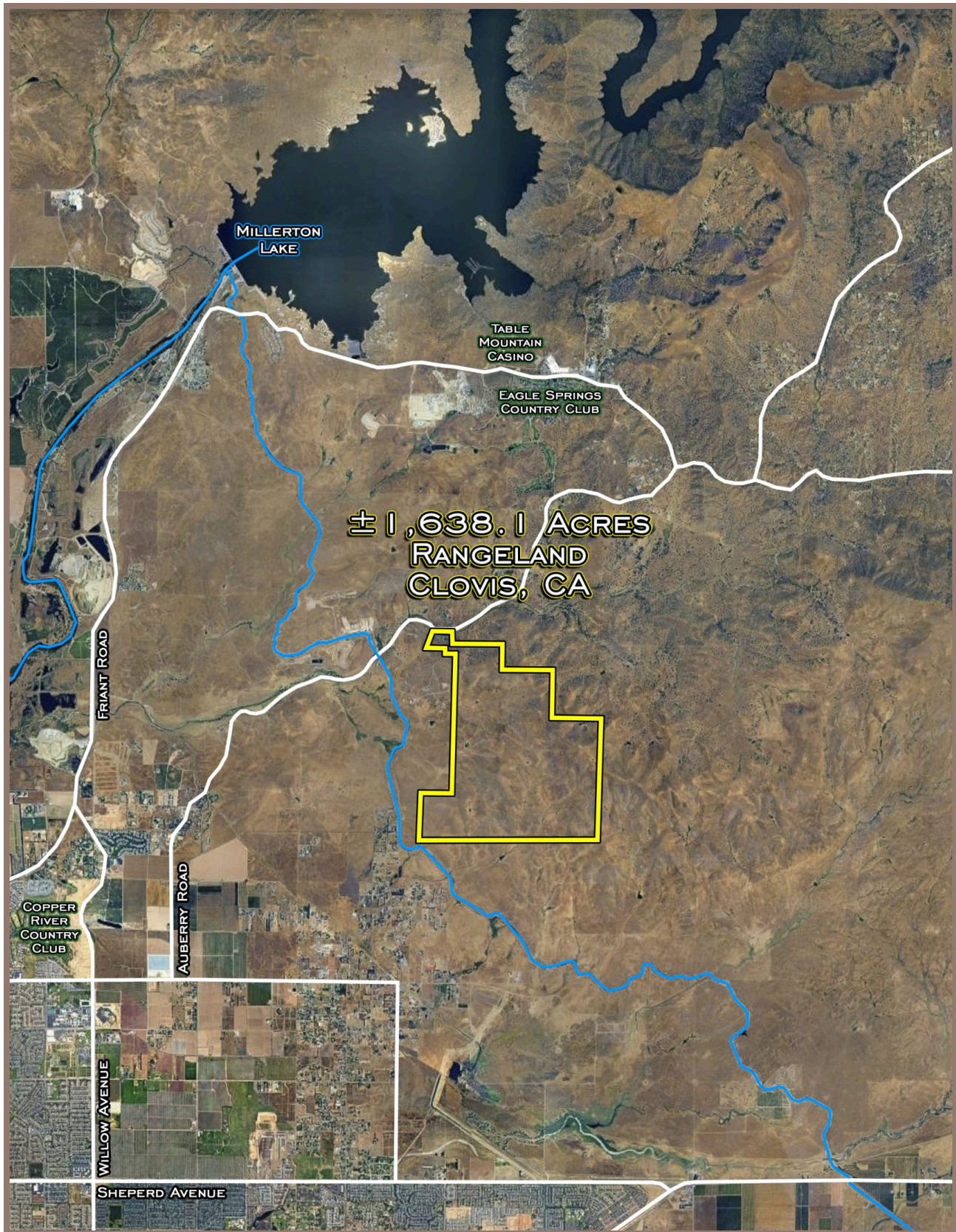
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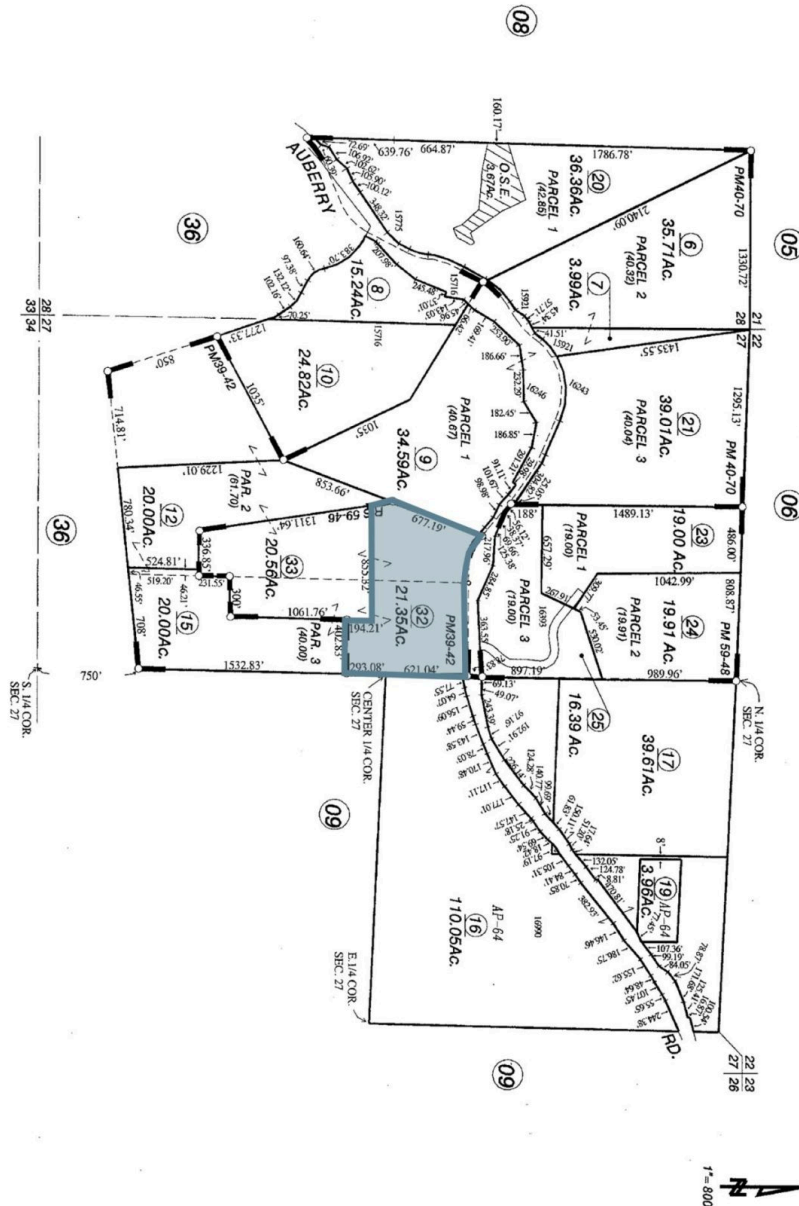


... NOTE ...
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR, SEC'S. 27 & 28, T.11S., R.21E., M.D.B.&M.

Tax Rate Area
76-098 199-002

300-37

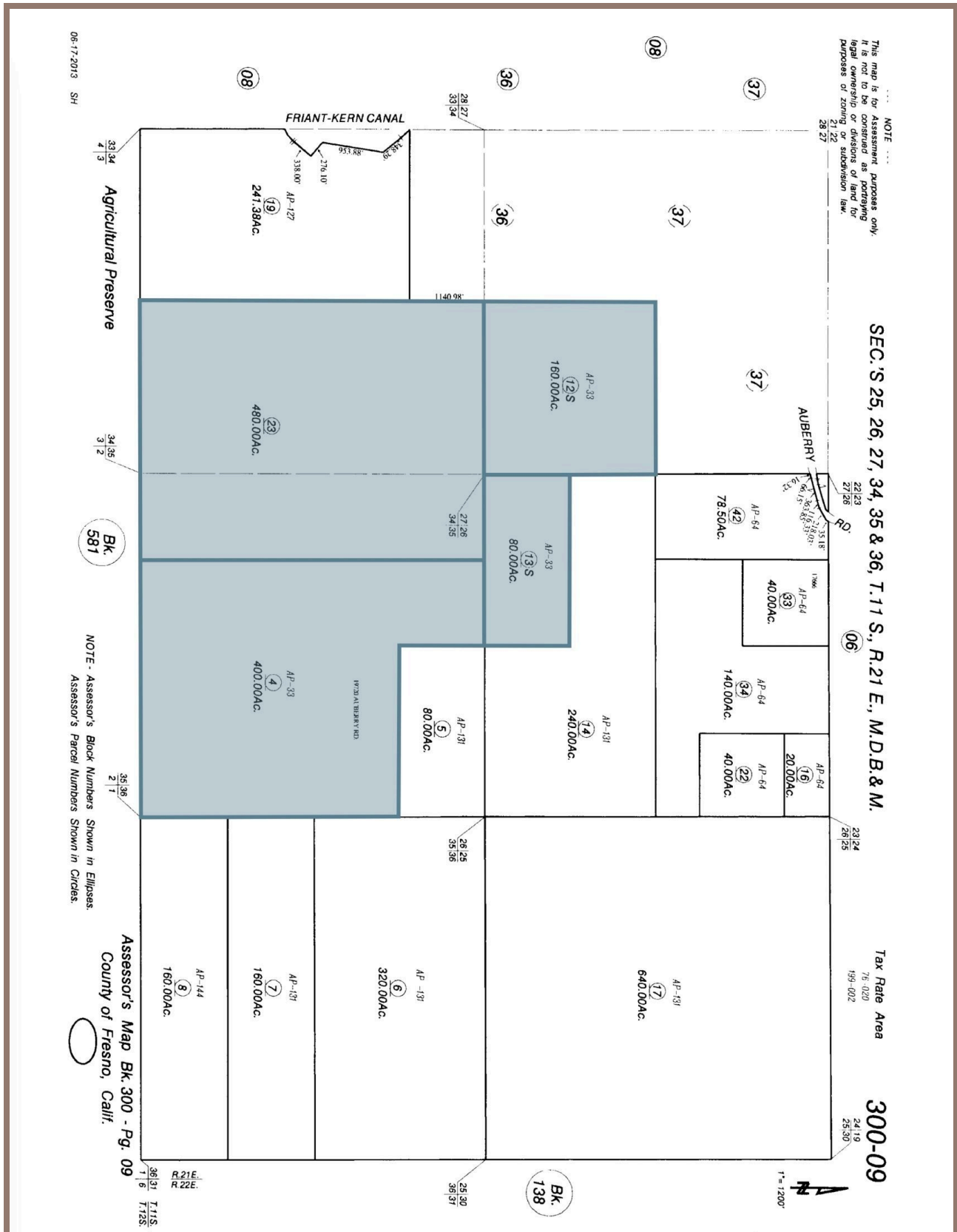


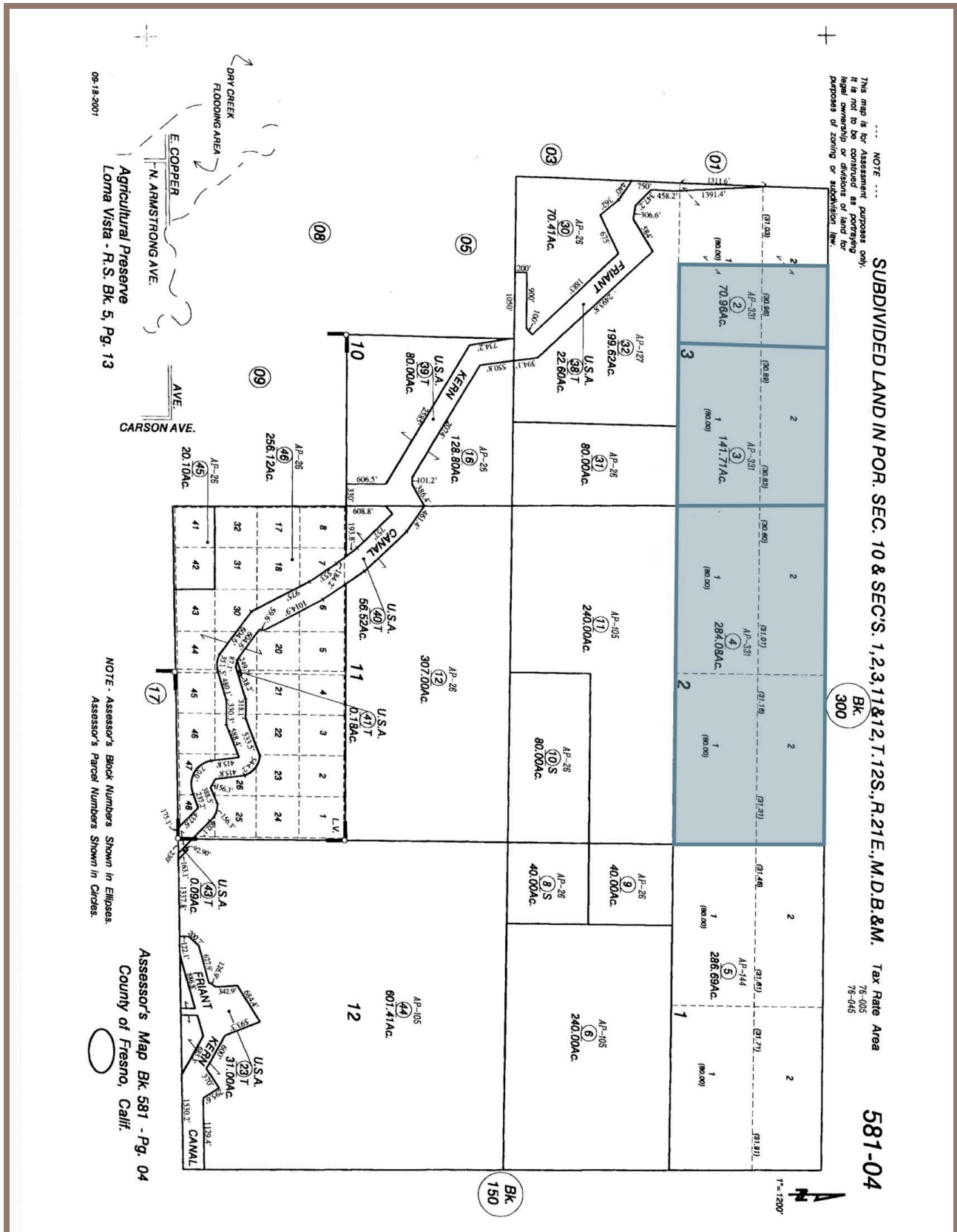
Agricultural Preserve
Parcel Map No. 5871 - Bk. 39, Pg. 42
Parcel Map No. 5831 - Bk. 40, Pgs. 70 & 71
Parcel Map No. 7733 - Bk. 59, Pgs. 48 & 49
Record of Survey - Bk. 59, Pg. 46

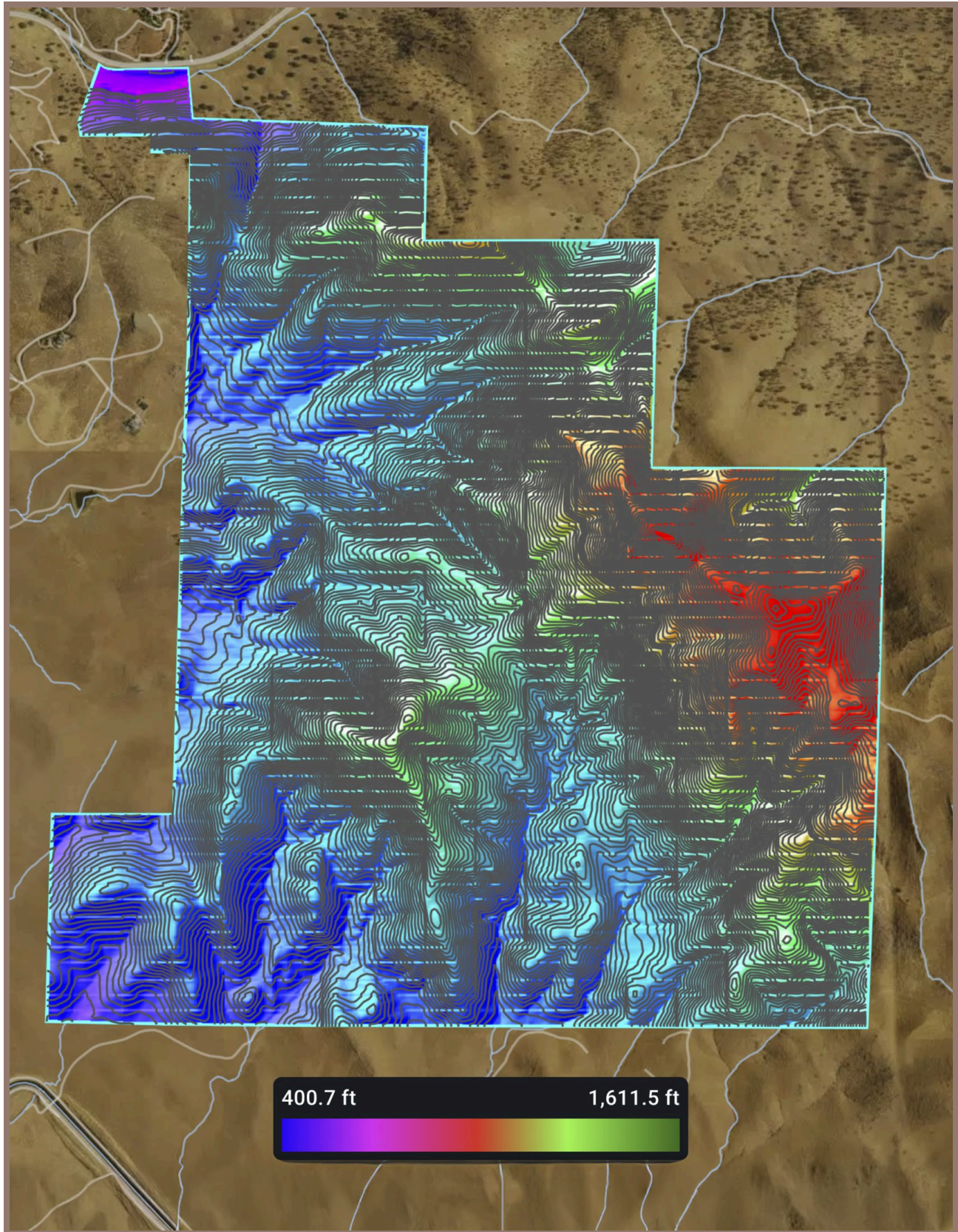
11-12-2013 DK

O.S.E. - OPEN SPACE EASEMENT
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 300 - Pg. 37
County of Fresno, Calif.



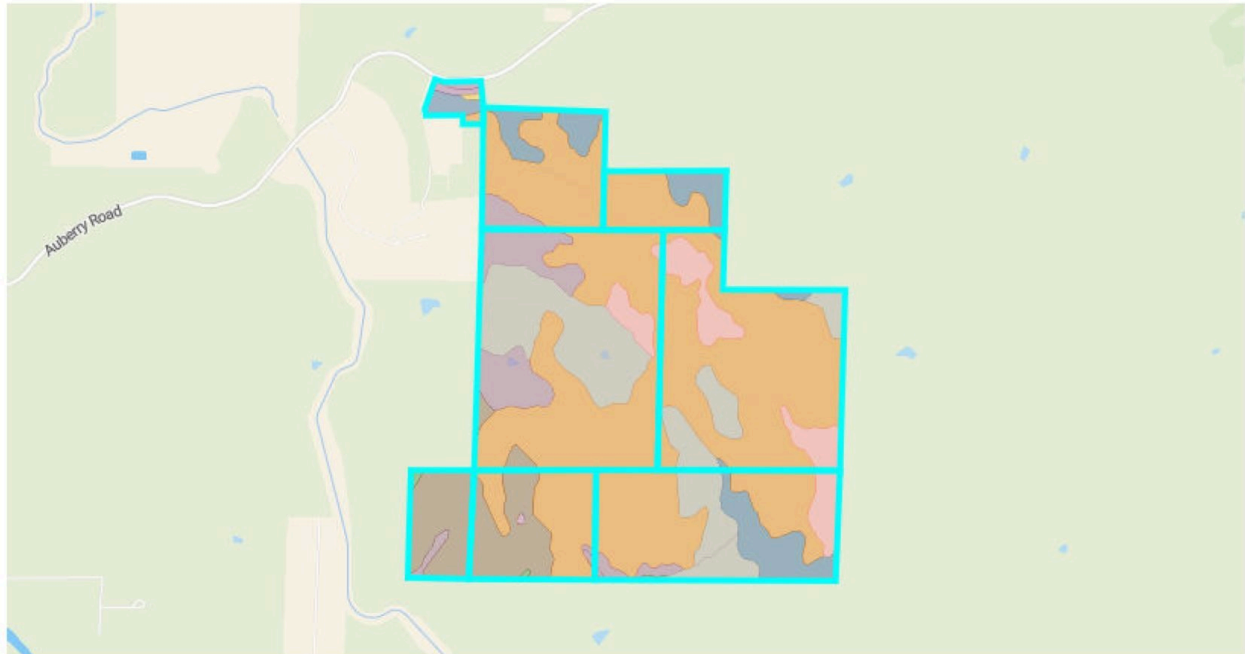




Soils

Fresno County, CA

1,638.1 Acres, 8 Boundaries



9/100 NCCPI

9.1/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	MoF	Millerton very rocky fine sandy loam, 45 to 70 percent...	55.3%	896.2	7e	--	2.25	4.2
●	MnE	Millerton fine sandy loam, 30 to 45 percent slopes	11.5%	186.3	7e	--	11.05	11.5
●	MnD	Millerton fine sandy loam, 9 to 30 percent slopes	9.0%	146.2	7e	--	22.95	17.3
●	BcC	Blasingame loam, 3 to 15 percent slopes	6.5%	105.1	3e	3e	43.35	38
●	BaF	Basic igneous rock land	5.9%	95	8	--	4.25	0

Soils

Fresno County, CA

1,638.1 Acres, 8 Boundaries

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
	MnF	Millerton fine sandy loam, 45 to 70 percent slopes	4.4%	71	7e	--	5.95	5.3
	MoD	Millerton rocky fine sandy loam, 3 to 30 percent slopes	3.4%	55.3	7e	--	13.6	17.6
	MoE	Millerton very rocky fine sandy loam, 30 to 45 percent...	3.2%	51.3	7e	--	6	9.2
	LoA	Los Robles clay loam, 0 to 3 percent slopes	0.4%	6.3	3c	1	79.008	31.8
	Rh	Riverwash	0.2%	3.7	8	--	4.25	0
	HwA	Honcut fine sandy loam, 0 to 3 percent slopes	0.1%	2.2	3s	2s	85	34
	HwB	Honcut fine sandy loam, 3 to 9 percent slopes	0.1%	1	3e	2e	76.5	33.9
	LmA	Los Robles loam, 0 to 3 percent slopes	0.1%	1.2	3c	1	92.664	31.3
	CuC	Cibo clay, 3 to 15 percent slopes	<0.1%	0	3e	3e	29.75	30.5
	CuD	Cibo clay, paralithic bedrock, 15 to 30 percent slopes,...	<0.1%	0.3	4e	4e	26.1	27.7
	W	Water	<0.1%	0.7	8	--		0

