

WRIGLEY RANCH ESTATES

LEONA VALLEY, CA

FOR SALE

Lot #14 ±10.008 AC

**ALLIANCE AG**
BROKERAGE - APPRAISAL - CONSULTING

VIDEO LINK

SELLER FINANCING

Call for Details

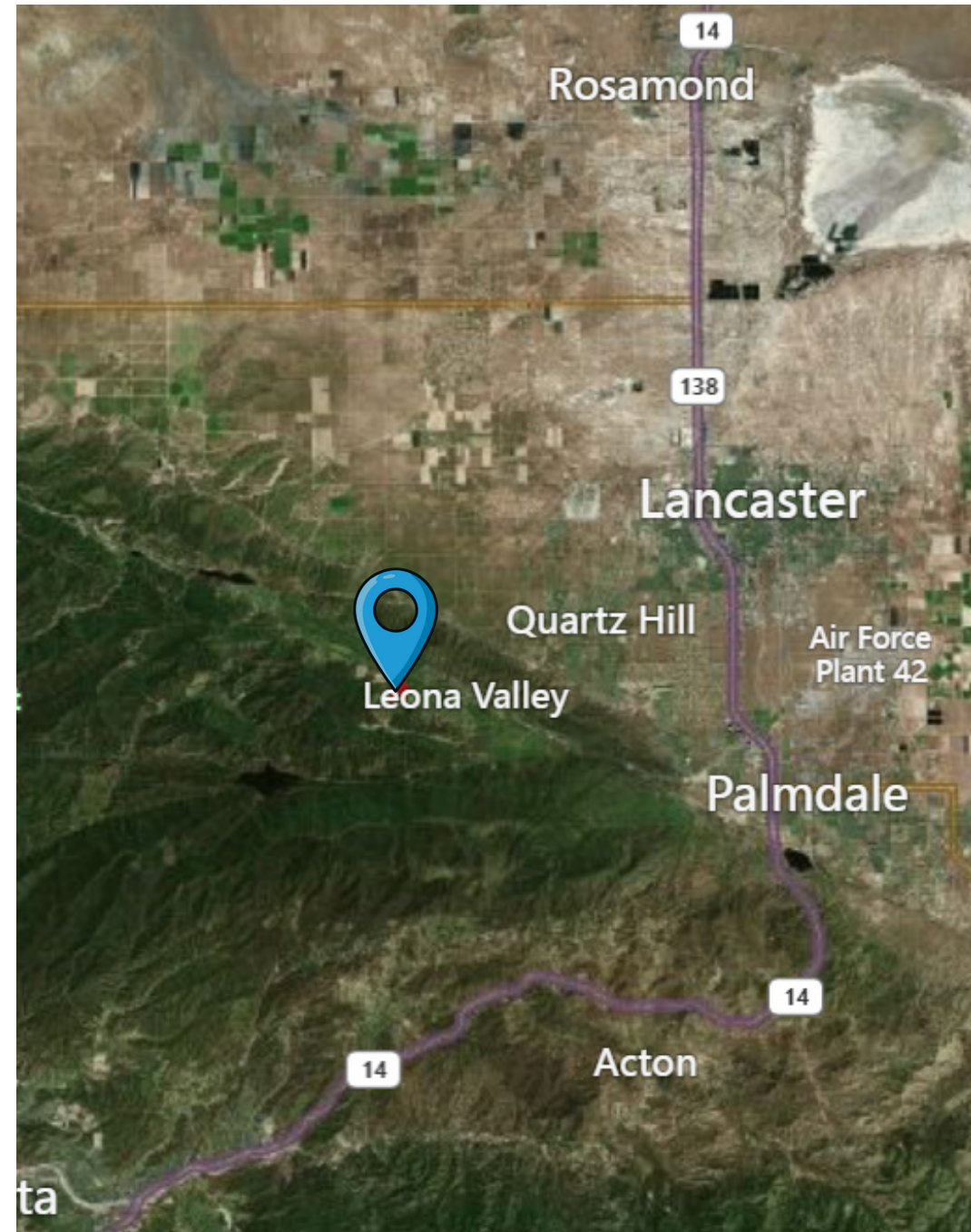
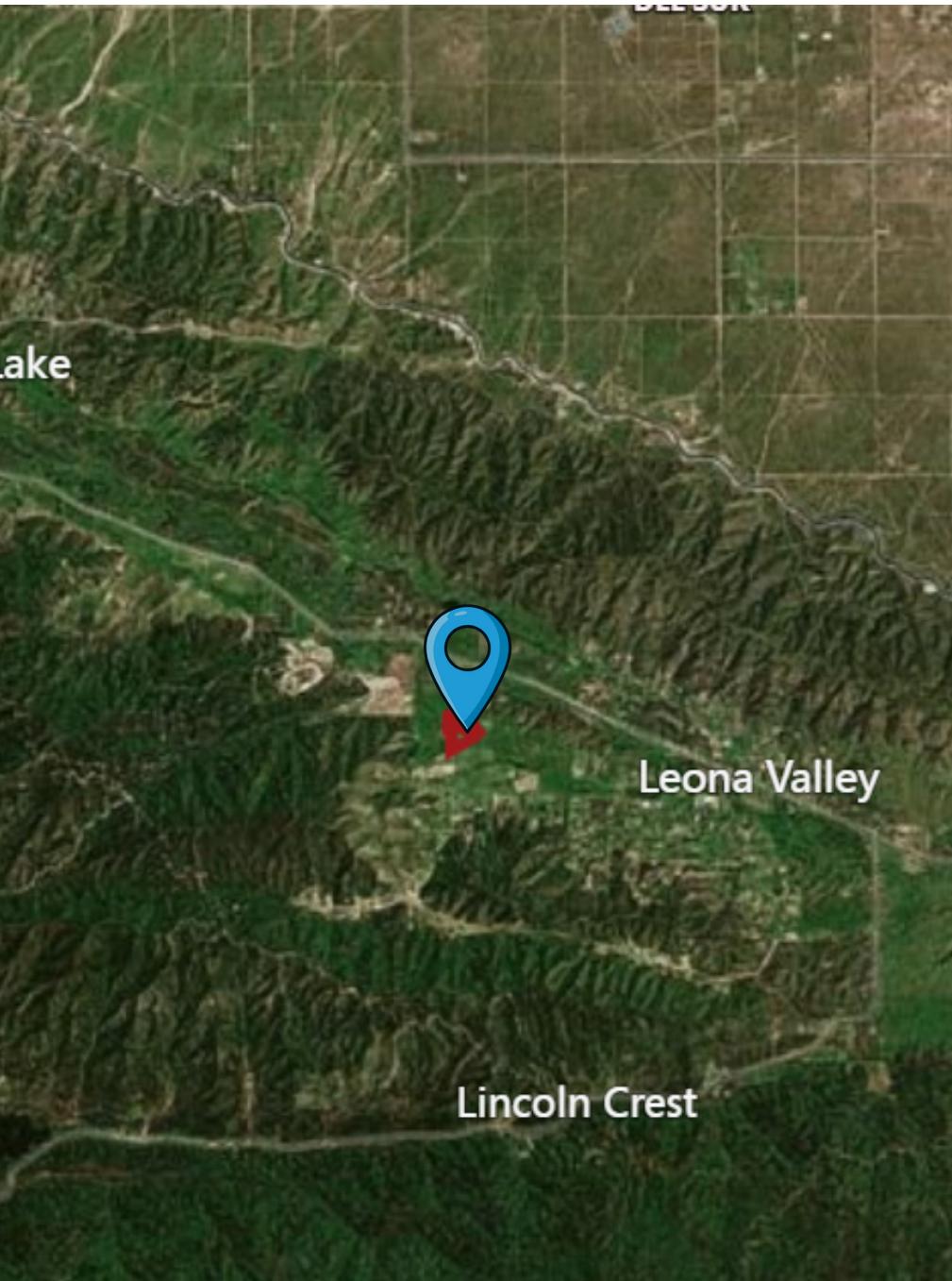
PROPERTY SUMMARY

Tucked in the Sierra Pelona Mountains of unincorporated Los Angeles County is the charming town of Leona Valley. Leona Valley features a close-knit community of large single-family estates. Despite its rural serenity, Los Angeles is just an hour away. The offered 10 acre estate within the Wrigley Ranch is some of the most coveted in Leona Valley, offering breathtaking views and a prime location. Zoned LCA-22, the estate parcel is well suited for stately homes with agricultural amenities like vineyards, orchards, livestock and equestrian facilities.

Property Name:	Wrigley Ranch Estates
Land Size:	#14 ±10.008 AC
Offering Price:	\$225,000
Property Type:	Open Land
Location:	Giamillo Drive Leona Valley, CA
Assessor's Parcel Numbers:	#14: 3215-022-001



AERIAL



PROPERTY PHOTOS





MICHAEL MING, ARA

Owner - Broker

- 30+ Years of Experience
- Specializes in Ag Land
- Owner of Alliance Ag Services since 2004, a Full-Service Brokerage and Consulting Firm serving San Joaquin Valley, CA to AZ and Mexico Borders.
- Licensed Real Estate Broker and Certified General Real Estate Appraiser
- Joining American Society of Farm Managers and Rural Appraisers in 1997
- Currently accredited with the ARA designation in 2005
- California Chapter of the ASFMRA, President 2008/09
- Government Relations Board, National Level, 2008 to 2010
- Expert Witness United States Tax Court and Bankruptcy Court for the Eastern District of California, and in Municipal and Superior Courts of the County of Kern



BILL HAMMERSTROM

Associate

- Bill Hammerstrom is a seasoned professional with a wealth of experience spanning marketing, sales, procurement, and management within the agricultural sector.
- He earned a Bachelor of Science Degree in Agricultural Business Management with a Marketing Concentration from California Polytechnic State University, San Luis Obispo.
- Bill has excelled in various roles, including independent broker and sales manager for significant packing houses, specializing in tree fruit, grapes, citrus, and berries.
- Extensive industry knowledge to assist clients in buying and selling agricultural properties. His exceptional organizational skills, commitment to client satisfaction, and passion for building strong relationships position him as a trusted expert in ag real estate.
- An active member of the community, Bill has served on various boards and committees, including the California Cling Peach Board, Fresno County Farm Bureau, and Kingsburg Ag Boosters.



For more information, please contact
one of the following individuals:

MARKET ADVISORS

Bill Hammerstrom

Associate

Cal DRE # 02247268

(559) 799-3330

bhammerstrom@allianceagservices.com.com

Michael Ming, ARA

Owner - Broker

Cal DRE #00951819

Cal BREA #0236938

(661) 343-2367

mming@allianceagservices.com

This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property;
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional

Additional information is available at:
California Department of Water Resources Sustainable Groundwater
Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

Information contained herein from sources Alliance Ag Services, Inc. (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guarantee of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.