

# GRAHAM | & ASSOCIATES



Property For Sale:  
320 Acres – Open Farmland | Coalinga, CA

1005 N Demaree Street  
Visalia, CA 93291  
O | 559-754-3020  
F | 559-429-4016

Landon Fernandes  
#02015859  
(559) 471-6262  
[www.mdgre.com](http://www.mdgre.com)

Collin Kapigian  
#02261865  
(559) 967-5565  
[www.mdgre.com](http://www.mdgre.com)

## PROPERTY DETAILS

**Address:** NW Corner of West Cadillac Avenue and S. Tuolumne Avenue; Coalinga, CA

**APN:** 058-090-40S

**Acreage:** +/- 320.0 Gross Acres

**Plantings:** +/- 160 acres to be planted to onions; +/- 150 acres currently open/fallow

**Surface Water:** The property is located within and receives surface water from Westlands Water District. Surface water is accessed through one (1) turnout on the property (18A-3.1)

**Ground Water:** The property does not have an irrigation well. The property is located within the Westlands Water District Groundwater Sustainability Agency.

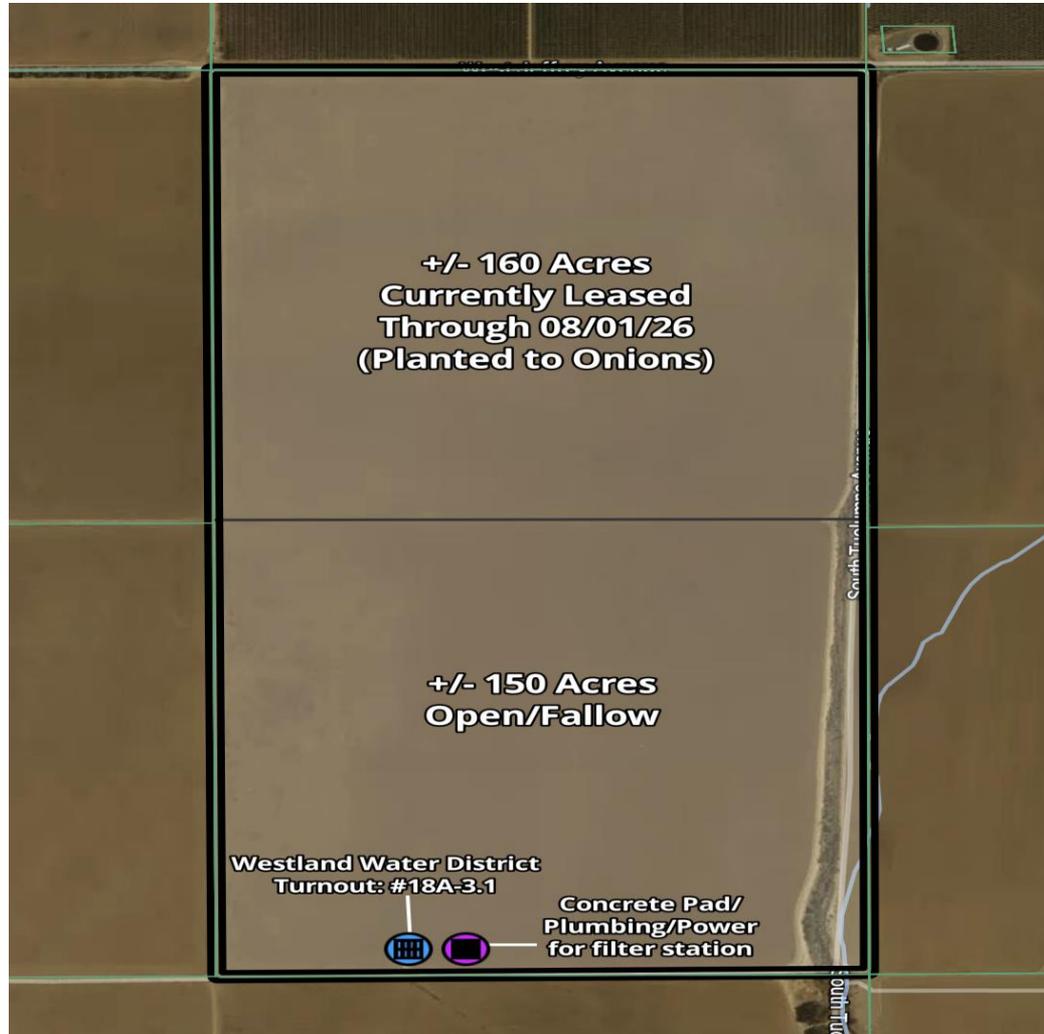
**Groundwater Disclosure:** Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: [www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal).

**Irrigation:** The property has historically been irrigated via sprinkler pipe or sub-surface drip hose.

**Other Remarks:** The north 160 acre block of the property is currently leased through August 1st, 2026. The lease shall be assumed by Buyer.

**Purchase Price: \$2,400,000 (\$7,500/Acre)**

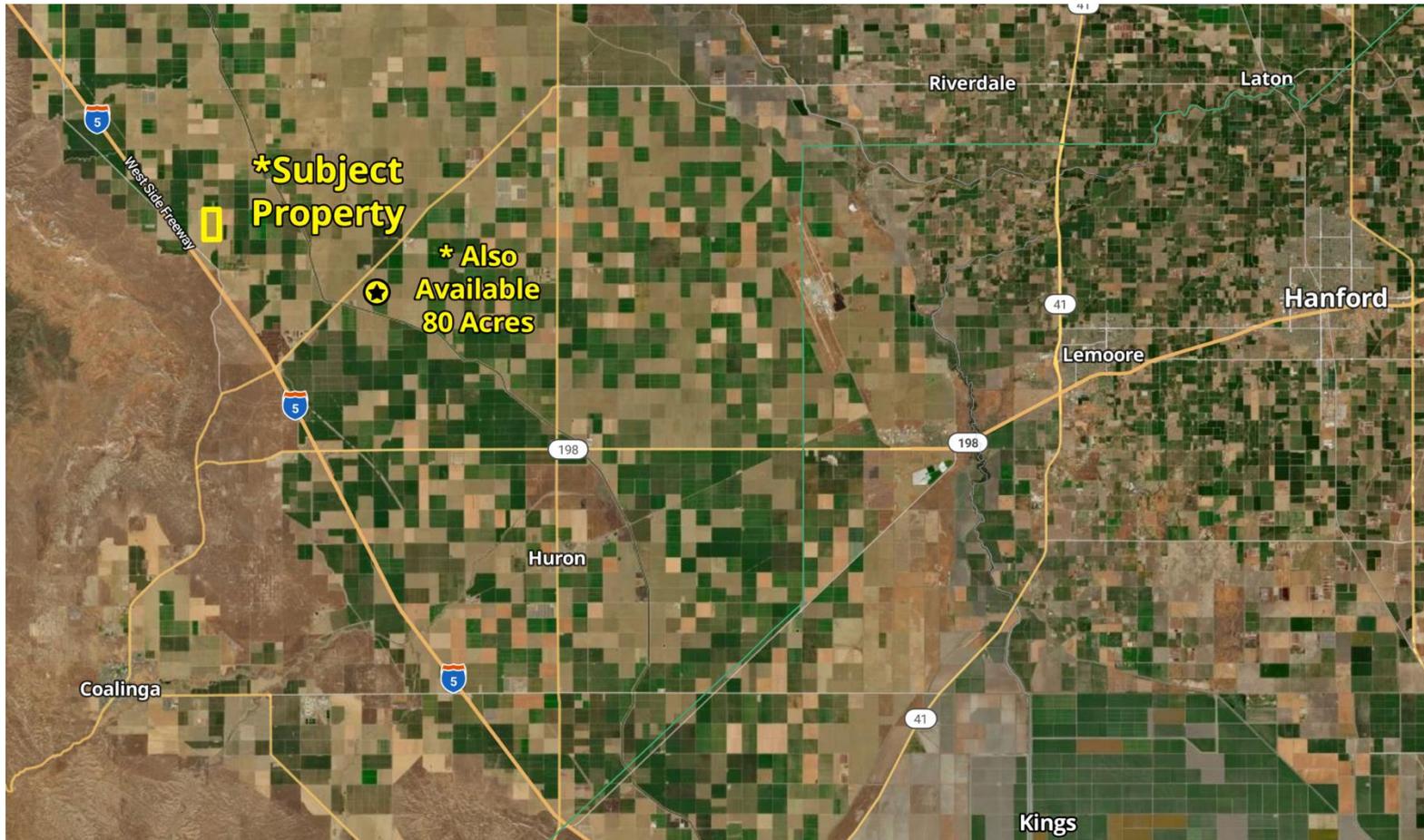
## PROPERTY MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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## LOCATION MAP



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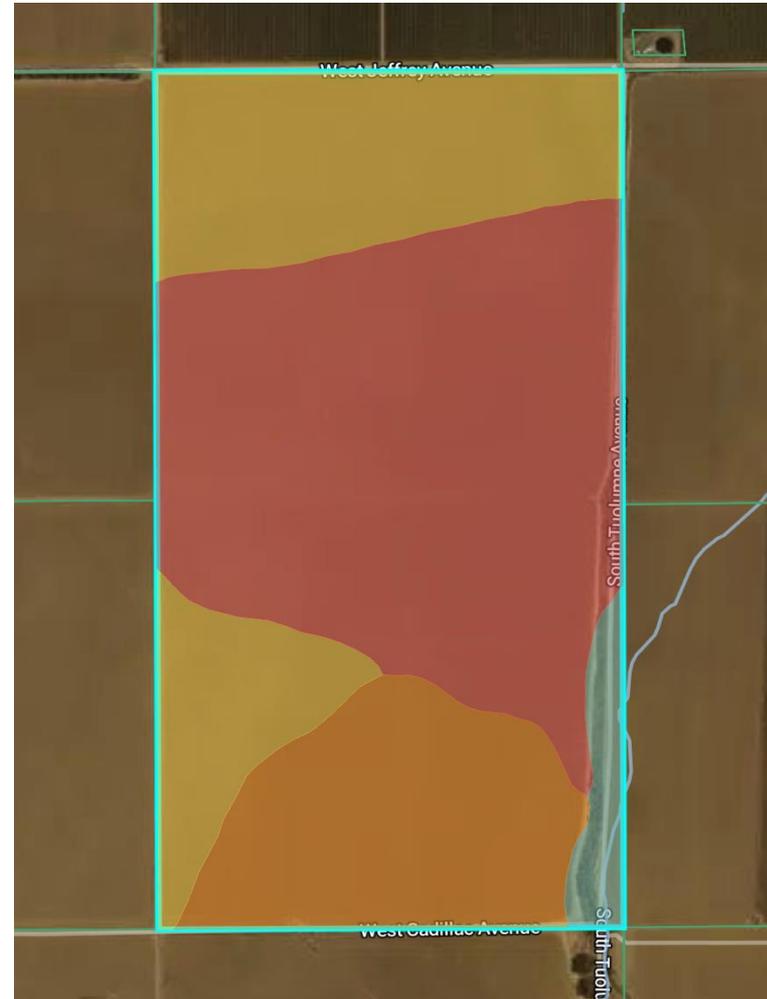
## SOIL MAP

### Average Soil Score



NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
● 442	Panoche clay loam, 0 to 2 persen...	49.3	83.2	7c
● 436	Panoche loam, 0 to 2 percent...	28.5	97.1	7c
● 478	Cerini sandy loam, 0 to 2 percent...	18.9	87.1	7c
● 425	Kimberlina sandy loam, 0 to 2...	3.2	86.9	7c



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## PROPERTY PHOTOS



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