

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

Collin Kapigian
#02261865
(559) 967-5565
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.

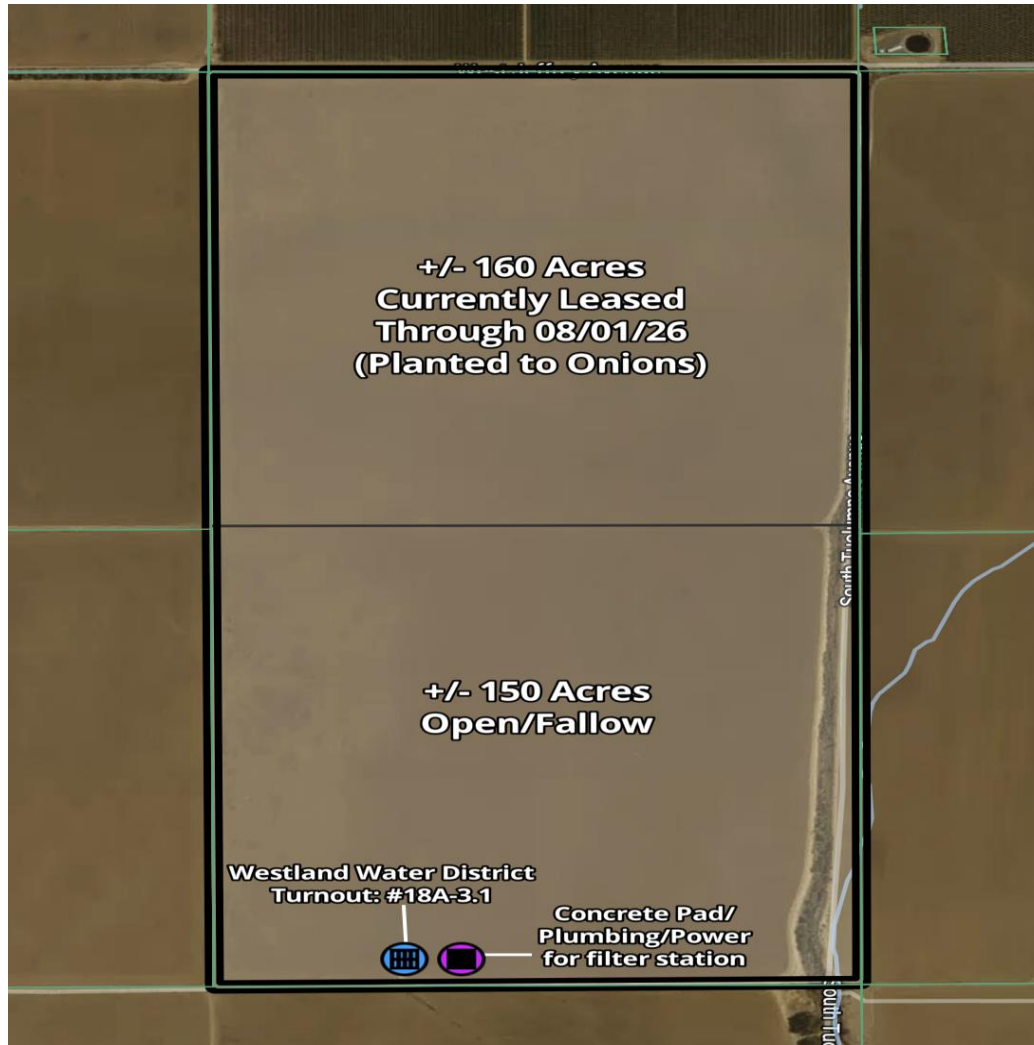
Groundwater Disclosure: Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal.

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: \$1,760,000 (\$5,500/Acre)

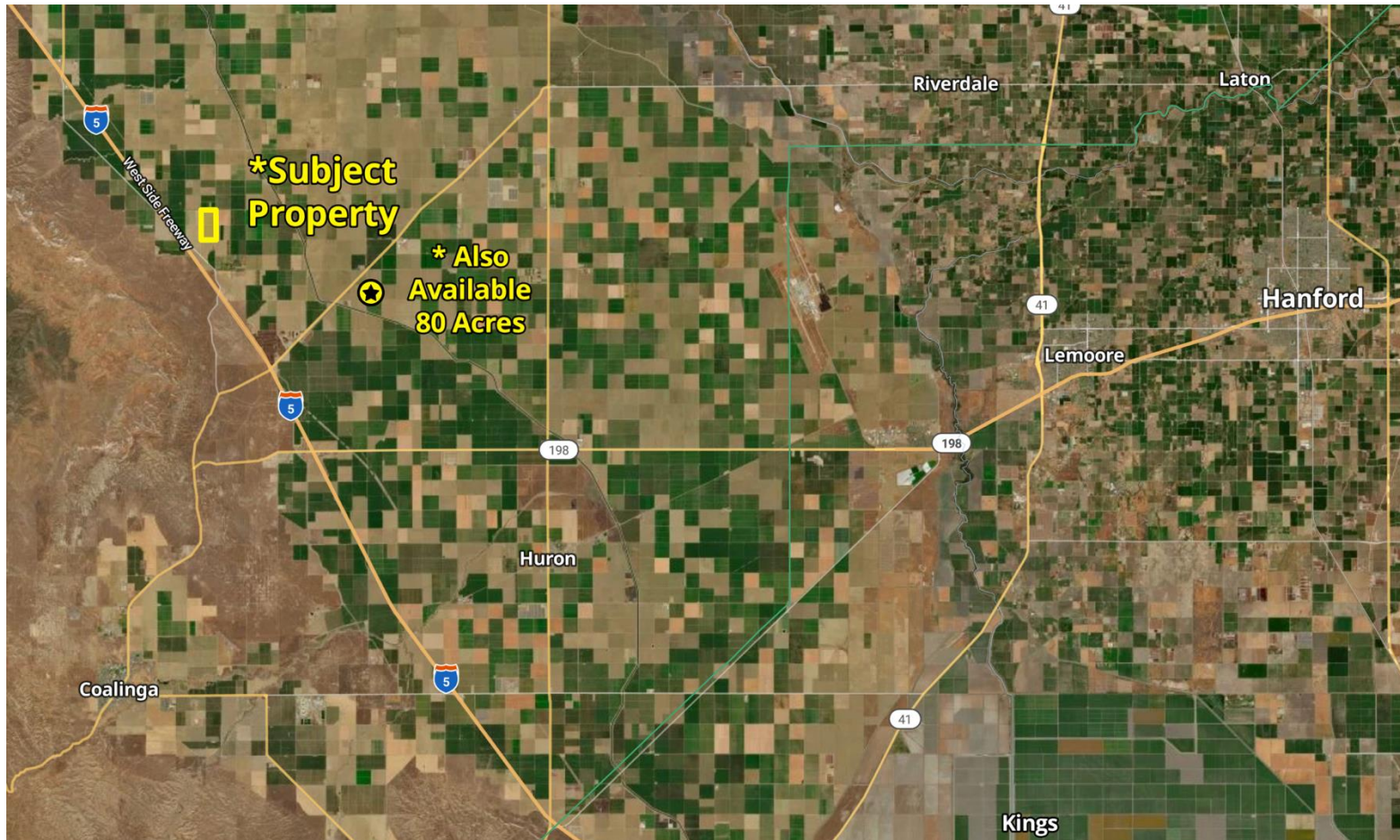
PROPERTY MAP



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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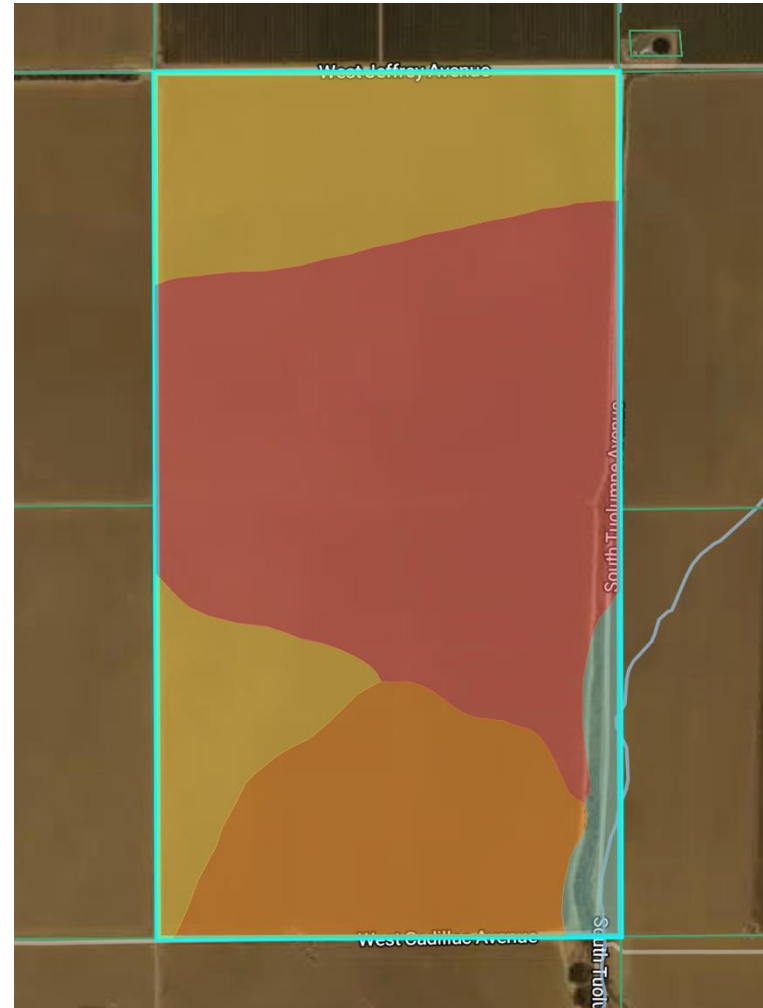
SOIL MAP

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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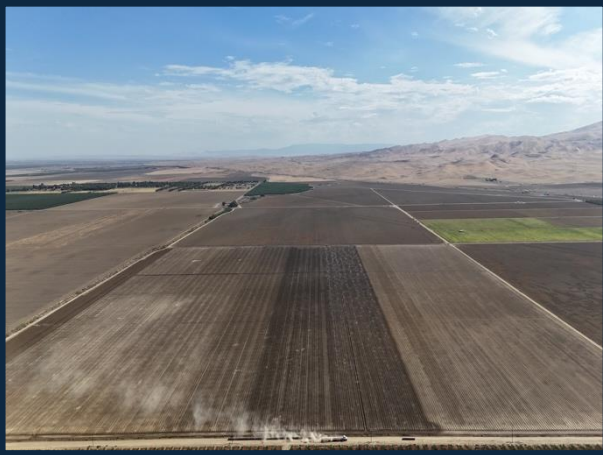
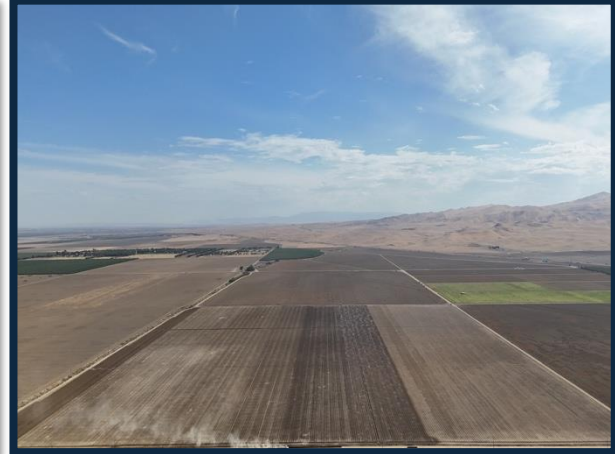
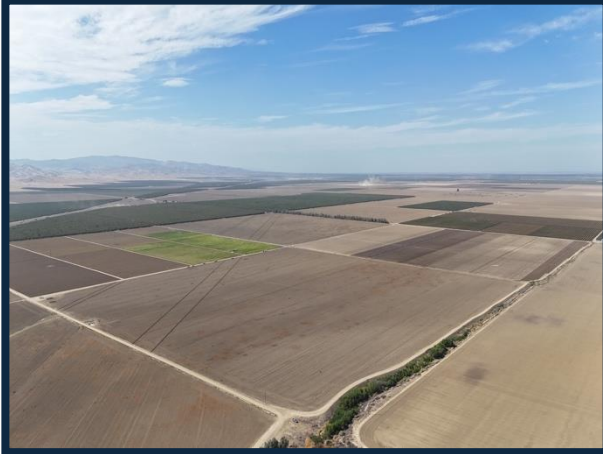
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PROPERTY PHOTOS



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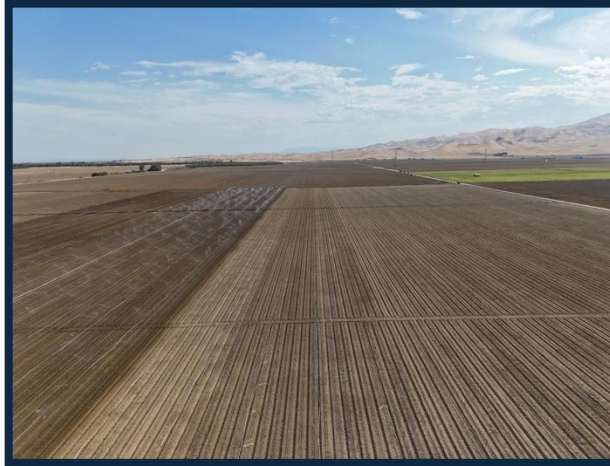
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