



SCHUIL
AG REAL ESTATE



+/-38.9 Acres – Vines and Open Ground – Caruthers, CA

11836 S Hughes Ave, Caruthers, CA 93609, USA • 38.9 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

This property is located at 11836 S Hughes Ave, Caruthers, Fresno County, CA 93609.

SIZE:

+/-38.9 Assessed Acres

PLANTINGS:

Property is planted to +/-23 acres of Thompson grapes.

BUILDINGS:

One (1) home and one (1) manufactured home are located on the property. The manufactured home is currently rented at \$1,100 per month.

WATER:

Property has one (1) ag well and one (1) domestic well. It is located in the Consolidated Irrigation District, but does not receive surface deliveries.

SOIL :

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

LEGAL:

Fresno County APN: 042-021-17

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:

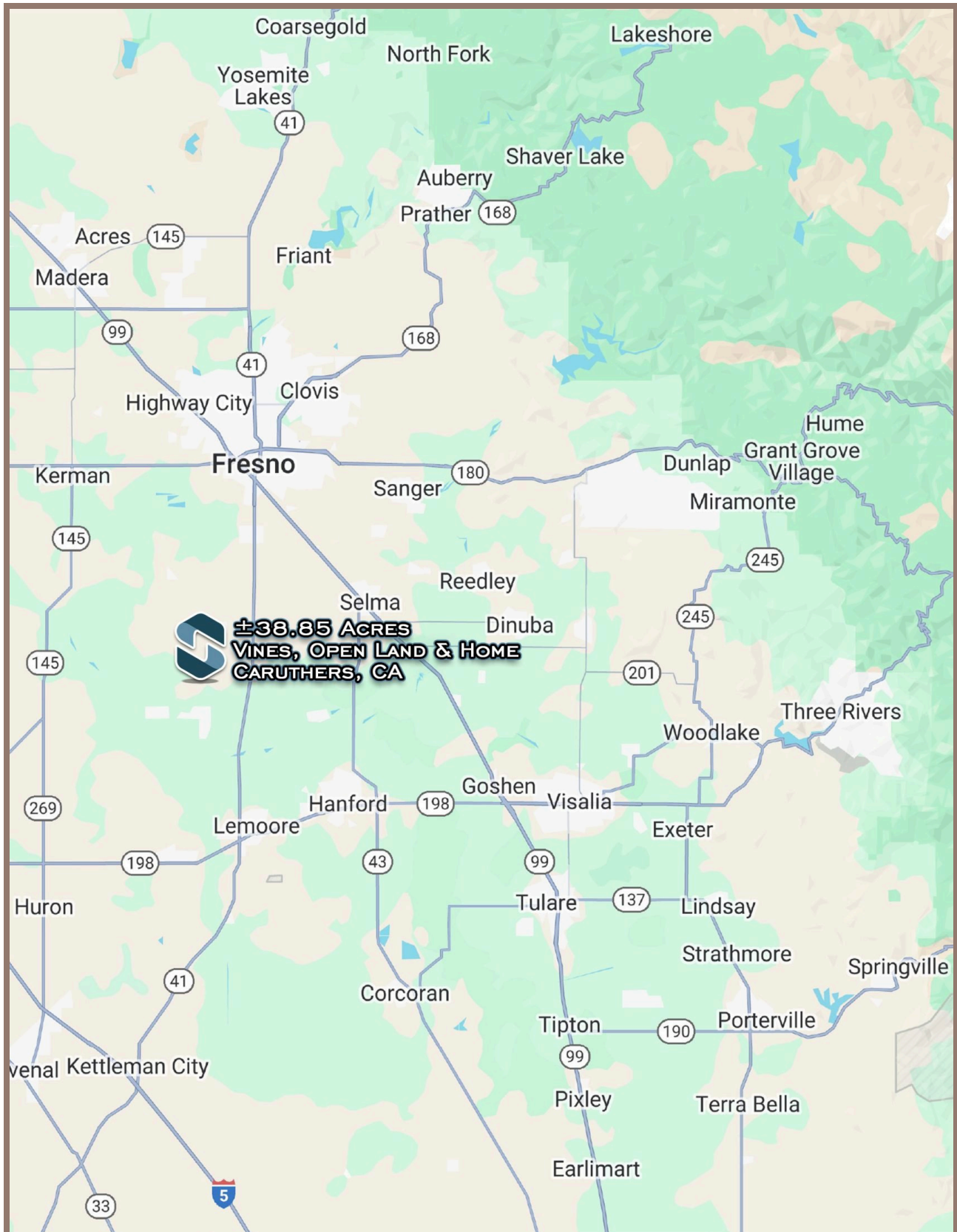
\$972,500 (+/- \$25,000 per acre)

CONTACT:

Ryan Boertje
559-827-6959
rboertje@schuil.com
CalBRE #02057756

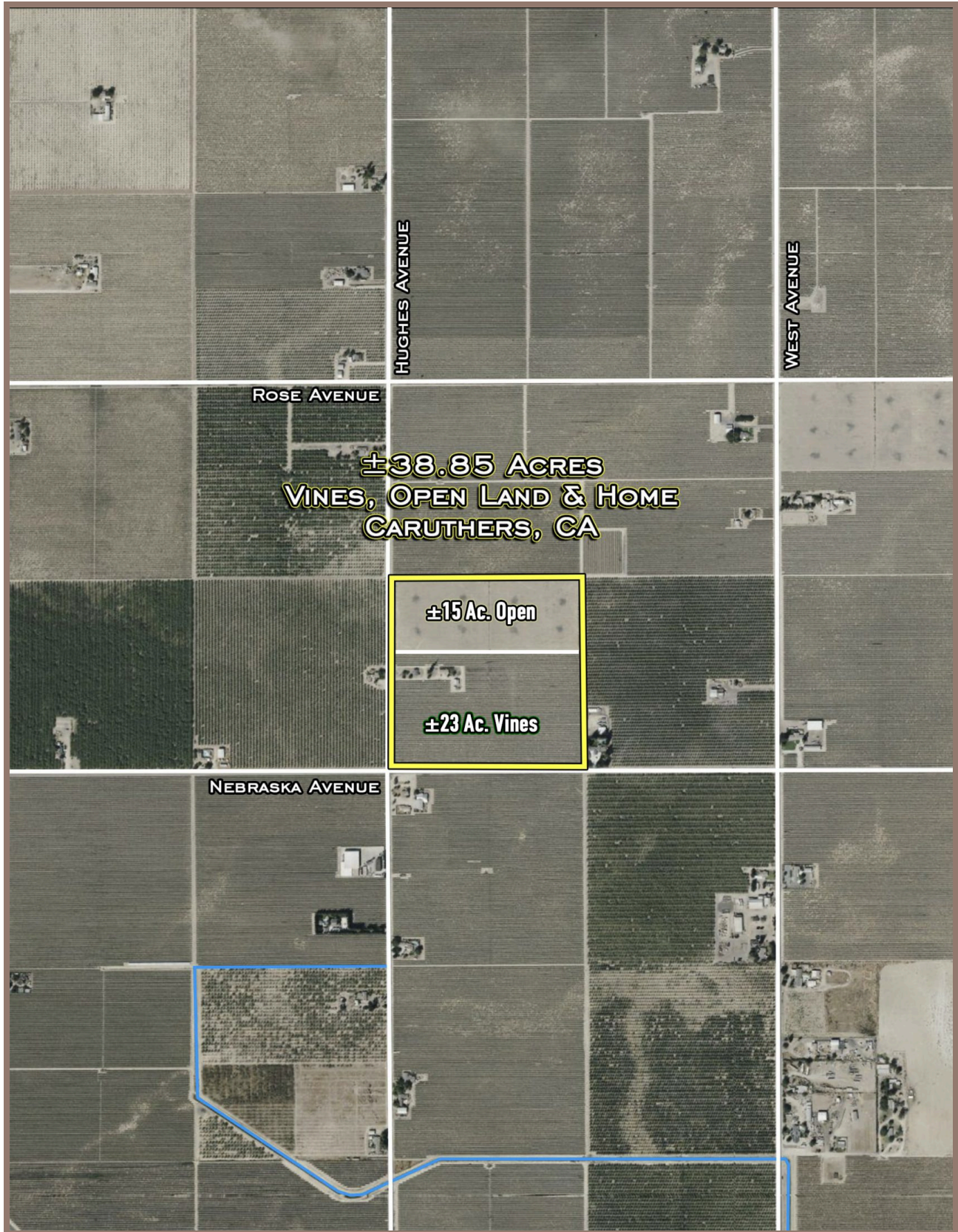
Rick Schuil
559-859-4484
rick@schuil.com
CalBRE #00961925

Dirk Schuil
559-859-4750
dirk@schuil.com
CalBRE #02157255



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

5020 W Mineral King Avenue, Visalia, CA | 559-734-1700 | www.schuil.com

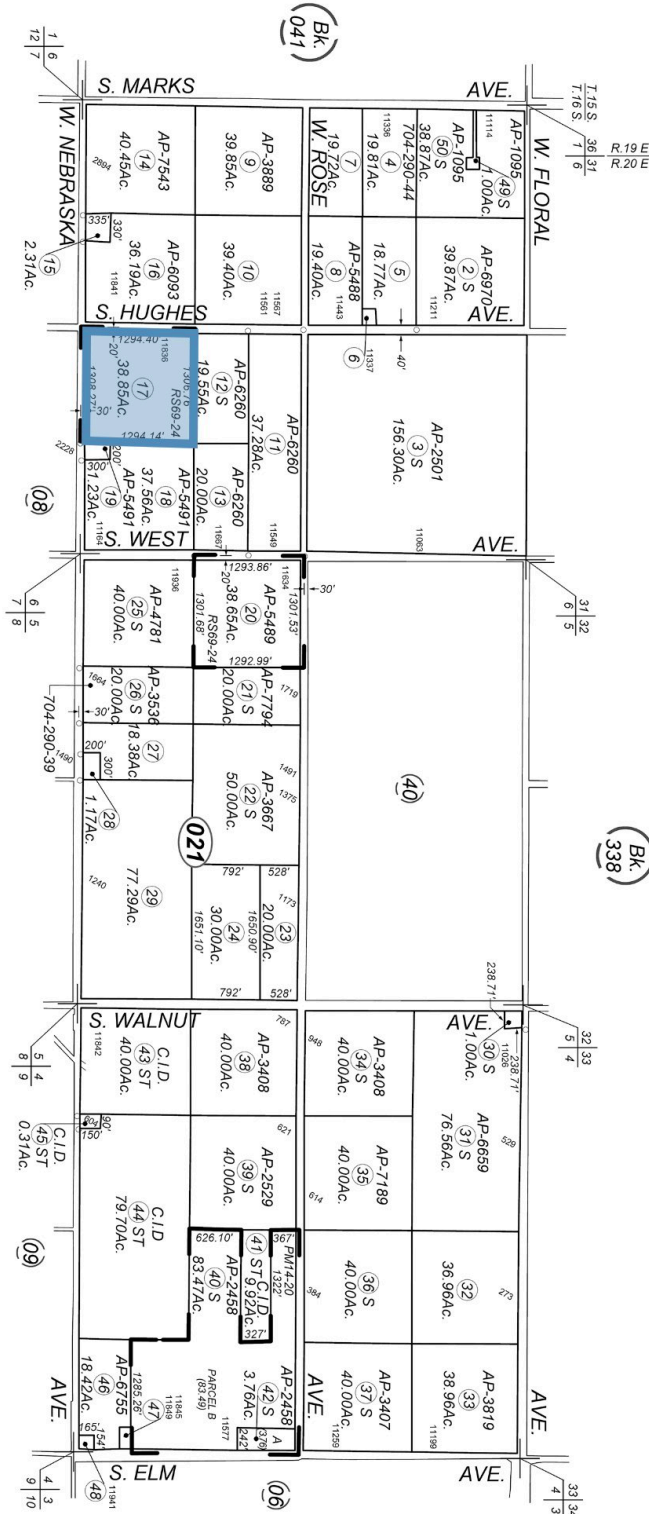
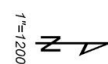


-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SECS 4, 5, 6, & 6, T. 16 S., R. 20 E., M.D.B. & M

Tax Rate Area
54-000
70-009

042-02

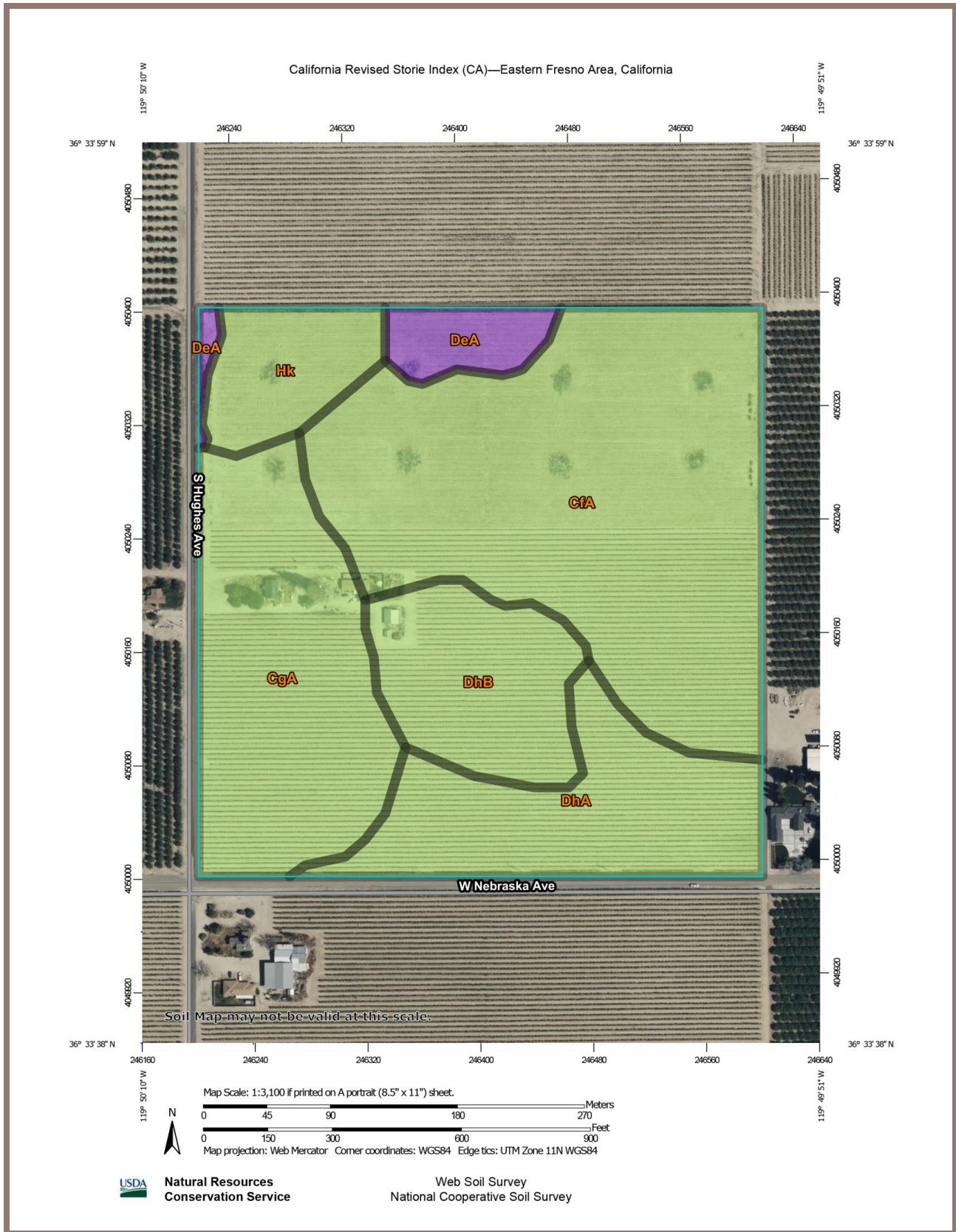


Agricultural Preserve
Parcel Map, No. 2199-F - Bk. 14, Pg. 20
Record of Survey - Bk. 69, Pg. 24

4/24/2025 MC

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 042 Pg. 02
County of Fresno, Calif.



California Revised Storie Index (CA)—Eastern Fresno Area, California

California Revised Storie Index (CA)

| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|--|----------------|--------------------------|--------------|----------------|
| CfA | Calhi loamy sand, 0 to 3 percent slopes | Grade 2 - Good | Calhi (85%) | 16.8 | 42.4% |
| CgA | Calhi loamy sand, moderately deep, 0 to 3 percent slopes | Grade 2 - Good | Calhi (85%) | 8.5 | 21.5% |
| DeA | Delhi sand, 0 to 3 percent slopes | Grade 3 - Fair | Delhi (85%) | 1.5 | 3.8% |
| DhA | Delhi loamy sand, 0 to 3 percent slopes, MLRA 17 | Grade 2 - Good | Delhi (85%) | 6.1 | 15.3% |
| DhB | Delhi loamy sand, 3 to 9 percent slopes | Grade 2 - Good | Delhi (85%) | 4.3 | 10.8% |
| Hk | Hanford sandy loam, hard substratum | Grade 2 - Good | Hanford (85%) | 2.5 | 6.2% |
| Totals for Area of Interest | | | | 39.7 | 100.0% |

