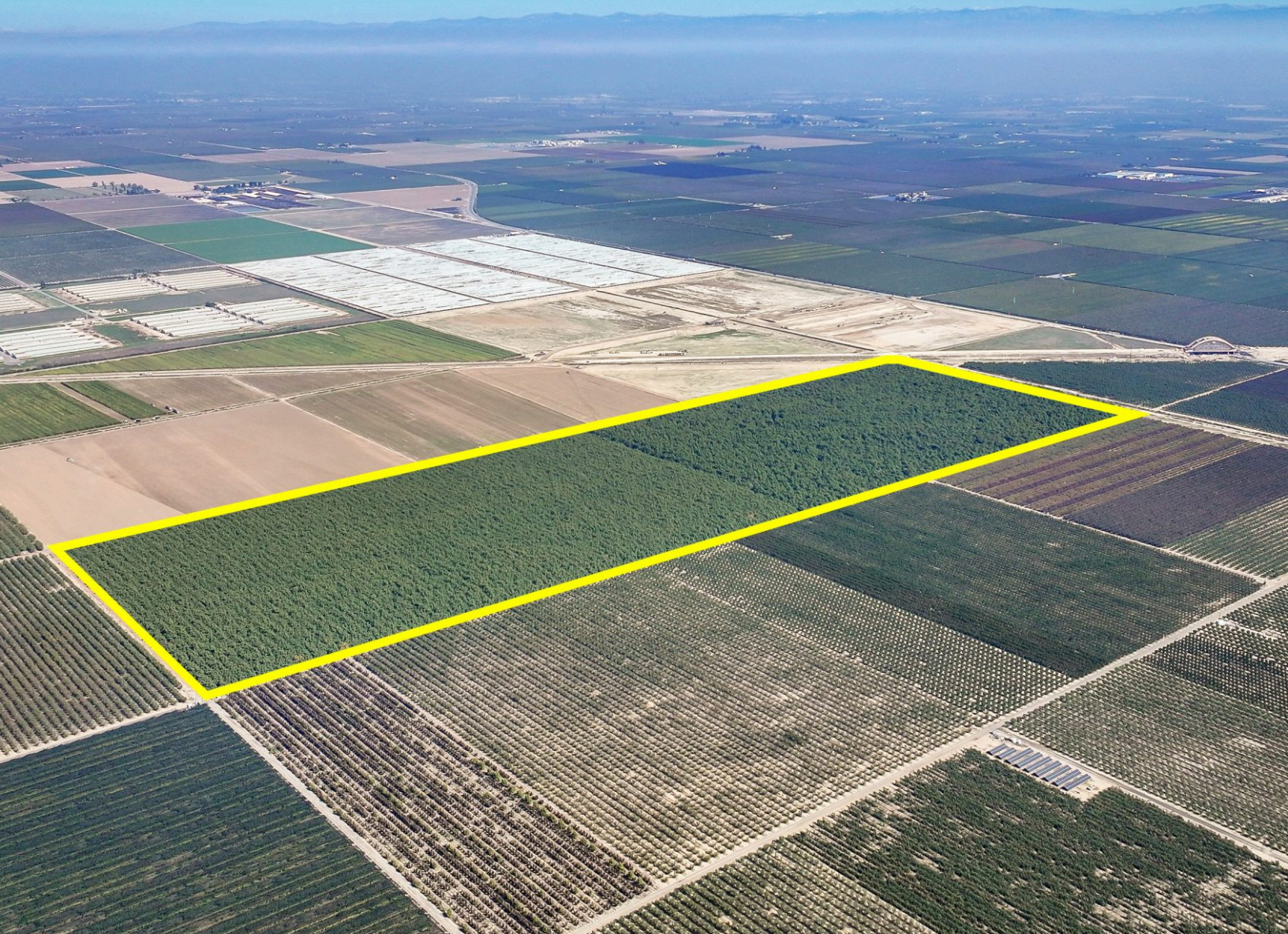




SCHUIL
AG REAL ESTATE



+/-126.23 Acres – Walnuts – Laton, CA

8651 CORONA AVE, LATON, CA 93242-9618 • 126.23
Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located at 8651 Corona Avenue, northeast of Laton, CA – just north of the Kings River and west of Highland Avenue (CA HWY-43).

SIZE:

+/-126.23 Assessed Acres

PLANTINGS:

Property is planted to walnuts:

- West Block: ±61 Acres of Chandler Walnuts planted in 2005
- East Block: ±60 Acres of Tulare Walnuts planted in 2006

WATER:

Property has rights to surface water from Laguna Water District, and is also located in Kings County Water District. Property has one (1) 75 HP Ag well. The ranch is flood irrigated.

SOIL:

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

LEGAL:

Fresno County APN 056-080-28s

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:

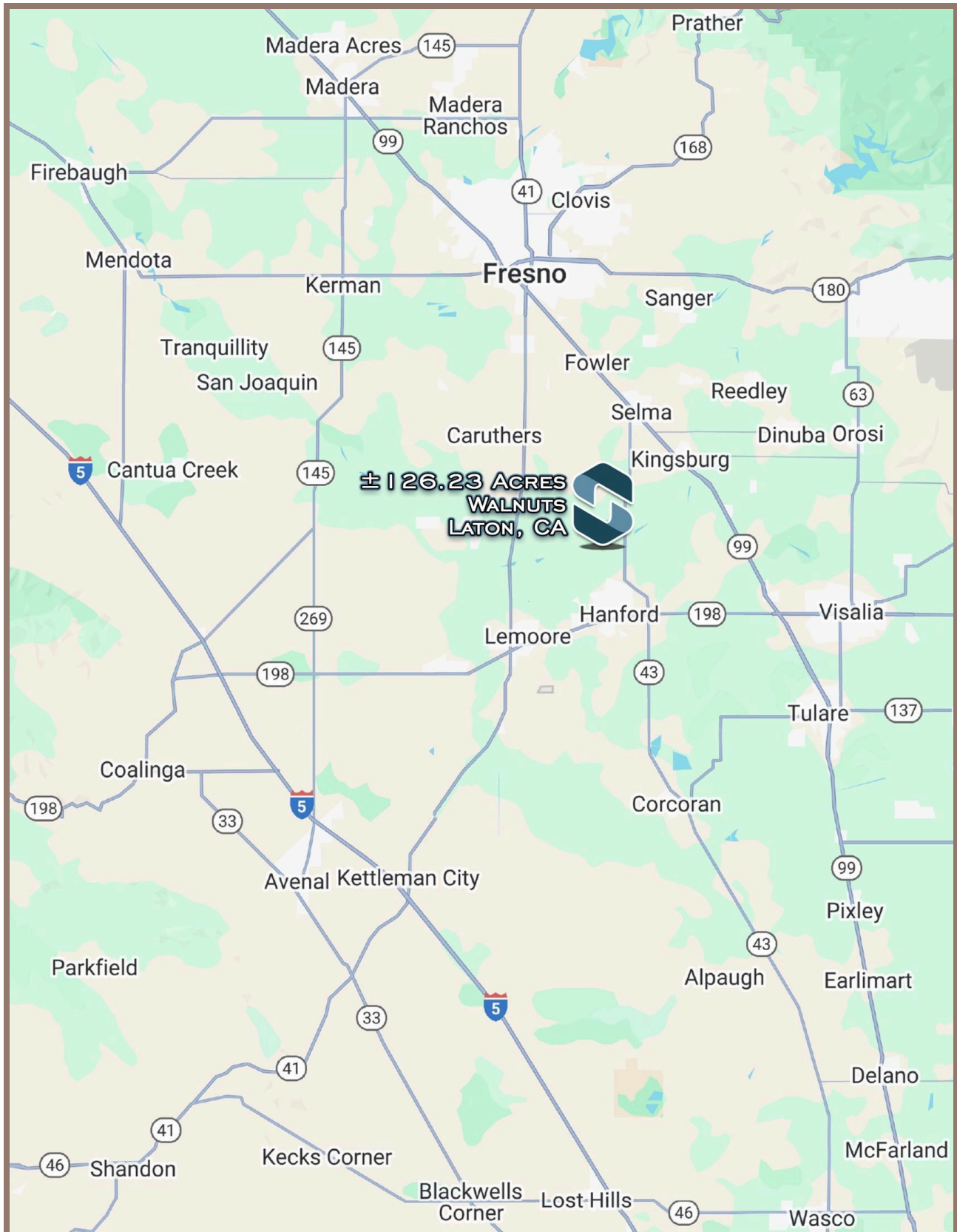
Situated in close proximity to the Kings River, this property is a turn-key walnut orchard producing high yields ranging from 6,000 to 9,500 pounds per acre. It lies within the Laguna Water District and receives surface water from the district. Additionally, the property sits along the edge of the newly developed groundwater recharge basin, further enhancing its long-term water recharge. Farm management is available as a ranch is currently being professionally farmed.

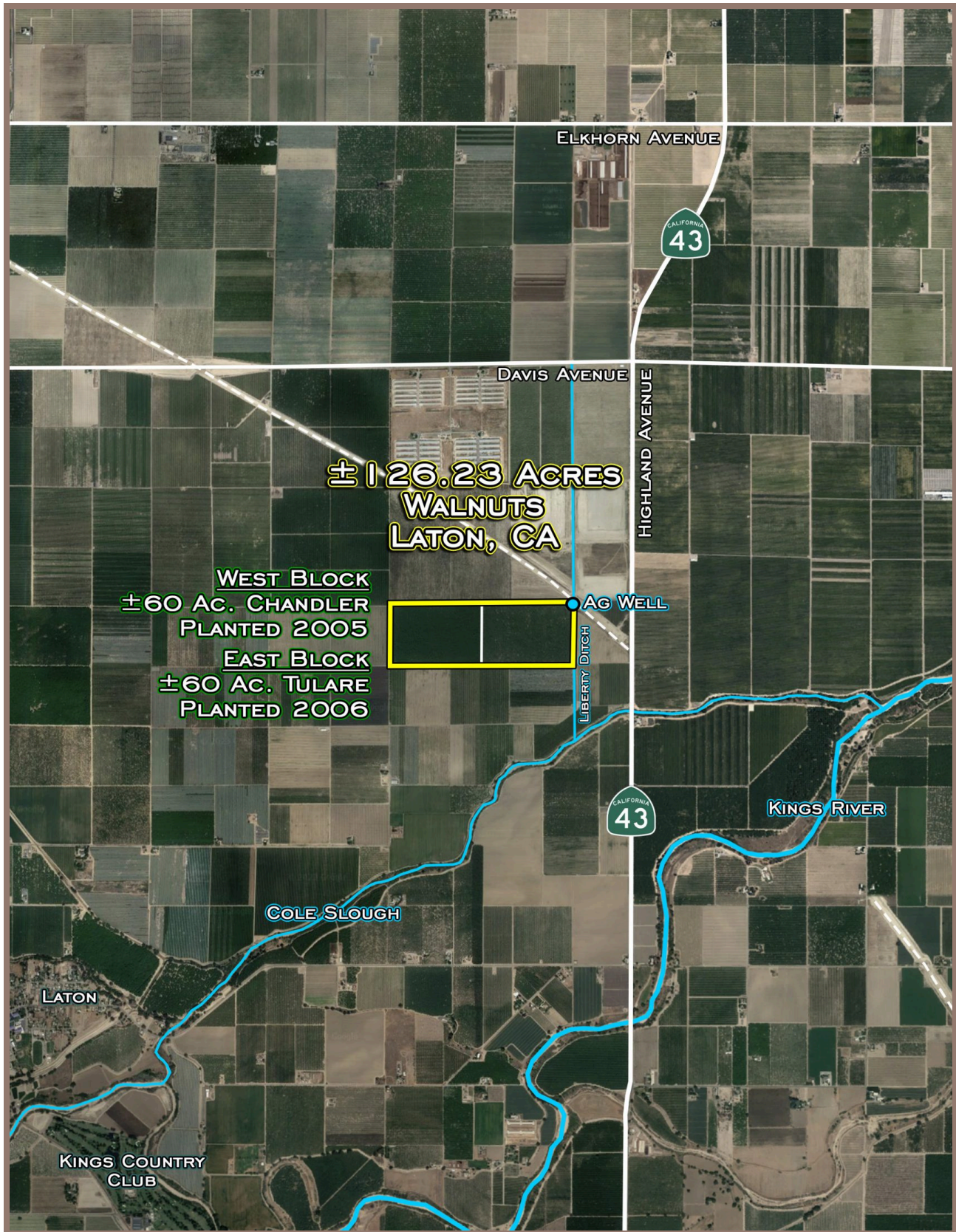
PRICE:

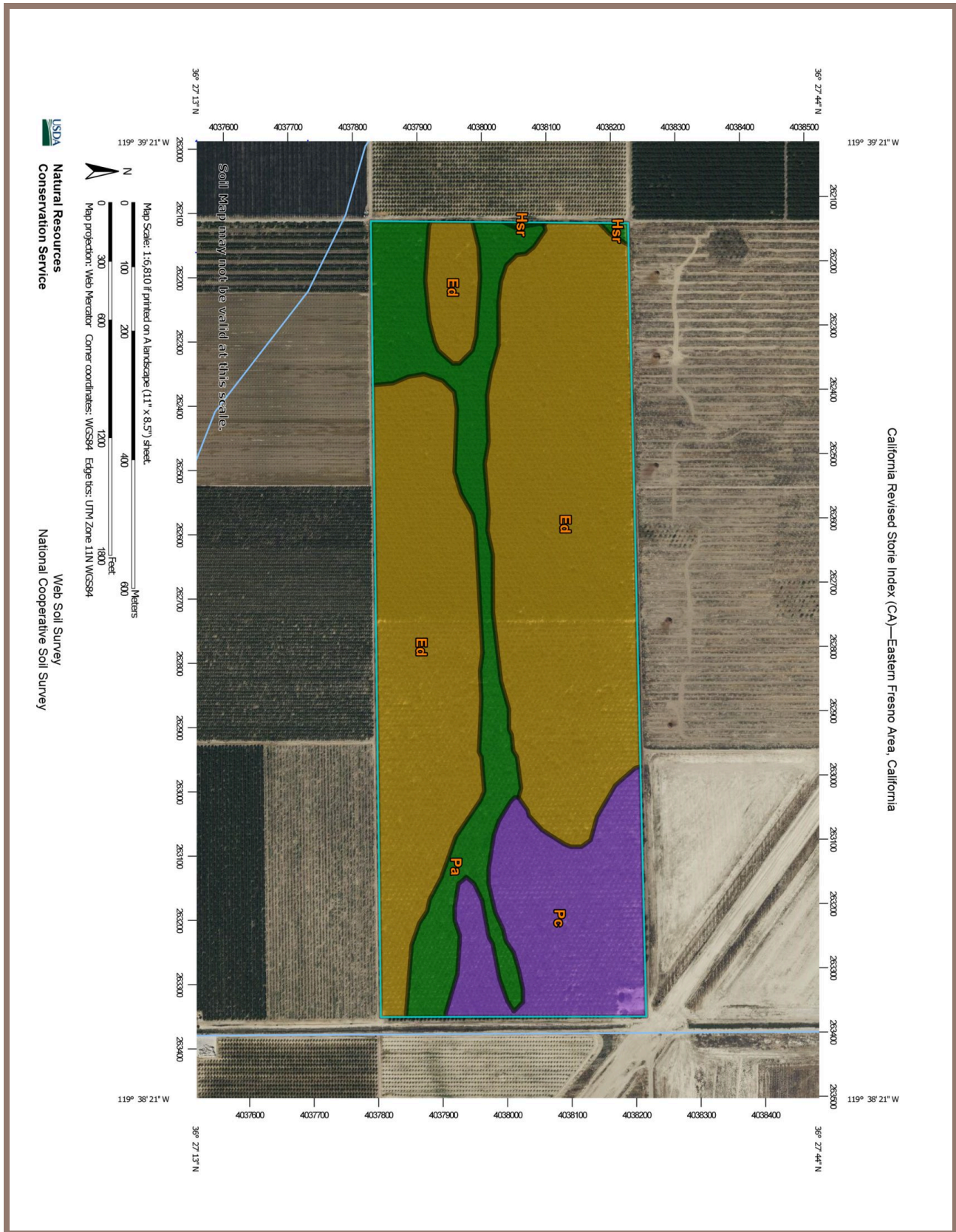
\$3,500,000

CONTACT:

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559-772-5593
blake@schuil.com
CalBRE #02203298







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
Ed	El Peco fine sandy loam	Grade 4 - Poor	El Peco (85%)	82.6	66.5%
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent	Hesperia (85%)	0.3	0.2%
Pa	Pachappa loam	Grade 1 - Excellent	Pachappa (85%)	21.1	17.0%
Pc	Pachappa loam, saline alkali	Grade 3 - Fair	Pachappa (85%)	20.1	16.2%
Totals for Area of Interest				124.2	100.0%



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

