

# GRAHAM | & ASSOCIATES

An aerial photograph of a vast agricultural landscape. The foreground is dominated by a large, vibrant green field. In the middle ground, there are several distinct sections: a large, dark, rectangular area that appears to be a pond or a recently tilled field, and several rows of crops, including what looks like a vineyard with neat rows of grapevines. The background shows more rolling green fields under a clear sky.

Property For Sale:  
160 Acres – Rangeland | McFarland, CA

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

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## PROPERTY DETAILS

**Address:** ½ Mile Northwest of the Intersection of Hwy 65 and Sherwood Ave. McFarland, CA 93250

**APN:** 060-322-02

**Acreage:** +/-160 Acres Range Land

**Use:** The property is currently used for seasonal cattle grazing and is currently leased to a neighboring cattle rancher tenant until the end of the 2026.

**Water:** Property is located inside of Cawelo Water District , however, it is located just outside of the service area and does not have access to surface water deliveries. The property does not have any wells.

**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).

**Remarks:** Expansive open rangeland located in a productive agricultural region, surrounded by established permanent crops on three sides (predominantly citrus and pistachios in the immediate area). This property offers an opportunity for agricultural investors, neighboring growers, or land buyers seeking grazing ground or long-term land holding..

**Purchase Price: \$400,000**

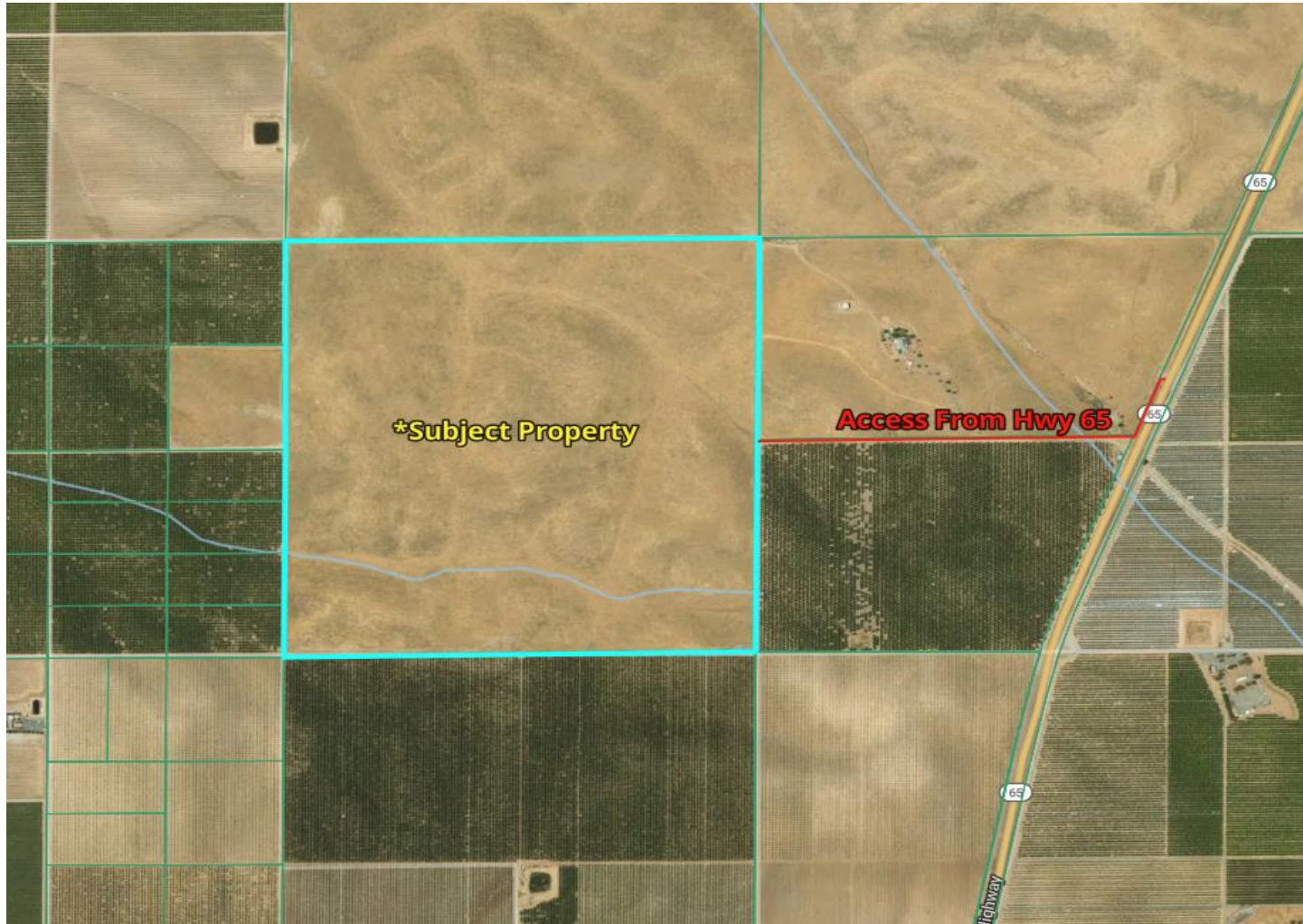
## AERIAL VIEW– 160 ACRE PROPERTY



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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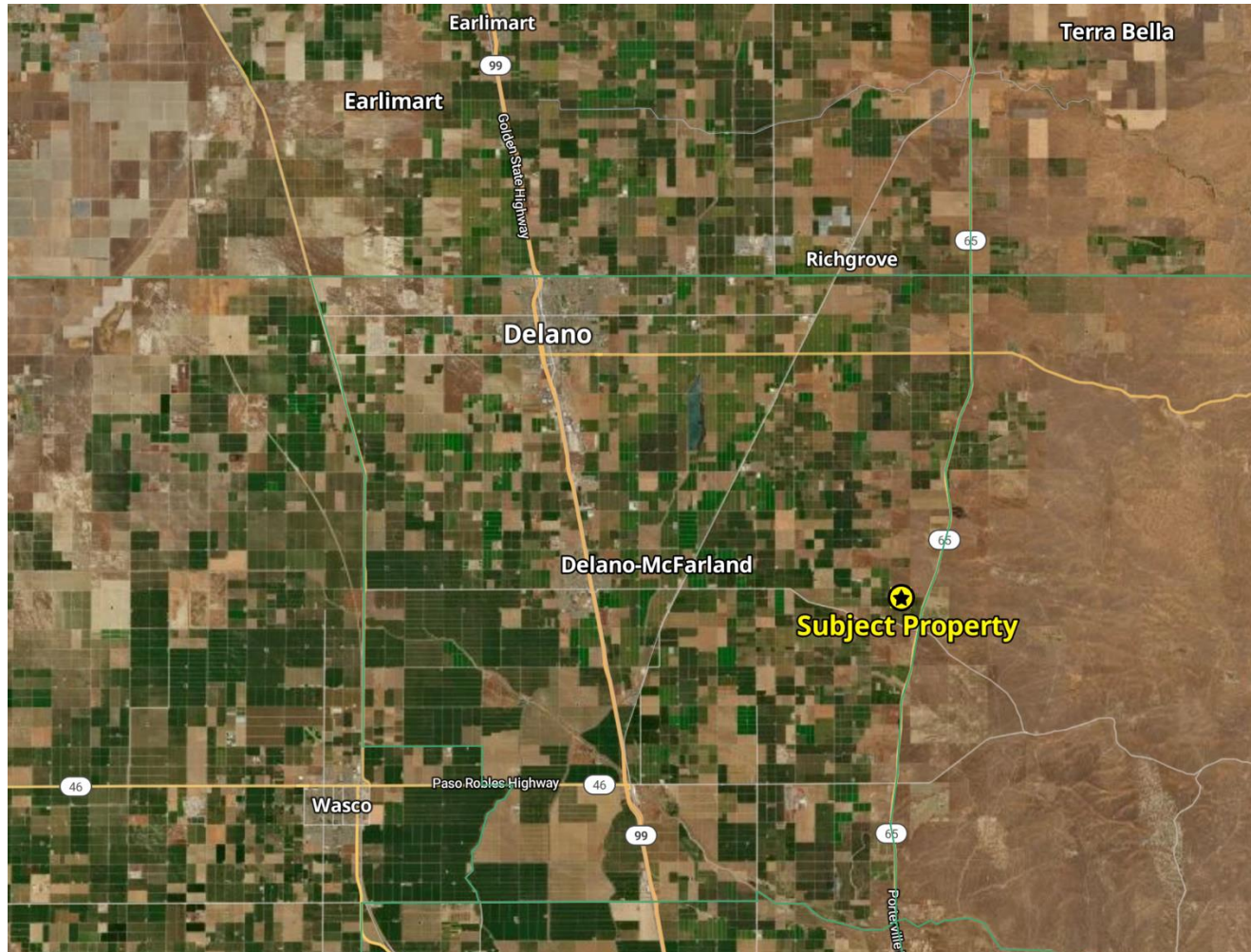
## ACCESS MAP



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## LOCATION MAP



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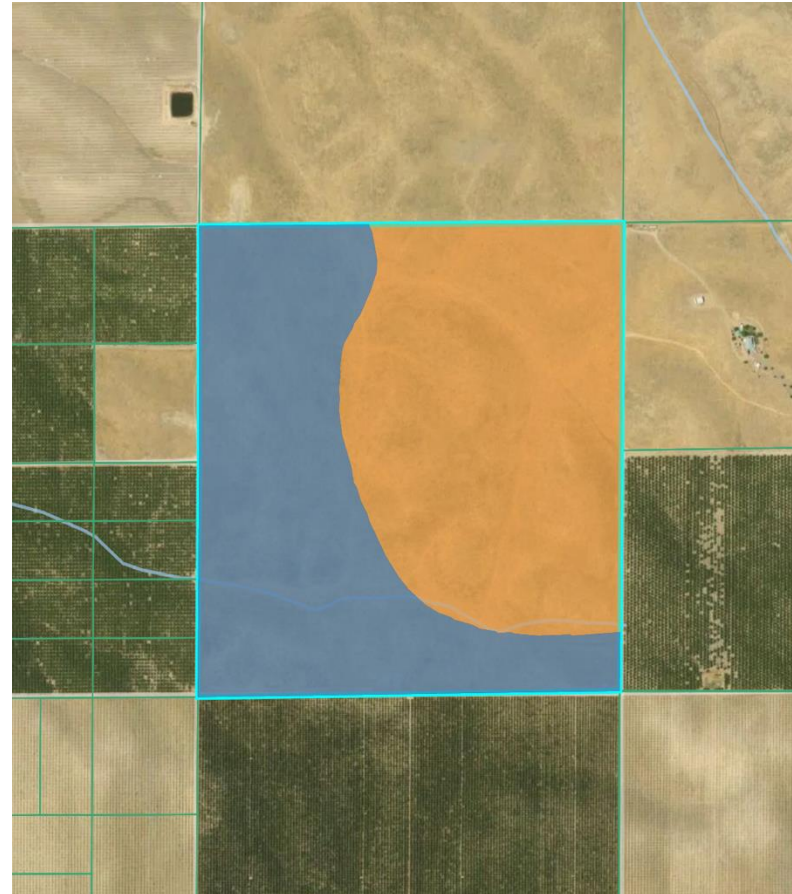
## SOIL MAP

Average Soil Score

 **37.6** / 100

NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
156	Garces silt loam	39.7	23.2	7
132	Chanac clay loam, 15 to 30 percent...	26.0	44.2	4
131	Chanac clay loam, 9 to 15 percent...	23.9	55.3	4
182	Lerdo complex, drained	10.3	50.1	7
196	Milham sandy loam, 0 to 2...	0.1	79.0	7



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## ELEVATION MAP

713.2 ft 809.5 ft



Opacity  
0%  100%

Contour Interval (feet):

10

Range

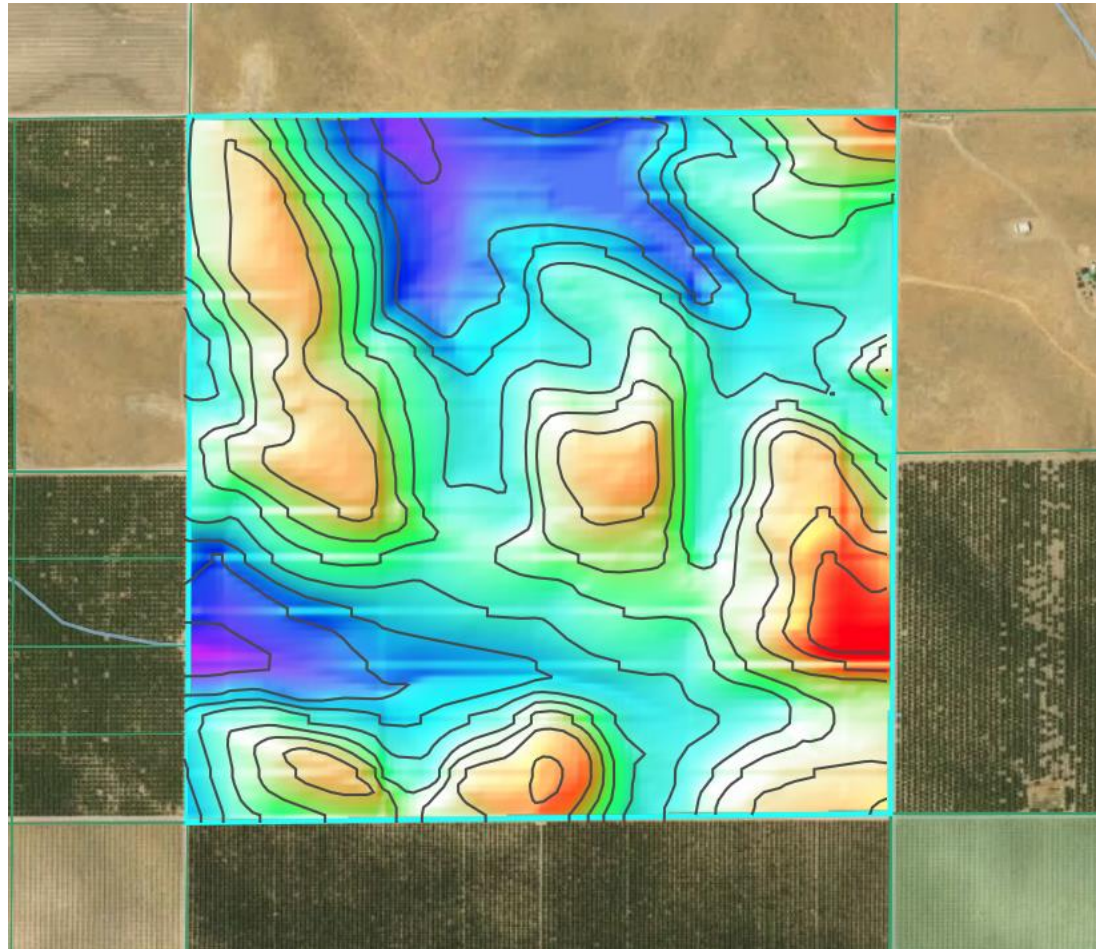
**96.3 ft**

Min 713.2 ft  
Max 809.5 ft

Slope

**7.9 %**

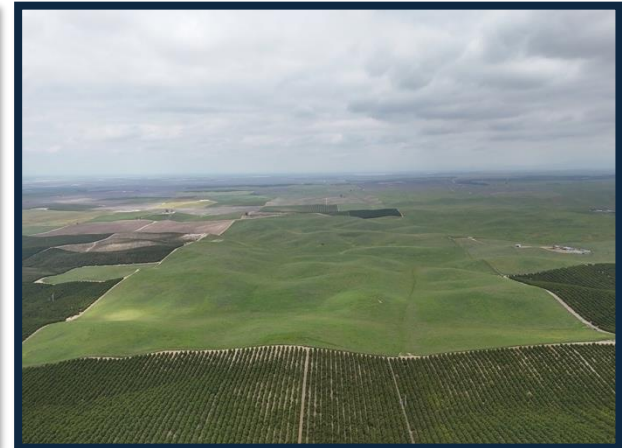
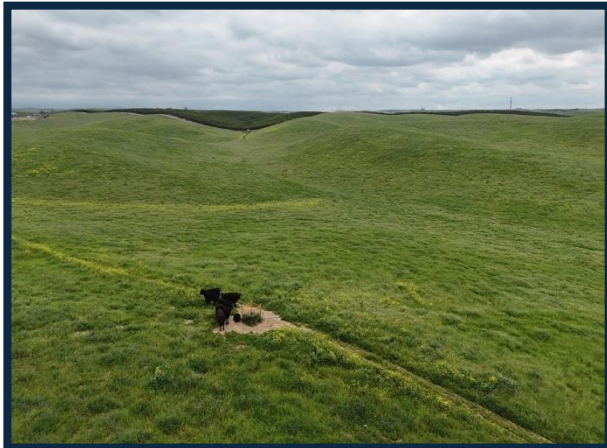
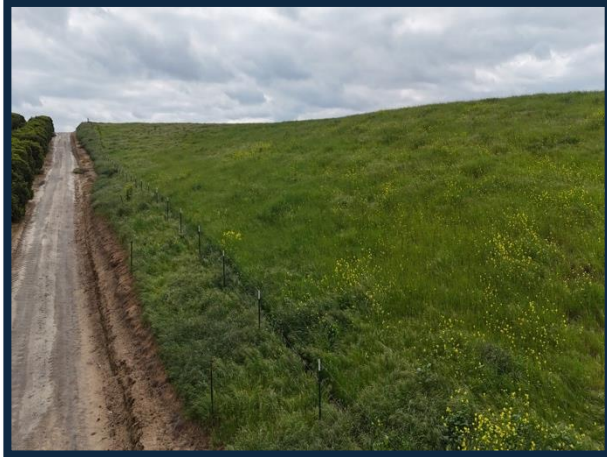
Min 0.0 %  
Max 35.9 %



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PROPERTY PHOTOS



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