



SCHUIL
AG REAL ESTATE



+/-196.5 Acres – Open Ground – Laton, CA

S Clovis Ave & E Blanchard Ave, California 93242,
USA • 196.5 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the southwest corner of S Clovis Ave & E Blanchard Ave in Laton, CA.

SIZE :

+/-196.5 Assessed Acres

LAND USE:

This open-ground ranch is currently planted to corn and has a long-established crop rotation consisting primarily of corn and wheat.

WATER:

The property is improved with two agricultural wells, including:

- One (1) 60 HP agricultural well
- One (1) 50 HP agricultural well

The ranch is irrigated by a flood irrigation system with pipelines installed throughout the property.

The property is located within the Laguna Water District, commonly referred to locally as the “Little Texas” area. Although the property does not currently receive surface water deliveries, it remains an active member of the district, pays the required district assessments, and participates in the Laguna Water District’s groundwater credit program.

SOIL:

See ‘Soil Map’ for details.

LEGAL:

Fresno County APNs: 056-060-24S, 056-060-23S, 056-060-08, 056-070-26, 056-110-25S, 056-110-27S and 056-110-18

REMARKS:

This is an excellent opportunity to acquire a well-improved, productive farming operation with quality irrigation infrastructure in a desirable agricultural area.

**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>.

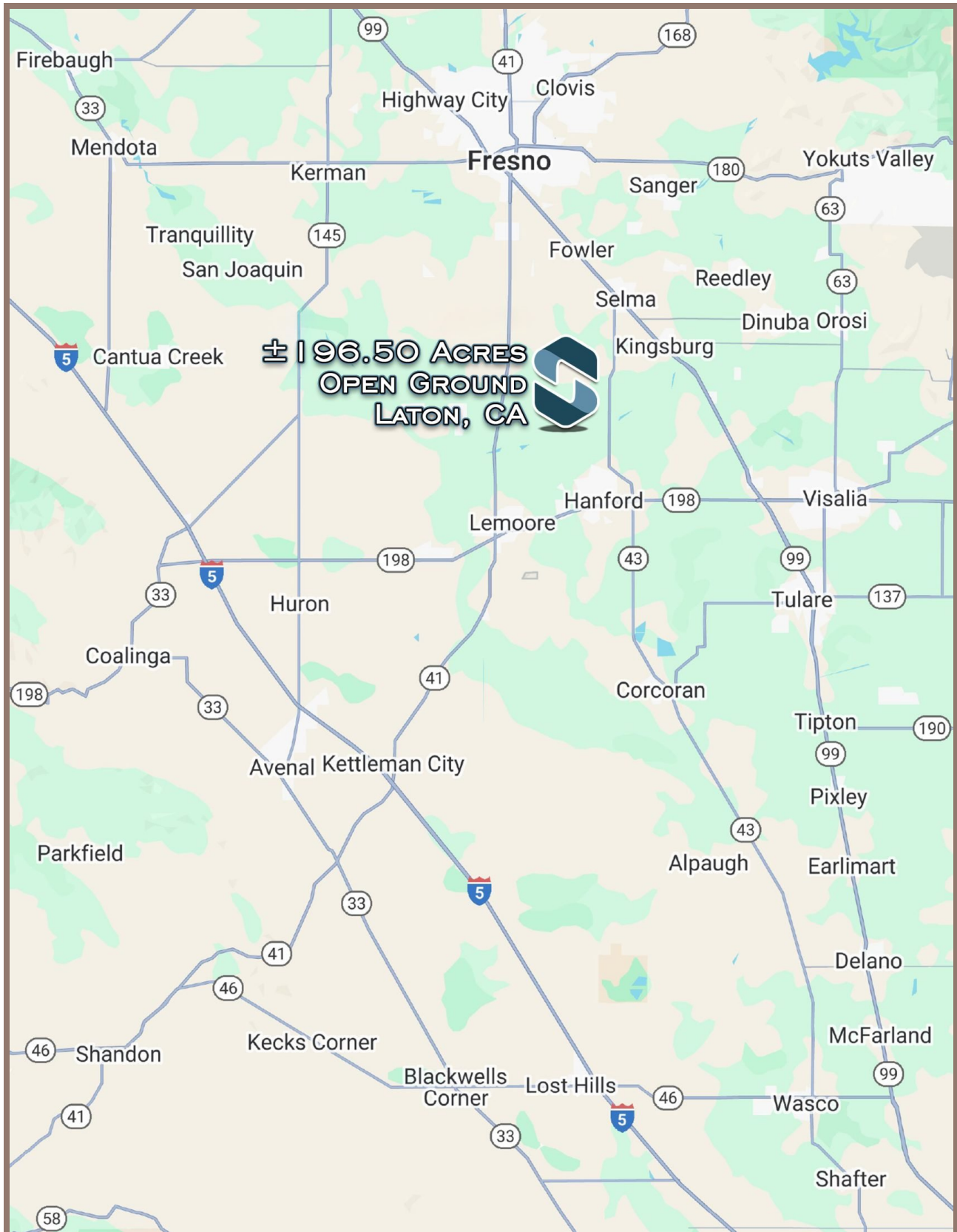
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

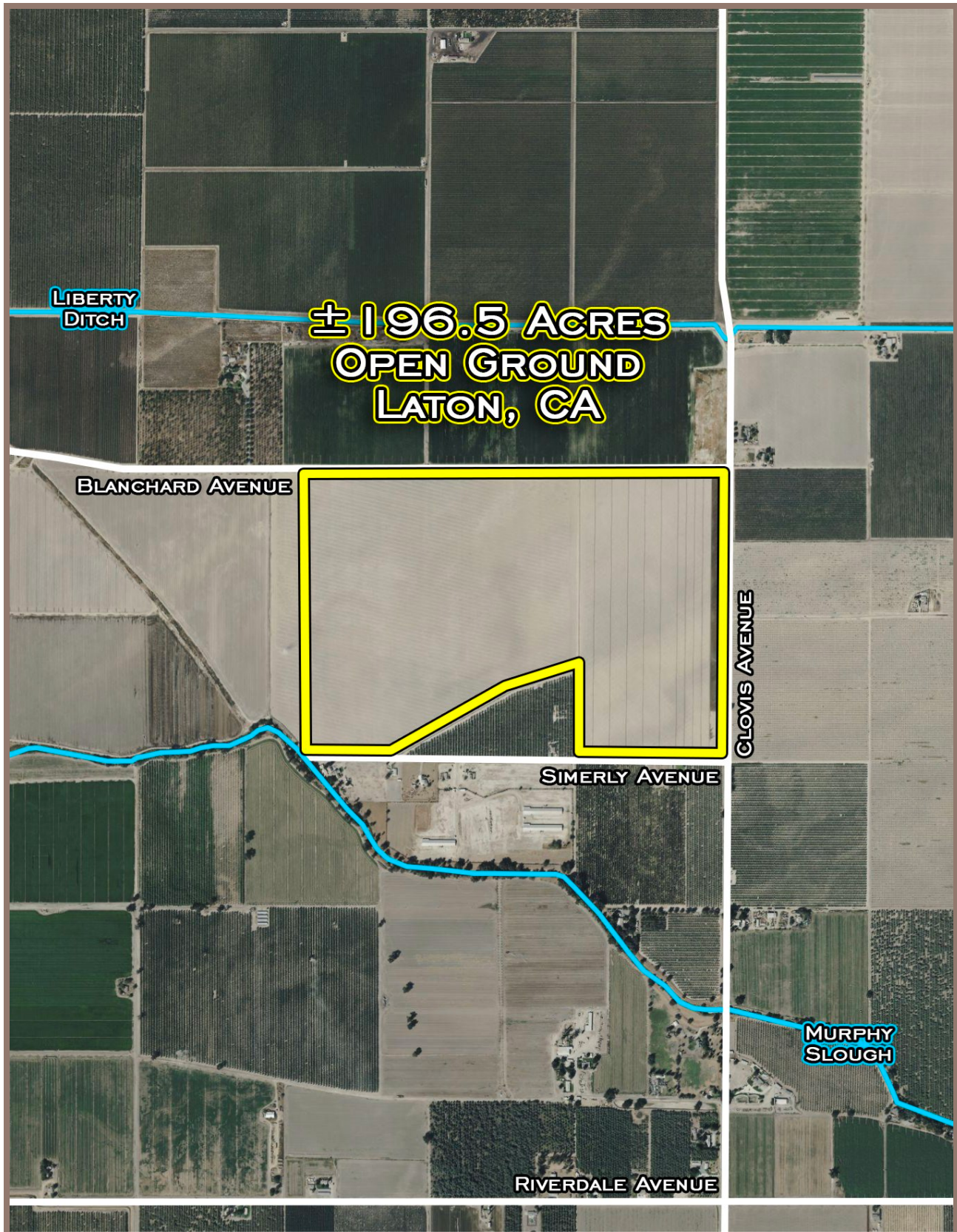
PRICE:

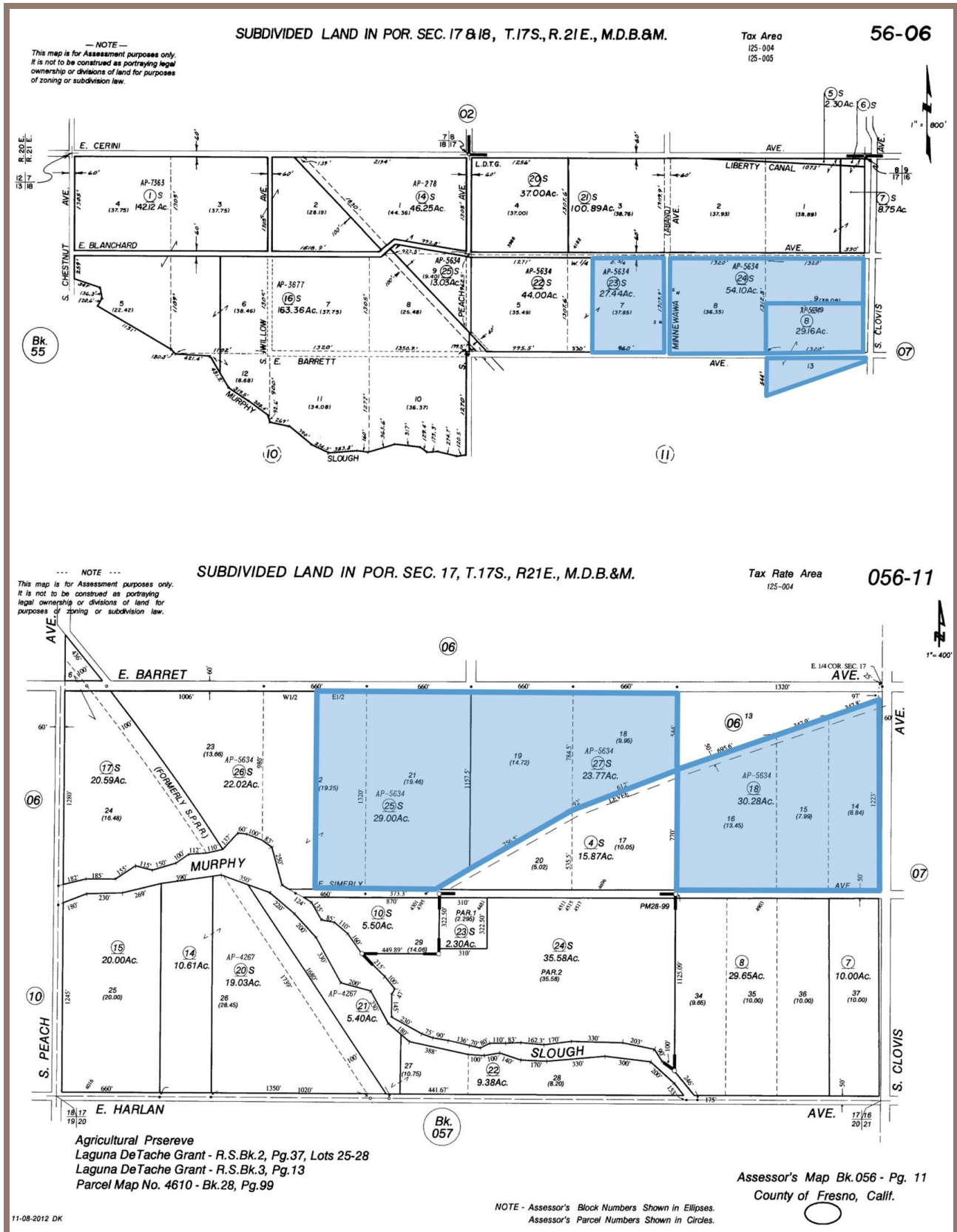
\$2,456,250 (+/- \$12,500 per acre)

CONTACT:

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







Soils

202.3 Acres, 7 Boundaries



 **5.2/100** NCCPI

 **26.2/100** STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
	Pt	Pond fine sandy loam	52.3%	105.8	7s	2s	13.6	1.7
	Tt	Traver fine sandy loam	26.4%	53.5	4s	2s	32.3	10
	Ed	El Peco fine sandy loam	11.4%	23.1	4e	4s	19.55	4.3
	Hss	Hesperia fine sandy loam, very deep, saline-sodic	5.6%	11.3	4s	2s	85	12.8
	Hse	Hesperia sandy loam, very deep, saline-sodic	4.3%	8.6	4s	3s	83.75	11.5

