



SCHUIL
AG REAL ESTATE



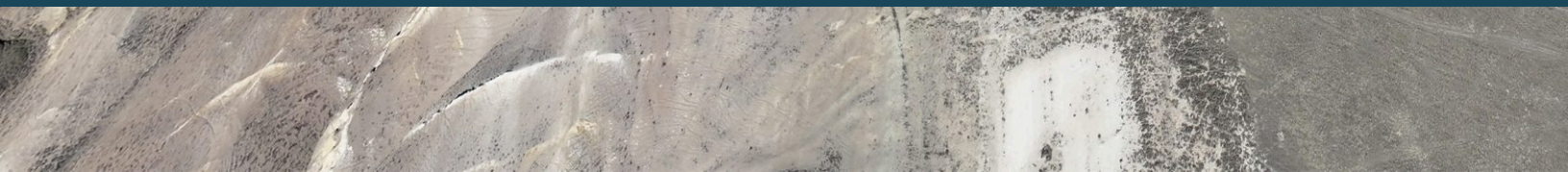
+/-320 Acres – Grazing Land – Mendota, CA

Mendota, CA 93640, USA • 320 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION :

Property is located west of I-5 near Mendota, Fresno County, CA.

SIZE :

+/-320 Assessed Acres

LAND USE:

The property consists of range and grazing land.

WATER:

No groundwater, pump/wells.

SOIL:

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

LEGAL:

Fresno County APN: 017-020-34s

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>.

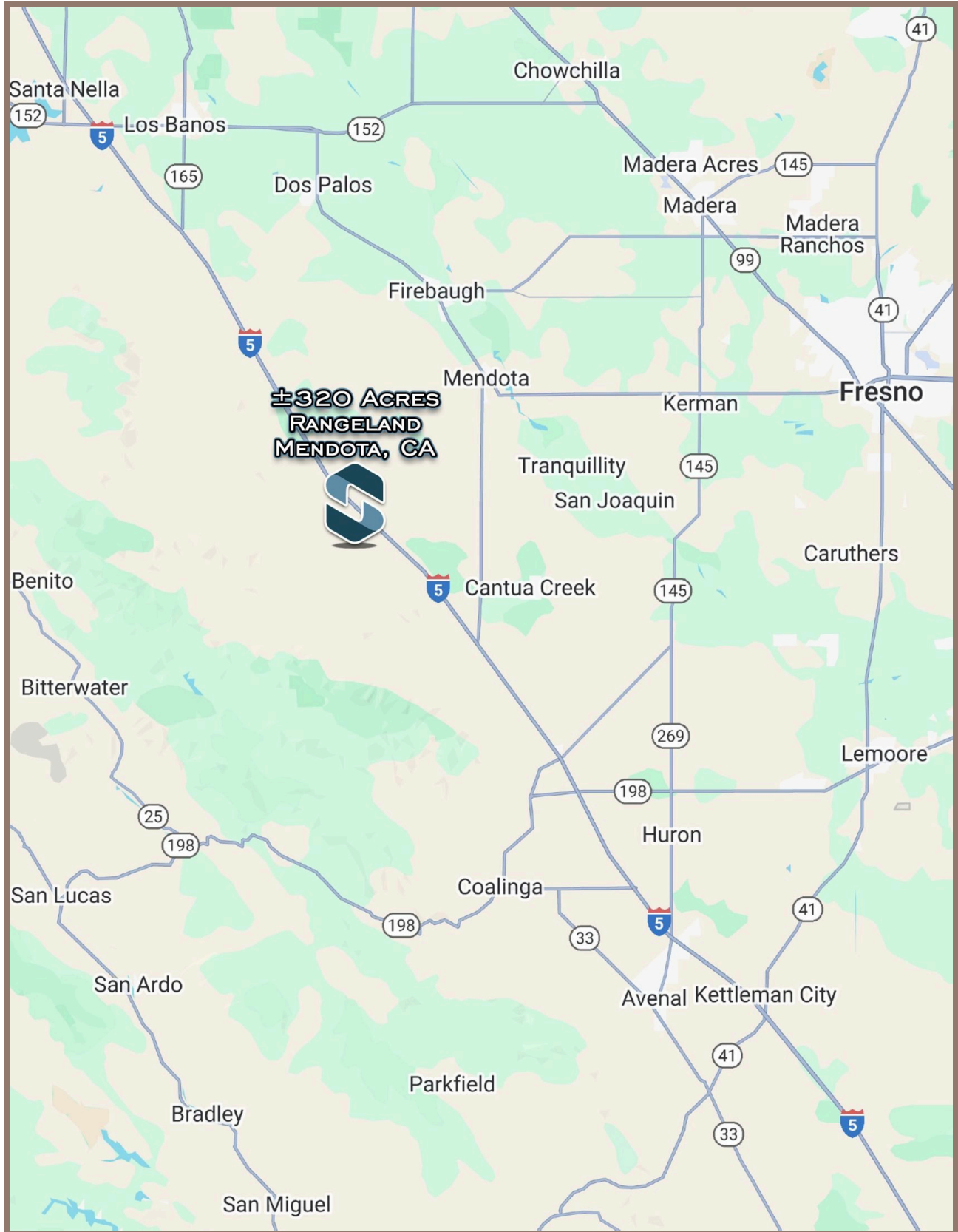
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE:

\$256,000 (+/- \$800 per acre)

CONTACT:

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CalBRE #02234076





**±320 ACRES
RANGELAND
MENDOTA, CA**

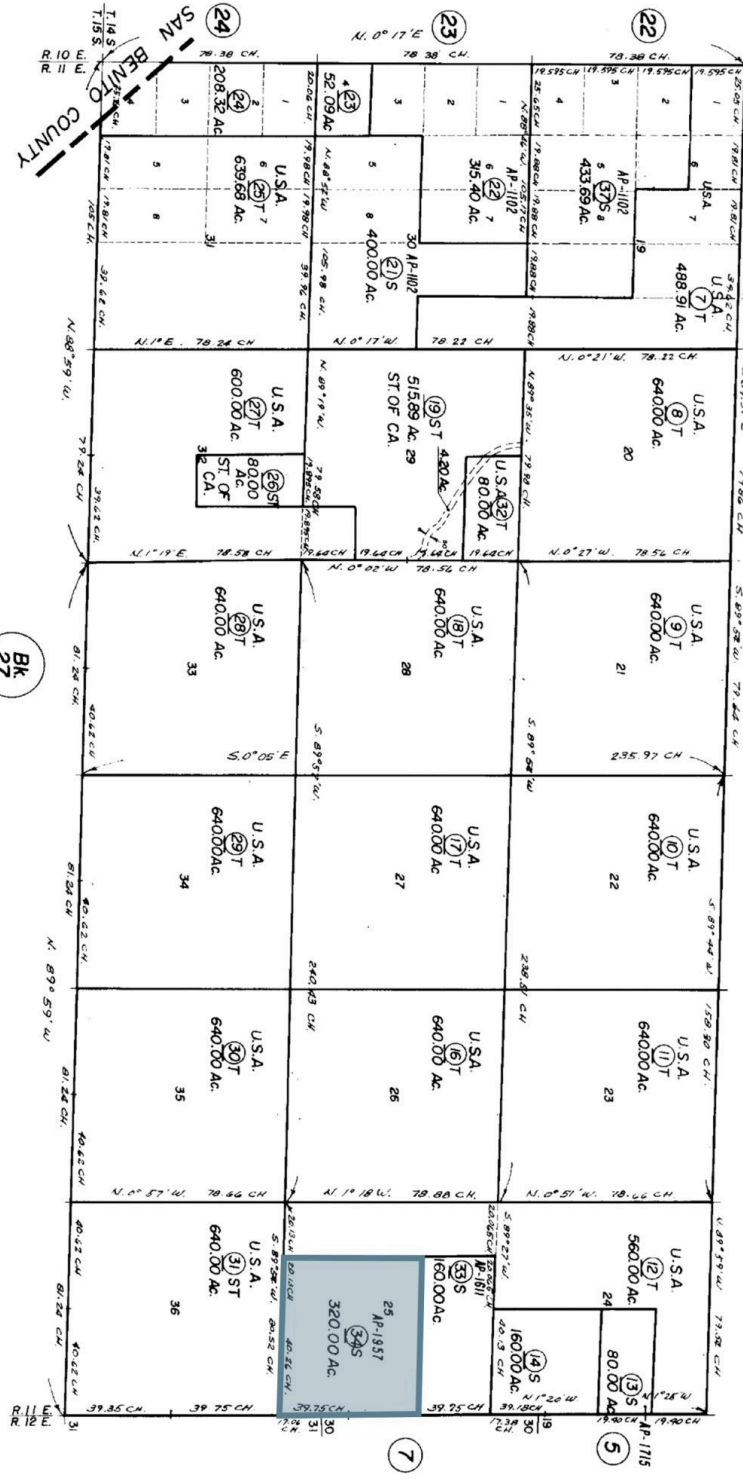
NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

S. 1/2 TWP. 14 S., R. 11 E., M.D.B. & M.

Tax Area
84-08

17-02

2" = 1 MILE

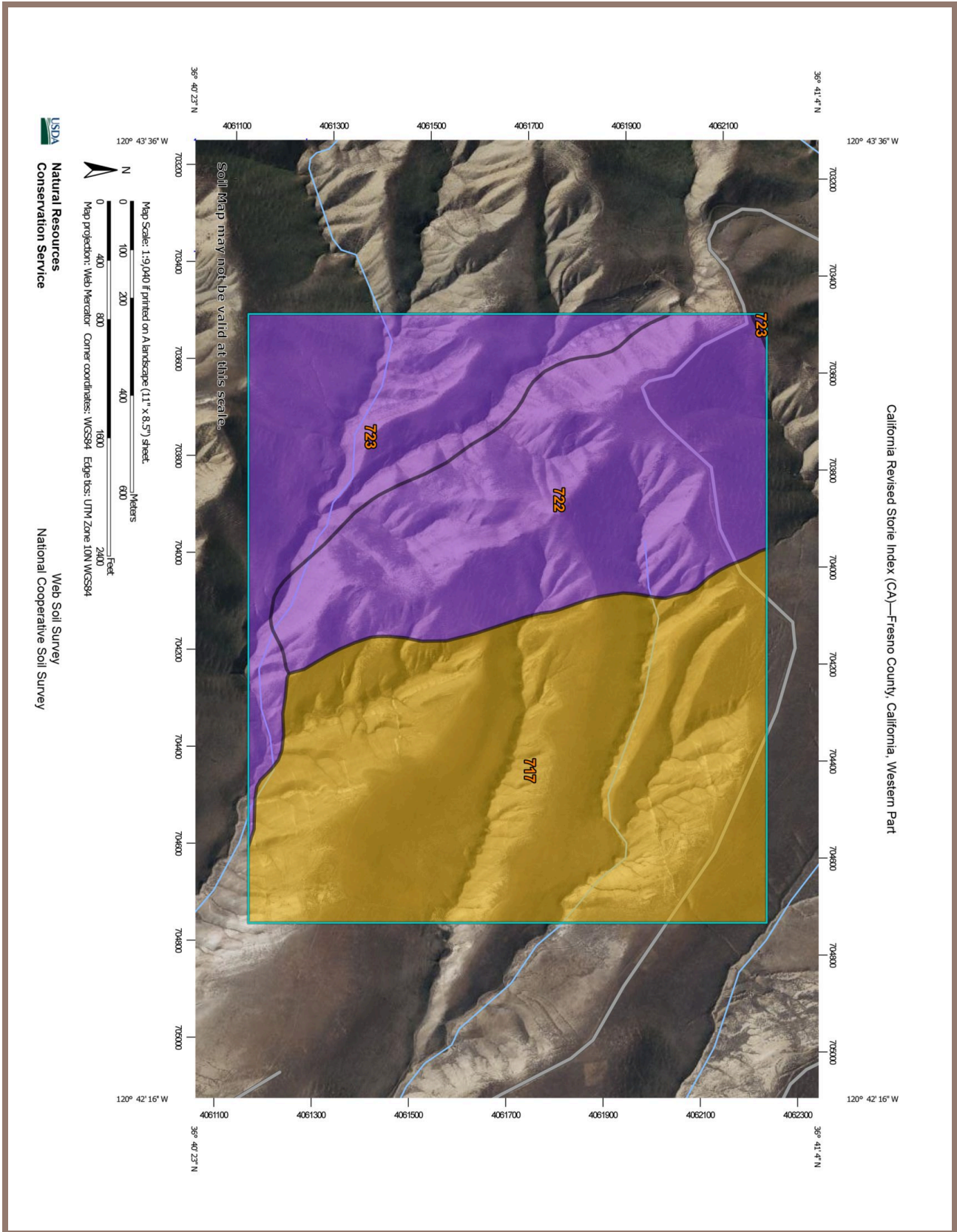


Agricultural Preserve

1961

NOTE - Assessor's Block Numbers Shown in Ellipses;
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 17 - Pg. 2
County of Fresno, Calif.



California Revised Storie Index (CA)—Fresno County, California, Western Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
717	Belgarra-Arburua-Morenogulch association, 15 to 65 percent slopes	Grade 4 - Poor	Belgarra, clay (35%)	160.9	48.5%
			Arburua, loam (30%)		
722	Exclose-Wisflat-Rock outcrop association, 30 to 65 percent slopes	Grade 3 - Fair	Exclose, clay loam (40%)	104.2	31.4%
723	Exclose-Wisflat-Grazer association, 15 to 65 percent slopes	Grade 3 - Fair	Exclose, clay loam (40%)	66.7	20.1%
			Grazer, silty clay loam (20%)		
Totals for Area of Interest				331.9	100.0%

