



SCHUIL
AG REAL ESTATE



+/-164.52 Acres – Open Ground – San Joaquin, CA

S Placer Ave & Manning Ave, California 93668,
USA • 164.52 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the northeast corner of S Placer Avenue and W Manning Avenue in San Joaquin, Fresno County, CA.

SIZE:

+/-164.52 Assessed Acres

LAND USE:

The property consists of open ground ideal for development or row-crop cultivation.

WATER:

Property is located in James Irrigation District (District Water Report available upon request) and part of James GSA. The open ground is flood/furrow irrigated.

LEGAL:

Fresno County APN: 033-160-09S

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:

This property can be purchased with the following nearby properties:

[+/-160 Acres - Open Ground - San Joaquin, CA - Schuil Ag Real Estate](#)

[+/-76.3 Acres - Open Ground - San Joaquin, CA - Schuil Ag Real Estate](#)

PRICE:

\$1,806,100

CONTACT:

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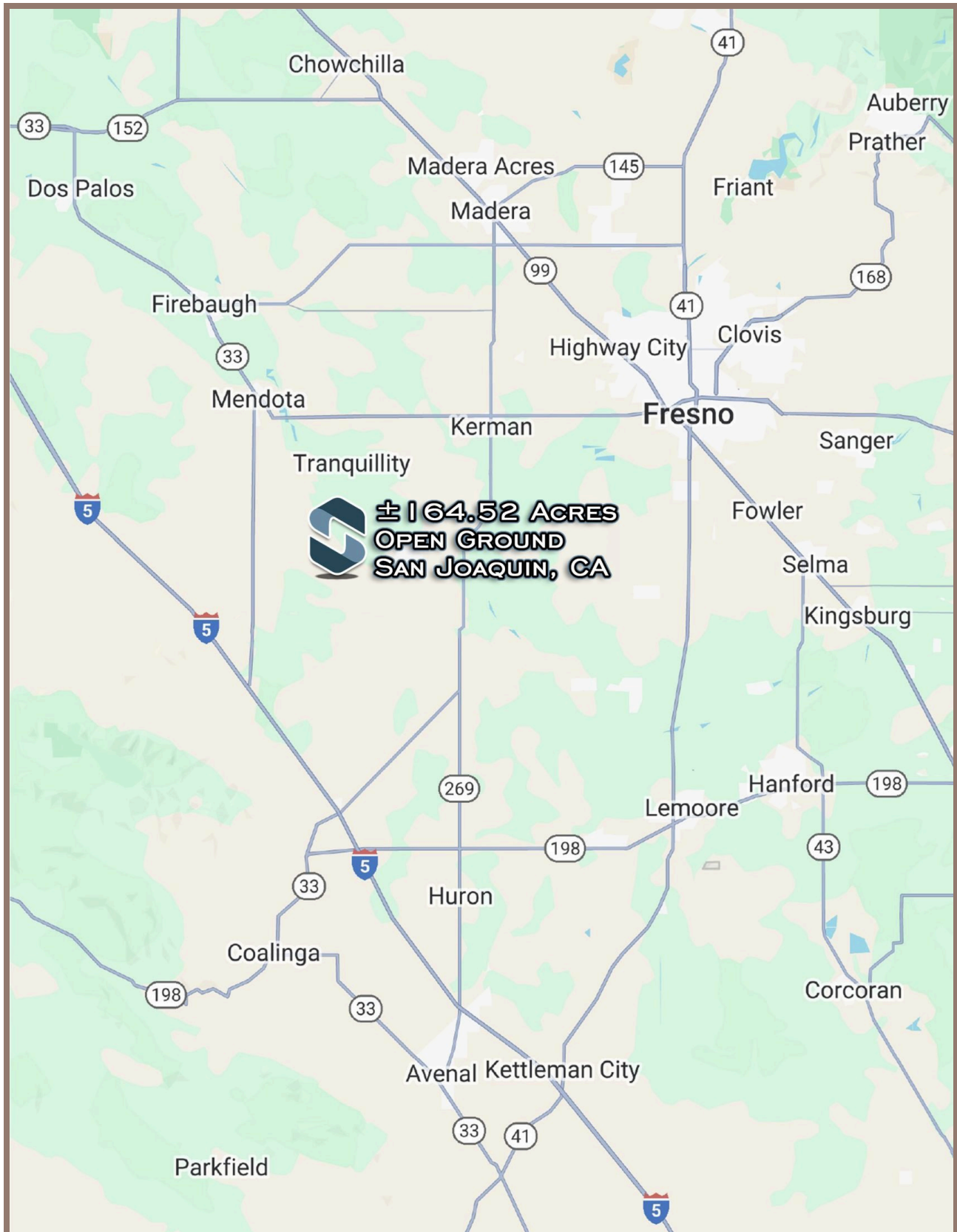
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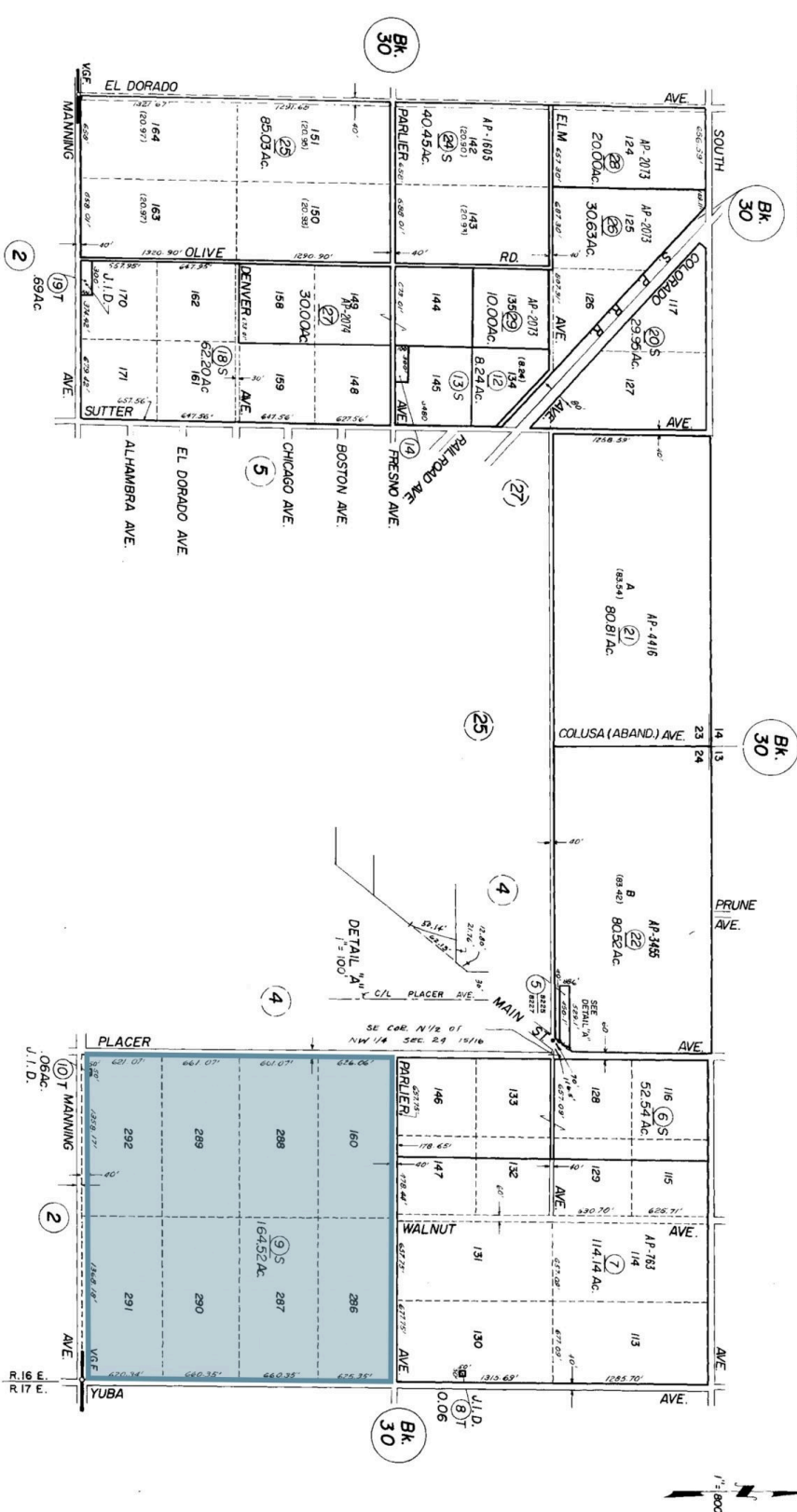


— NOTE —
This map is for Assessment purposes only.
It is not to be construed as porting legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND & P.O.R. SEC. 23 & 24 T. 15 S., R. 16 E., M.D. B. 8.M.

Tax Area
111 - 010

33-16



Agricultural Preserve
Valley Garden Farms Sub. A - Plat Bk. 7, Pg. 76

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

Assessor's Map Bk. 33 - Pg. 16
County of Fresno, Calif.

