



FOR SALE:

±3,500 sq ft Mission-Style Home!
Custom 4 bedrooms | 3 bathrooms
±36.10 Ac Open Land & 2 Water Sources!
Fresno County
Reedley, California



\$1,350,000

Matt Pennebaker, ARA, Broker
CALBRE #01987838
Call: 559.259.0756

Information furnished by owners or other professionals is assumed to be accurate and reliable, however not guaranteed.

PROPERTY DATA

Location: 1662 South Alta Avenue, Reedley CA 93654. On the east side of Mount Campbell. At the northeast corner of Alta and Jensen Avenue, $\pm 3/4$ mile south of Highway 180. Quick drive to national parks!
- Call Broker for Inspection. Do not Disturb Owner.

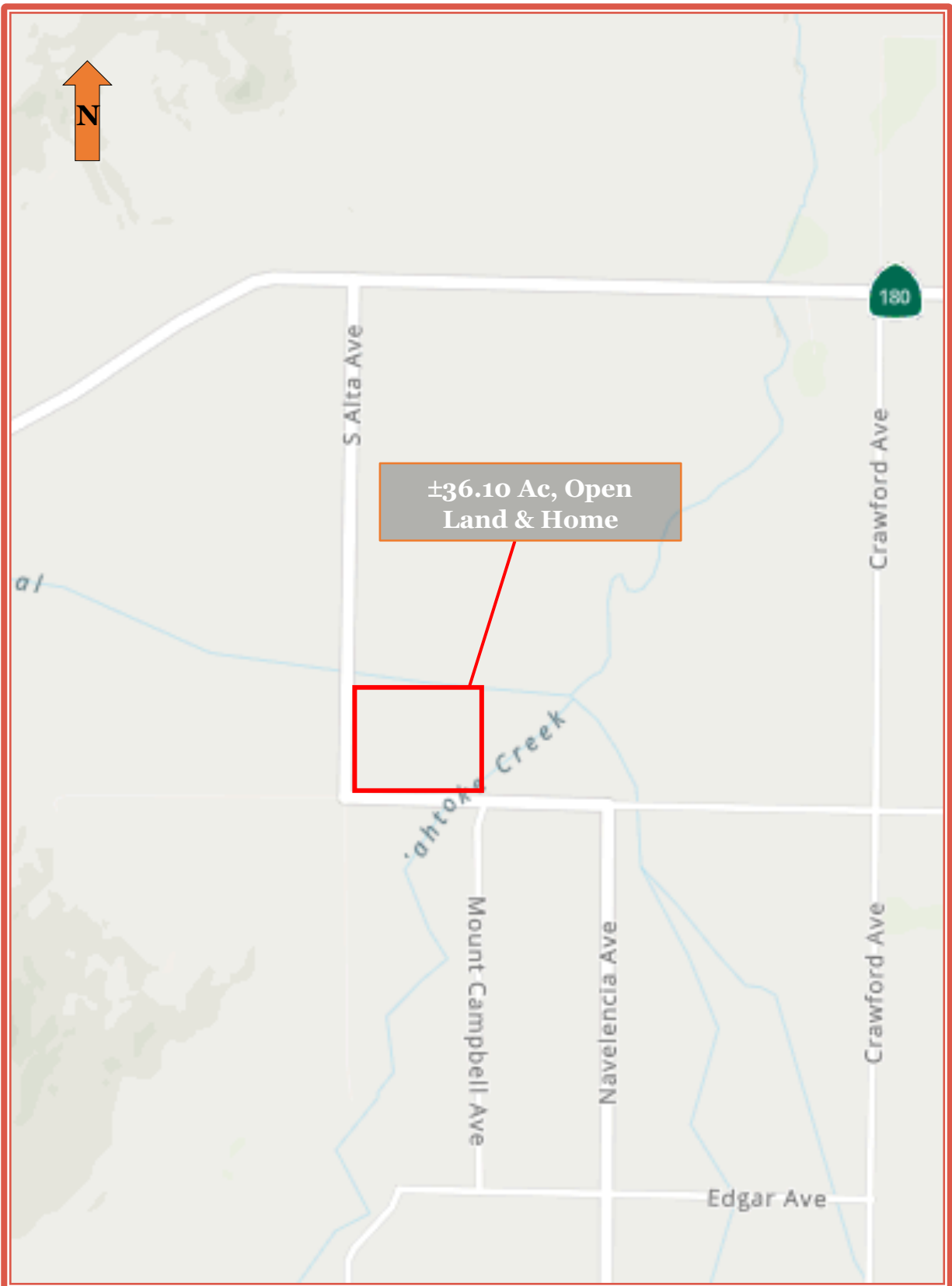


Orange Cove Irrigation District & Pump and Well
Mission-Style Home & Open Land
 ± 36.10 acres offered at: \$1,350,000 or $\pm \$37,396/\text{ac}$

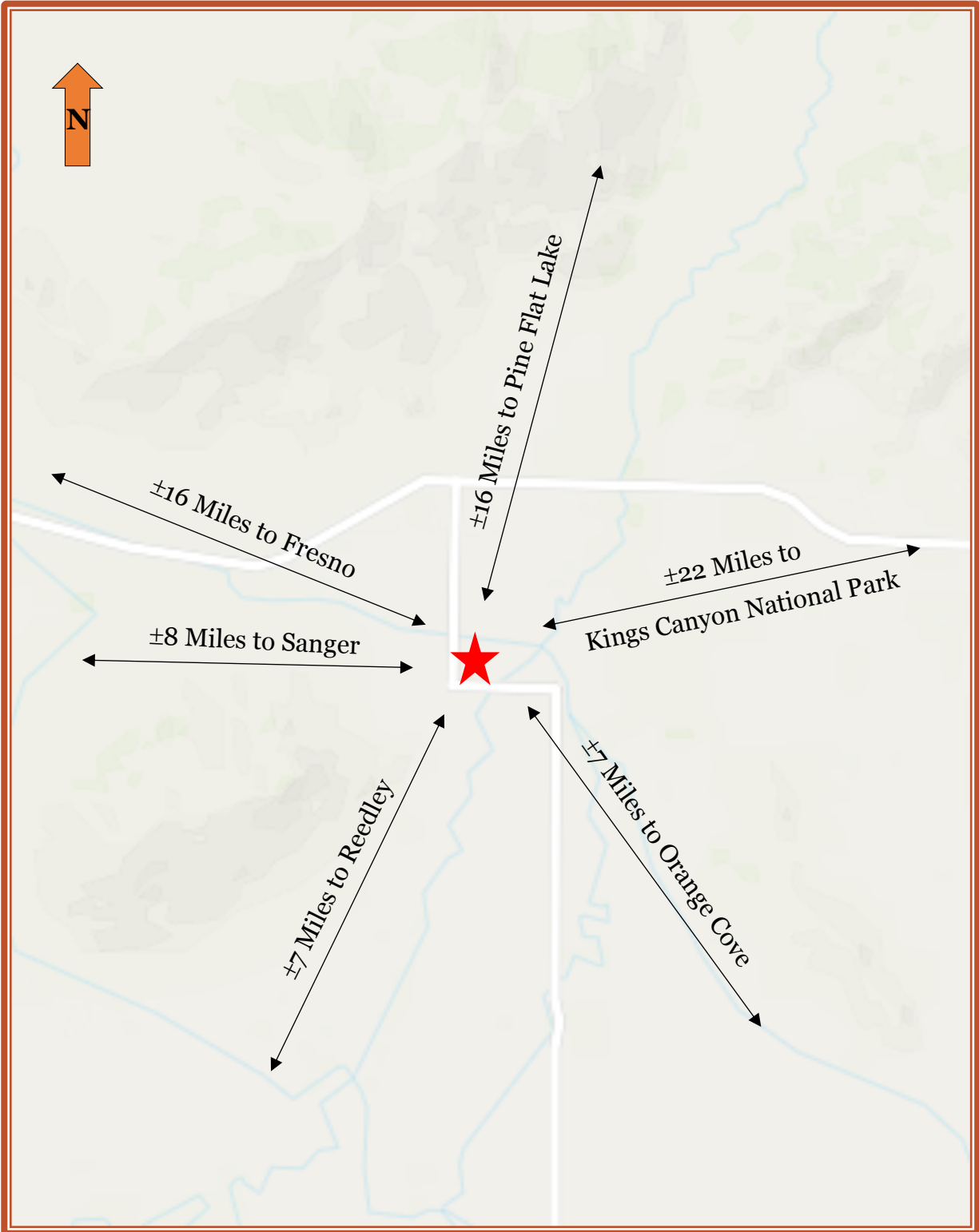
Offered By:
Advanced Ag Realty & Appraisal

Contact:
Matt Pennebaker, Broker
Call or Text: 559.259.0756
Email: matt@advancedagra.com
www.AdvancedAgRA.com

LOCATION MAPS



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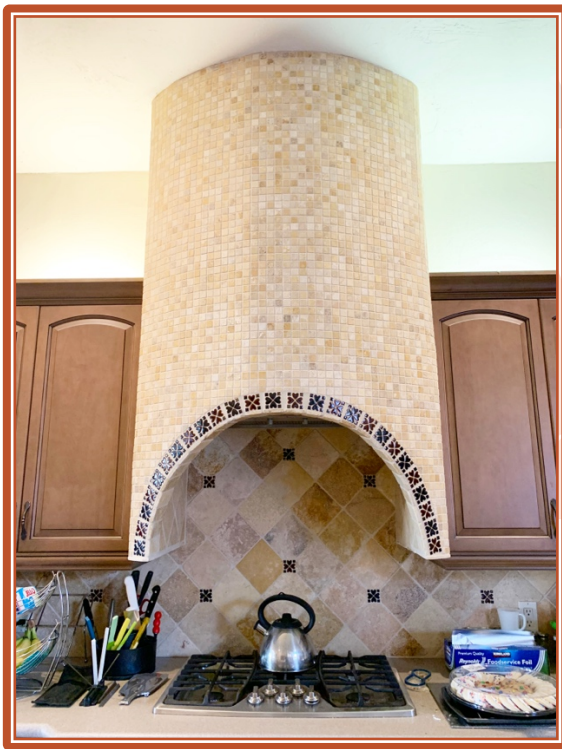
± 10–20 minute drive time to nearby agricultural suppliers in and around the Reedley and Orange Cove areas. Highway 180 is the main thoroughfare connecting the Fresno Metropolitan area to eastern Fresno County.

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Home Description

The 3,500 square foot Mission-Style home boasts custom amenities, with luxury vinyl, hardwood and carpet flooring, Corian countertops, a jacuzzi-bathtub and a handicap capable main bathroom. The doors within the house are custom, exhibiting a warm-dark wood color to compliment the home. The kitchen stove has a hidden vent hood, unique to the style of the interior. The appliances are stainless steel, fitted with a microwave, oven, stove, fridge and dishwasher. 10-foot ceilings and arches complete the interior of this intricately designed custom home.

The detached 3-car garage gives space for plenty of storage. Within the detached garage is a finished 580 square foot room with potential ADU use, currently set-up as a sound-proof recording room and storage.

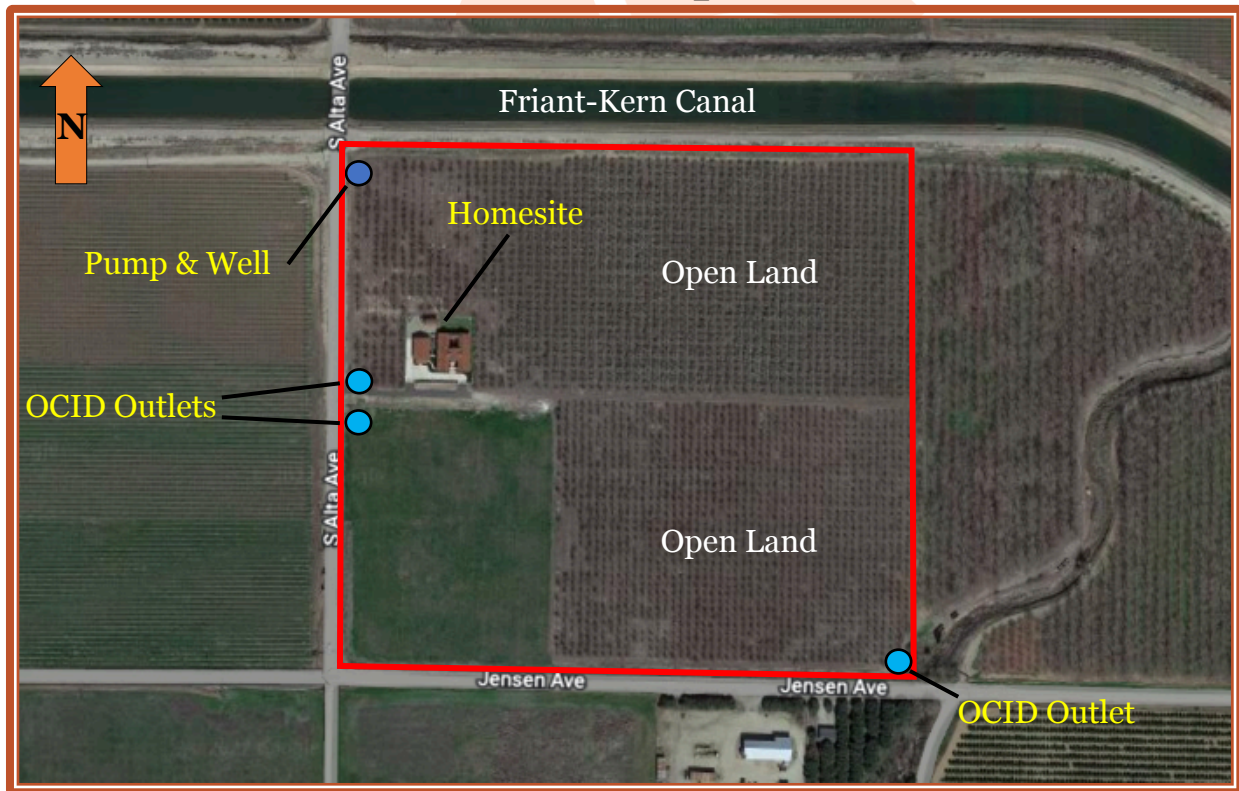


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Home & Open Land

Land Use	Net Acres	Description
Open Land	34.50	Recently fallowed land, disced and ready to be developed by the new owner.
Homesite	0.85	3,500 square foot Mission-Style home built in 2012. The home has 4 bedrooms and 3 bathrooms. There is a 1,728 square foot detached 3-car garage with a 580 square foot ADU used as an office, soundproof recording room and storage. The homesite has concrete driveways and covered walkways connecting to the rear courtyard. Along the walkways are synthetic lawns. The home's perimeter is fenced with hardscape in the front.
Ancillary	0.75	Farm Roads, Canal, Pump Site.
Total Acres	36.10	

Plat Map



The Friant-Kern canal tracks along the north side of the property. Adjacent properties are developed to good blocks of permanent plantings including mixed citrus varieties and vineyards.

WATER SOURCE AND DISTRIBUTION

Two sources of water are provided by the **Orange Cove Irrigation District (OCID)** and **one** Ag pump and well. The property has three onsite OCID outlets for irrigation. There is a domestic well within the homesite to provide water for the home. The property is located within the Kings River East GSA.

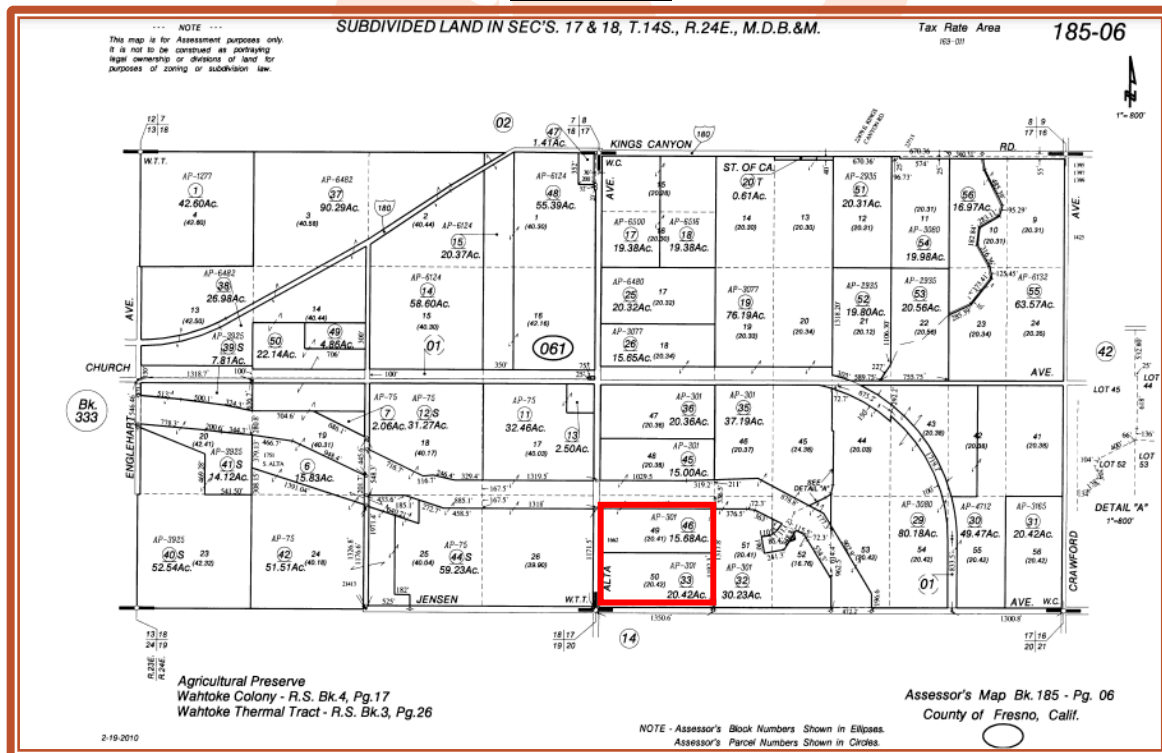
On September 16, 2014, Governor Jerry Brown signed into law a three-bill legislative package, composed of AB 1739 (Dickinson), SB 1168 (Pavley), and SB 1319 (Pavley), collectively known as the Sustainable Groundwater Management Act (SGMA). For the first time in its history, California has a framework for sustainable, groundwater management - "management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results." SGMA requires governments and water agencies of high and medium priority basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, these basins should reach sustainability within 20 years of implementing their sustainability plans. For critically over-drafted basins, that will be 2040. For the remaining high and medium priority basins, 2042 is the deadline.

PROPERTY IDENTIFICATION and TAXES & ASSESSMENTS

The property is located in Fresno County and contains the following parcel numbers with a total of ±36.10 assessed acres.

Assessor's Parcel	Acreage	Land Value	Imp. Value	Other Value	Total Value	Tax Amount	Ag Preserve
185-061-33	20.42	\$89,635	\$19,176	\$0	\$108,811	\$1,237.22	Yes
185-061-46	15.68	\$153,205	\$343,071	\$0	\$496,276	\$5,745.06	Yes
Totals:	36.10	\$242,840	\$362,247	\$0	\$605,087	\$6,982.28	

APN MAP



ZONING

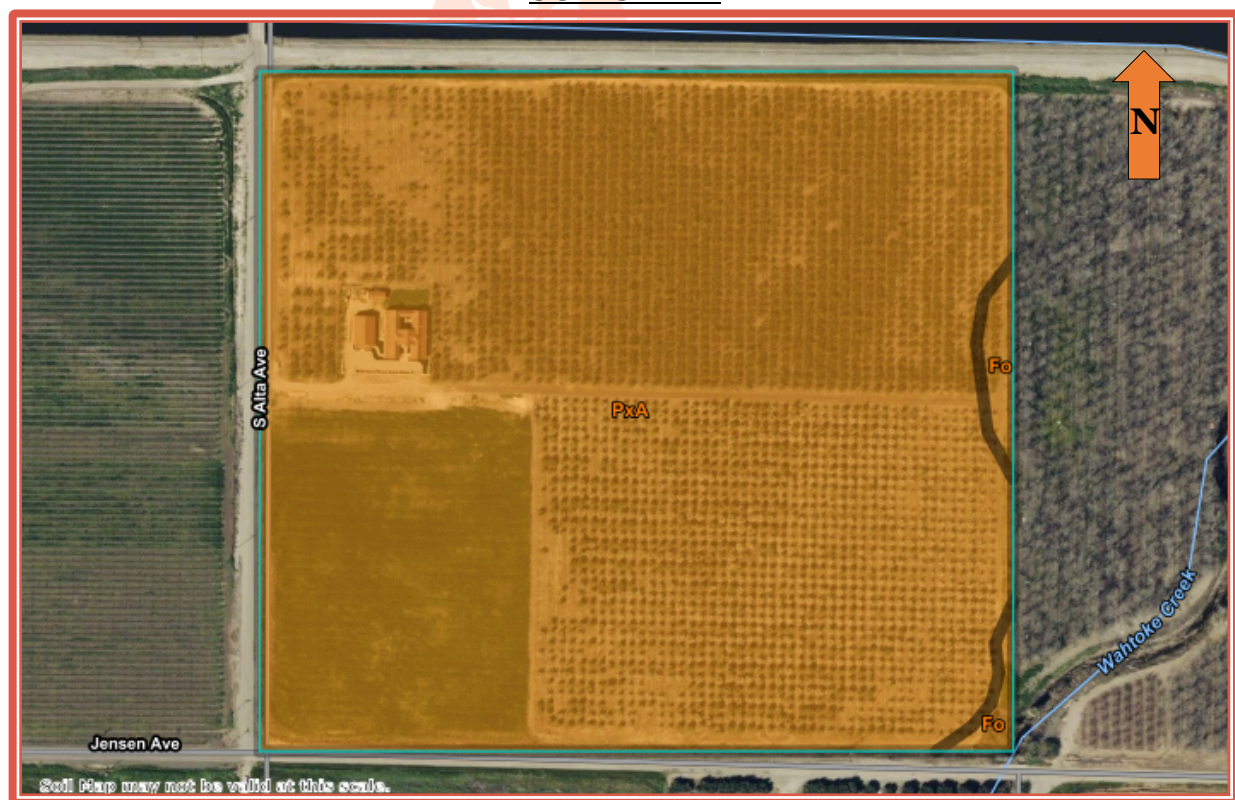
The current Fresno County zoning designation is AE-20 (Exclusive Agriculture). This zoning provides for general agricultural uses with a 20-acre minimum parcel size. Permanent plantings such as nut crops, citrus, vineyards and irrigated field crops are acceptable under this zoning, with one dwelling per minimum lot size. The property is enrolled in the Ag Preserve.

SOIL DETAILS

The soils found on the property are classified by the Natural Resources Conservation Service using the mapping tools found on the USDA's Web Soil Survey. The property is located within the Western Part Fresno County Area Version 15, September 7, 2021. The soils are summarized as follows:

Map Unit Symbol	Map Unit Name	Capability Class	Percentage of Soil
Fo	Foster loam, saline-alkali	2	2%
PxA	Porterville clay, 0-3% slopes	2	98%
			100%

SOILS MAP



PHOTOS

Ranch Overview



Mission-Style Home



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Homesite



Backside



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“When you have eaten and are satisfied, praise the Lord your God for the good land he has given you.” – Deuteronomy 8:10

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