

KIRKMAN HILL NORTH RANCH

83.40± ACRES | FRESNO COUNTY, CALIFORNIA

\$4,200,000



PROPERTY HIGHLIGHTS

- FRESNO IRRIGATION DISTRICT (10.5 ACRES)
- 1 PRIMARY RESIDENCE WITH STUNNING VIEWS
- 2 RENTAL HOMES WITH SHOP (INCLUDES LIVING QUARTERS)
- EXCELLENT CITRUS GROWING REGION



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pearsonrealty.com

FRESNO

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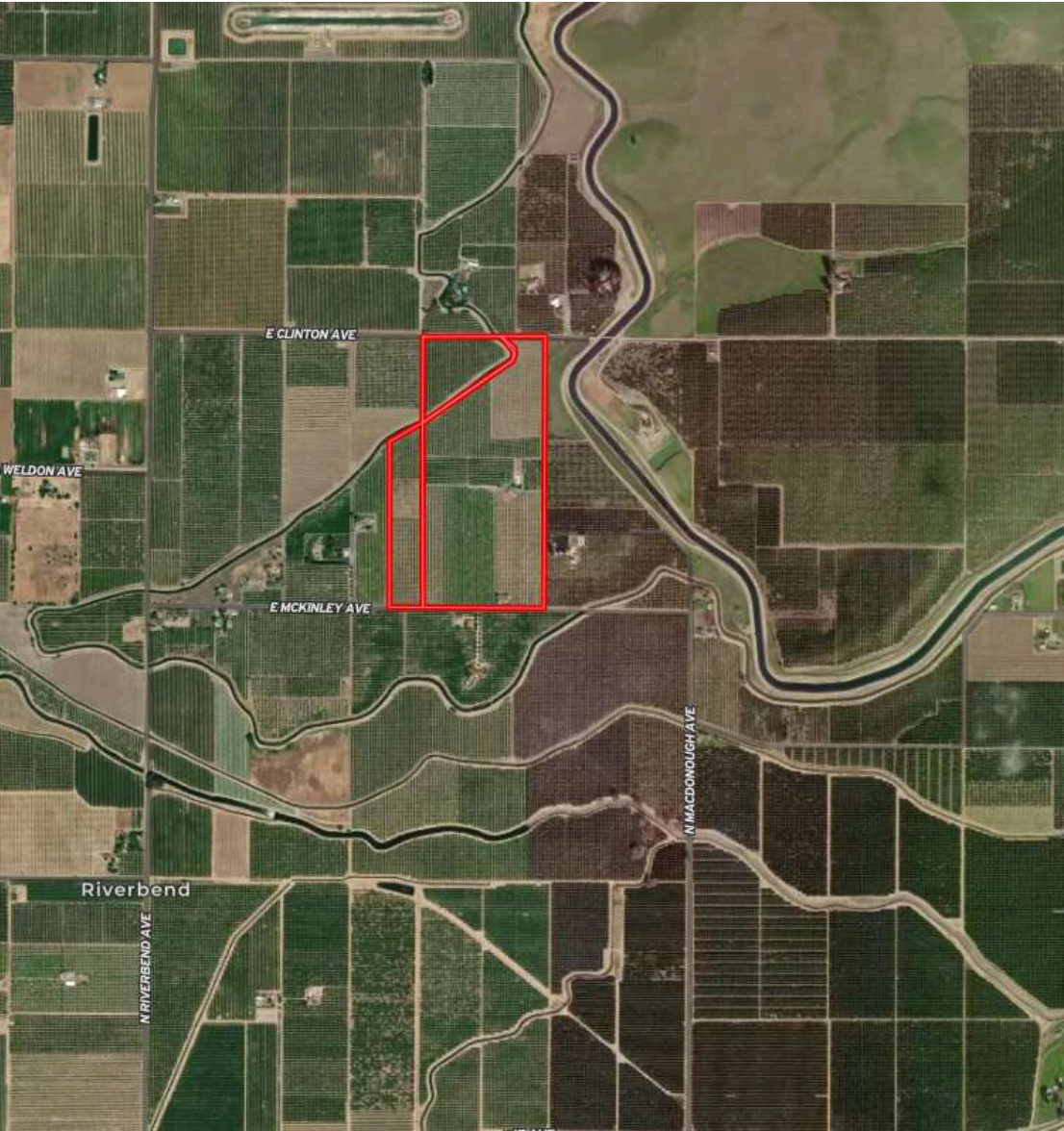
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Experience Kirkman Hill North Ranch — where turnkey production, lifestyle, and investment converge. Nestled on Kirkman Hill in North Sanger, this 83.40± acre citrus ranch offers immediate income, proven water infrastructure, and a beautiful homestead — everything a serious operator or owner-occupier needs to step in and enjoy. Powerful visuals and aerial photos show orderly, high-density plantings and a well-kept homestead perched for sweeping valley views — a rare combination of productivity and curb appeal. Tour the improvements (APPOINTMENT ONLY): the 3,461 sq ft primary residence (4 bed, 3.5 bath, game room) with commanding views and two rental residences with shop space that provide income flexibility. Viewing the homestead in person reveals the functional laydown yards, equipment access, and living conditions — key when considering both operational efficiency and family comfort.

LOCATION

The property is situated on the north side of E McKinley Ave. in Sanger, CA. Property address: 16150 E McKinley, Sanger, CA, 93657

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The property is enrolled in the Williamson Act.

WATER

10.5± acres are within and receive water from Fresno Irrigation District and two active irrigation wells.

BUILDINGS

3,461 sqft primary residence - 4 bed, 3.5 bath, with game room built in 1990
2,830 sqft residence - 5 bed, 2 bath,
1,038 sqft residence - 2 bed, 1 bath
1,000 sqft breezeway
Storage shed adjacent to breezeway

PLANTINGS

See planting information on following page.

PRICE/TERMS

\$4,200,000 all cash at the close of escrow. PROPERTY AND RESIDENCES ARE SHOWN BY APPOINTMENT ONLY. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT.

*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

SOIL MAP

MAP KEY

Map unit symbol	Map unit name	Rating
ChA	Centerville clay, 0 to 3 percent slopes	Grade 4 - Poor
ChC	Centerville clay, 3 to 15 percent slopes	Grade 4 - Poor
CkB	Centerville cobbly clay, 3 to 9 percent slopes	Grade 4 - Poor
KmC	Keyes cobbly clay loam, 3 to 15 percent slopes	Grade 5 - Very Poor
PxA	Porterville clay, 0 to 3 percent slopes	Grade 3 - Fair
PxC	Porterville clay, 3 to 15 percent slopes	Grade 3 - Fair



PARCEL INFORMATION

LEGAL

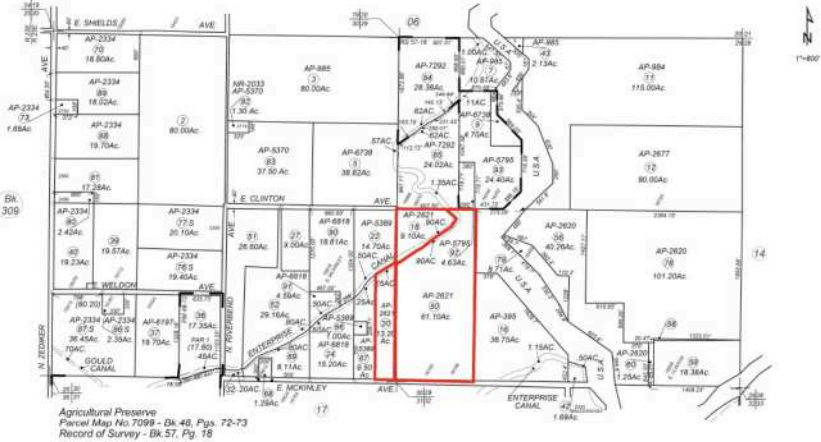
Fresno County APN: 158-130-18, 20, & 50. Located in a portion of Sections 29 & 30, T. 13S, R. 23E, M.D.B.&M.

SEC'S. 29 & 30, T.13S., R.23E., M.D.B.&M.

Tax Rate Area
71-003
71-009
71-024

158-13

NOTE:
This map is for Assessment purposes only
it is not to be construed as porting legal
ownership or division of land for purposes
of zoning or subdivision law.



Assessor's Map Bk. 158 - Pg. 13
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circle

1/30/2023 DG

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PLANTING INFORMATION

NORTH RANCH						
FIELD #	CROP	VARIETY	ROOTSTOCK	SPACING	YEAR PLANTED	ACRES
1A	Lemon	N/A	N/A	21x17	2013	3.30
1B	Lemon	N/A	N/A	22x18	2003	5.50
1C	Lemon	N/A	N/A	22x18	2009	10.50
1D	Navel	Atwood	N/A	22x16	1974	8.80
2A	Navel	Powell	N/A	21x17	2013	12.05
2B	Navel	Washington	N/A	22x22	1974	1.50
2C	Lemon	Lisbon	Carrizo	22x17	2022	8.50
3A	Lemon	Lisbon	Carrizo	22x18	2021	2.40
3B	Navel	Powell	N/A	22x17	2011	6.40
3C	Navel	Cara Cara	N/A	22x18	2009	5.90
3D	Lemon	N/A	N/A	22x18	2009	2.30
3E	Lemon	N/A	N/A	20x11	1915	8.80
					Total Planted:	75.95±
					Ancillary Land:	7.45±
					Gross Acres:	83.40±



HOME 1



HOME 2



HOME 3







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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