

BRANNAN RANCH

245.6 ± ACRES | FRESNO COUNTY, CALIFORNIA

\$1,842,300

(\$ 7,501/Acre)



PROPERTY HIGHLIGHTS

- WESTLANDS WATER DISTRICT
- PREMIUM SOILS SUITABLE FOR PERMANENT CROPS
- EXISTING OPTION CONTRACT FOR FUTURE SOLAR
- SUITABLE FOR GROUNDWATER RECHARGE



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

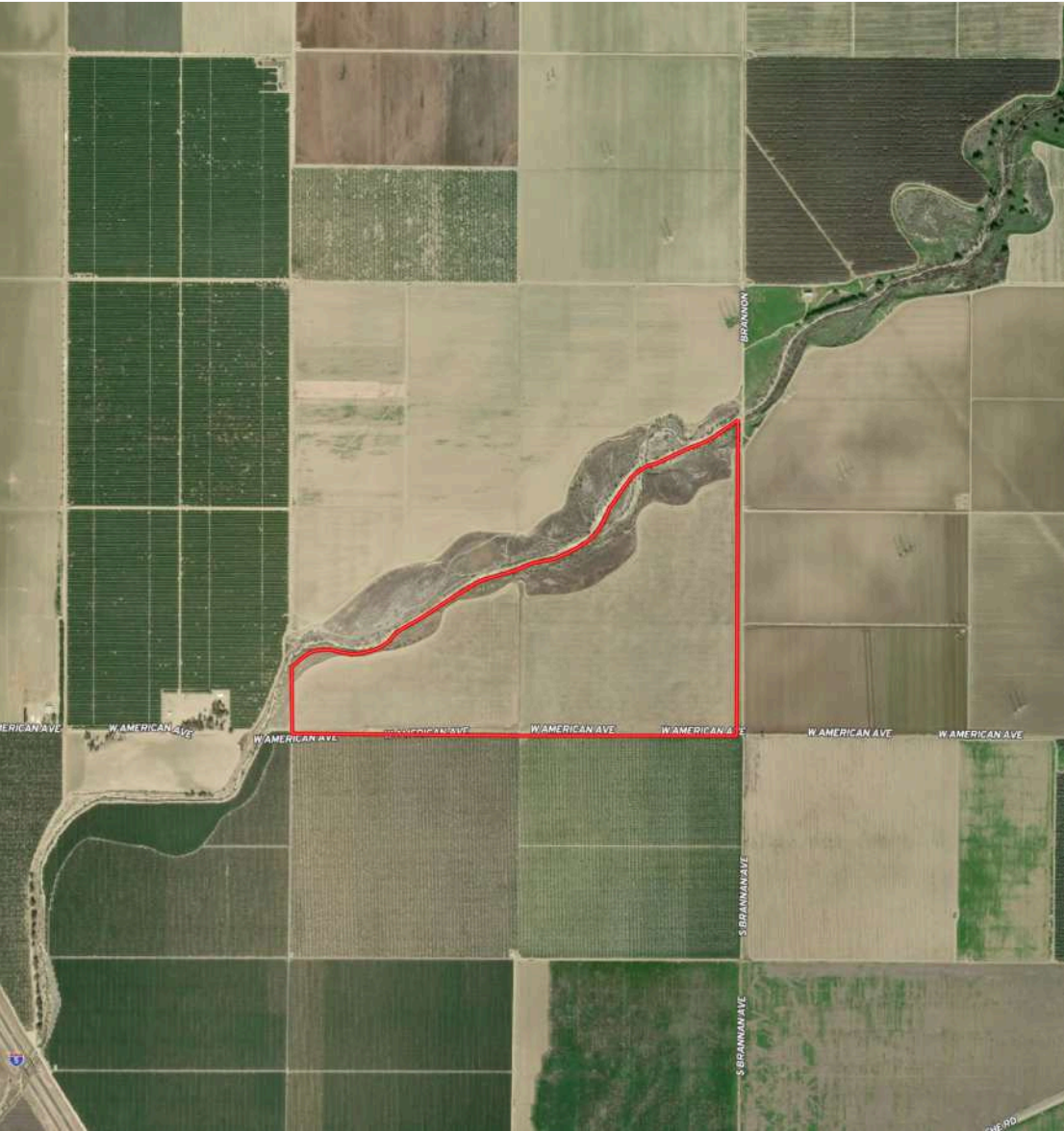
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

The property consists of approximately 245.6 acres of open agricultural ground located within Westlands Water District. The property has access to Westlands Water District water and offers flexibility for future agricultural development or groundwater recharge. 90% of the property has an "excellent" or "good" SAGBI index. In addition to its agricultural potential, the property is currently subject to a solar option agreement, providing an additional potential use for the land. This offering presents a unique opportunity to acquire a sizable block of open ground with both agricultural and potential solar development opportunities.

LOCATION

The property is located on the North West corner of Brannan Ave and American Ave just South of Panoche Creek.

ZONING

AE20 - Exclusive agricultural. Property is entrolled in the Williamson Act.

WATER

The property is within and receives water from Westlands Water District. There are (2) turnouts on the property.

SOLAR

- Apart of the VCIP program administered by Westlands. It is on a 10-year option through 2033.
- There are no interim annual option payments. The payout for a successful project is dual upside model. Golden State will sell the project to another developer. The first \$12,500/acre comes back to the landowner, the next \$6,500/acre will go to Golden State, and any remaining balance will be split 50/50. The future solar upside for a sale or lease must be split 50/50 between the landowner and PRU (Prudential Insurance Company of America and PGIM Real Estate Finance) ; which must be assumed by the Buyer.

PLANTINGS

Open farmland

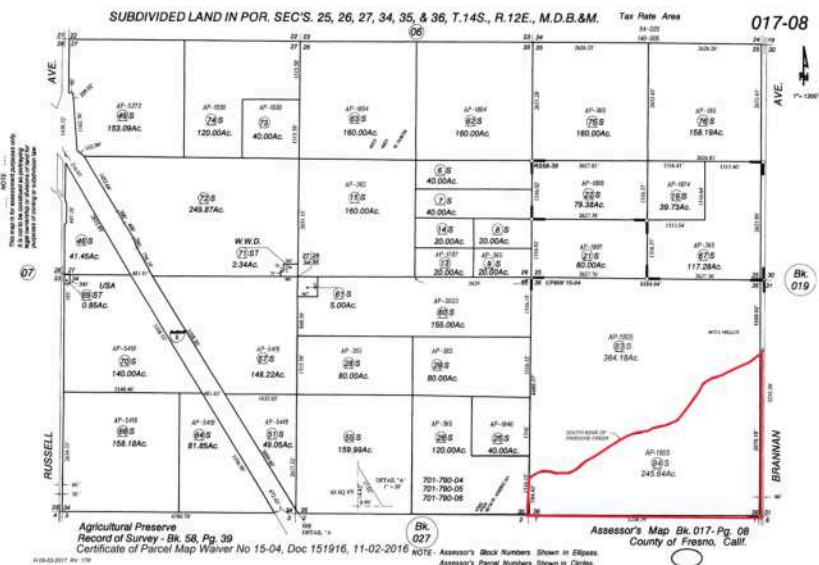
PRICE/TERMS

The purchase price is \$1,842,300 cash at the close of escrow. The sale is contingent upon Seller successfully acquiring and obtaining clear title to the Property, which is currently in escrow. In the event Seller does not acquire title to the Property, Buyer's deposit shall be returned in full. Upon such termination, neither Buyer nor Seller shall have any further obligation or liability to the other in connection with the proposed transaction.

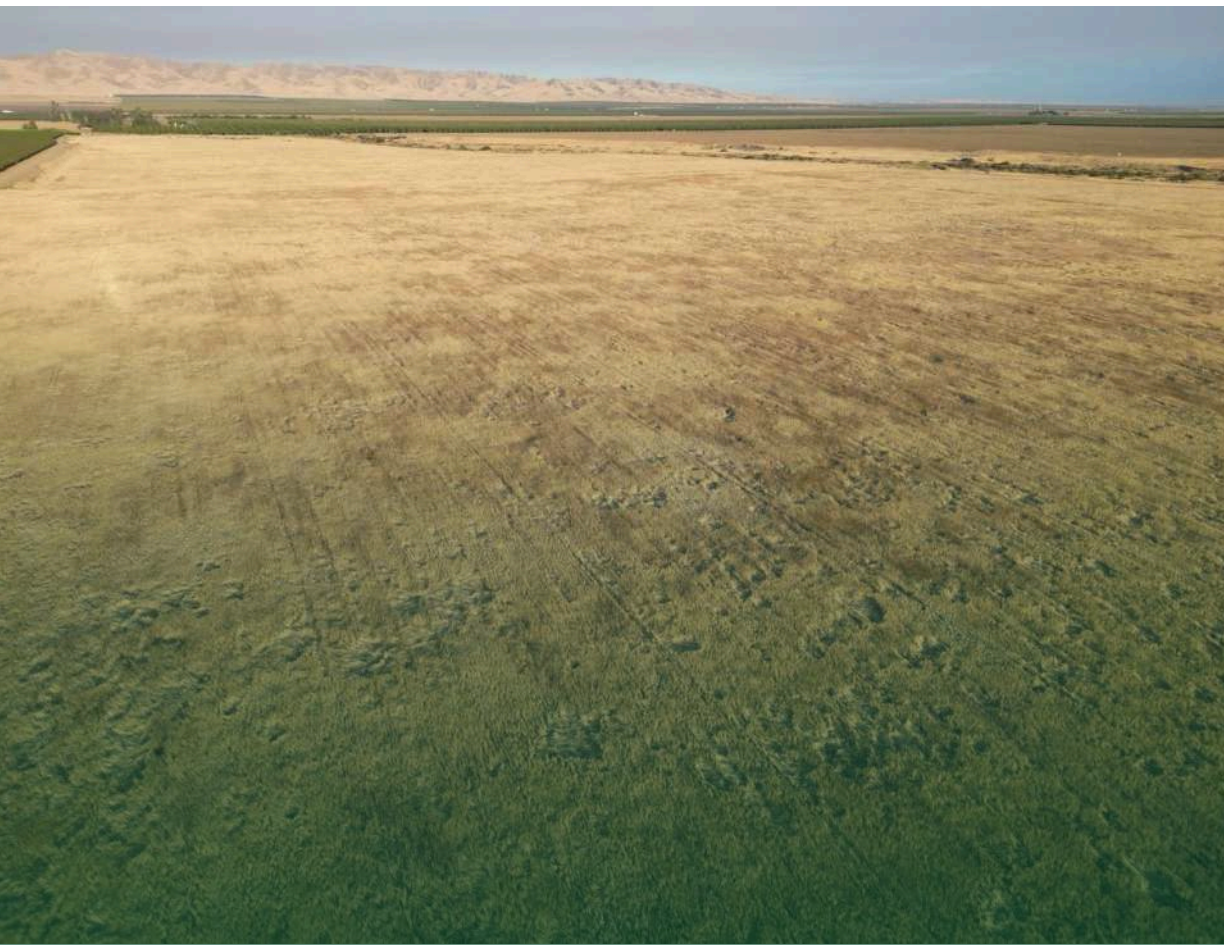
*WATER DISCLOSURE

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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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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