



**RIB-ARROW REALTY INC.**

**AG LAND • DAIRY**

**RESIDENTIAL • COMMERCIAL SALES**

**Fresno County  
Open Farm Ground**

**61.84 +/- Acres**

**Asking Price \$1,607,840.00**

- Description:** 61.84 +/- total acres of open farm ground in Fresno County. Located on Clarkson Avenue not far from the towns of Selma and Fowler.
- Crops:** Open Farm Ground. Previous almond orchard removed and cleaned.
- Houses:** Three-bedroom, two-bathroom mobile home with garage on property.
- Water & Irrigation:** The Property has three wells. One well for the mobile home and two agricultural wells. Irrigation drip system still intact.
- SGMA:** The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to

<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

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