

Laguna Island Ranch

40.02± acres
LEMOORE, CALIFORNIA

SALE PRICE:
\$3,200,000



Enjoy the best of both worlds; entertain in this elegant 5,675± square foot home after spending the day riding your favorite horses in this immaculate horse facility.

The 40 acre Laguna Island Ranch is located in the heart of the San Joaquin Valley, approximately 35 minutes south of Fresno, California. This unique river bottom area is known for its concentration of mature trees, rich agriculture and abundance of water. The Laguna Island Ranch was created with the highest level of craftsmanship and attention to detail in its design.

EXCLUSIVELY PRESENTED BY:



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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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PROPERTY PHOTOS



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OVERVIEW AERIAL



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ADDITIONAL FACILITY FEATURES

The outstanding turn-key horse facility includes a 21,472± square foot horse barn which features 8 box stalls with runs, 8 mare motel stalls, covered saddling/work area, 2 wash racks, an office, tack room, a feed/vet room and a utility room/restroom. The facility also includes a 42,000± square foot covered arena with round pens, cutting pen, turnout pen, hot walker, exercise track, miles of quality metal fencing and solar power.



The covered arena hosts 160 Canadian Solar CS6S-305P panels with 4 Fronius IG Plus inverters. It is a 45.6kW system with net energy metering aggregated on 5 separate meters. Other support buildings consist of a caretaker home, a hay barn/trailer storage building, and a shop/equipment storage building. A Pro Cutter mechanical cow, cattle loading and handling equipment and a California Livestock brand registration are also included with the facility.

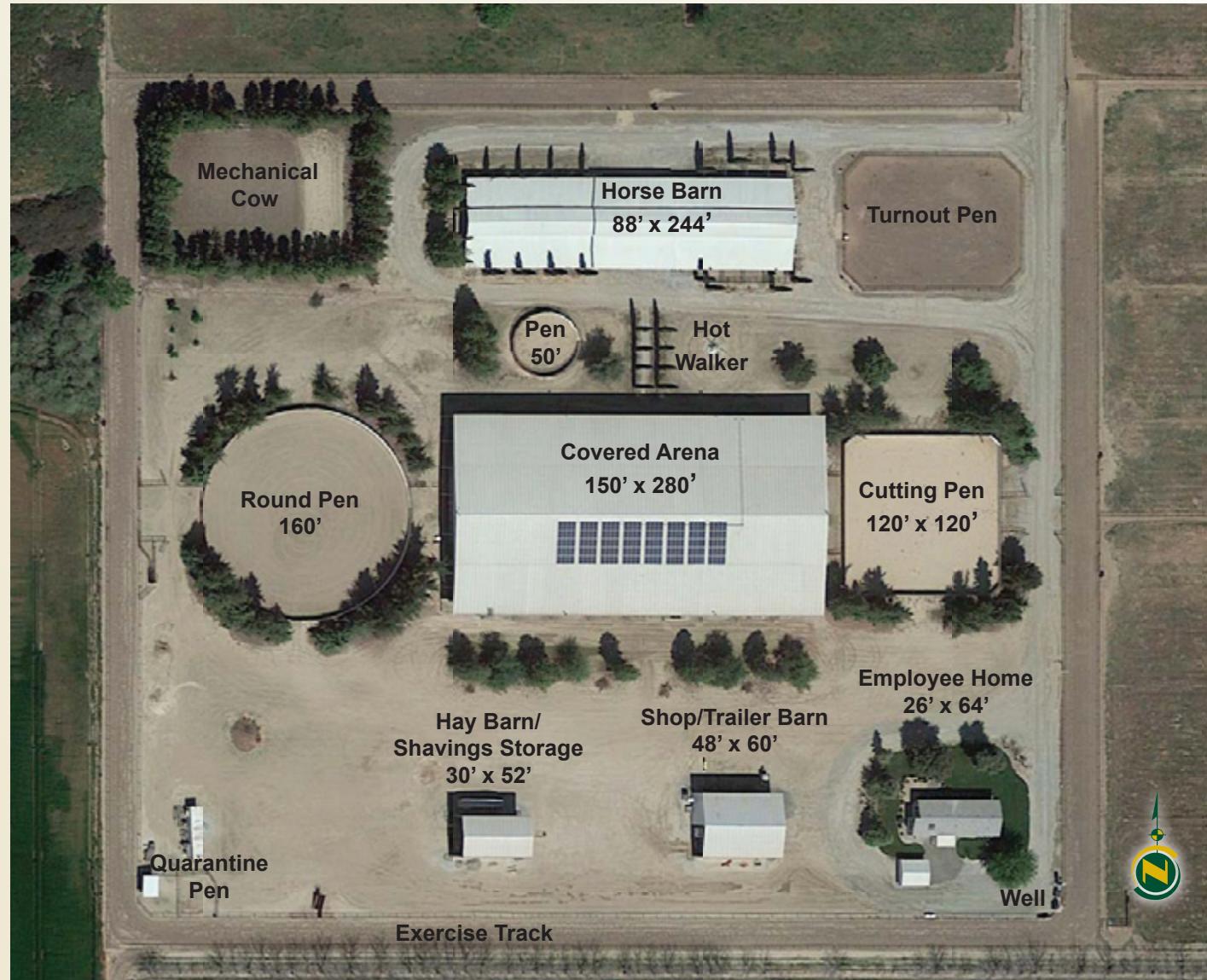


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HORSE FACILITY SITE MAP



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RESIDENCE

The elegant 5,675± square foot, two-story residence is complemented by beautiful landscaping and a gated entrance. The 4-bedroom, 4-full and 2-half bath home includes twin master suites and high vaulted ceilings, accented with chandeliers and recessed lighting. Stylish ceiling fans are appropriately placed throughout



the home and above the covered horseshoe shaped porch, lined with bold pillars. The ornamental wrought iron handrail on the staircase contributes to the look and feel of a Mediterranean estate. The home was meticulously wired for security, music, technology and an energy efficient solar power system.



RESIDENCE (CONT.)



The wide open kitchen has extensive granite counter tops and custom cabinetry. Have fun cooking on the top-of-the line stainless steel commercial grade appliances. Dine in the elegant formal dining room or informally in the great room



with a magnificent fireplace. The upstairs includes his and hers offices with a library, loft and balcony that overlooks the pasture and horse facility. Other notable features include the attached guest house, gym and spacious utility room.

LOCATION

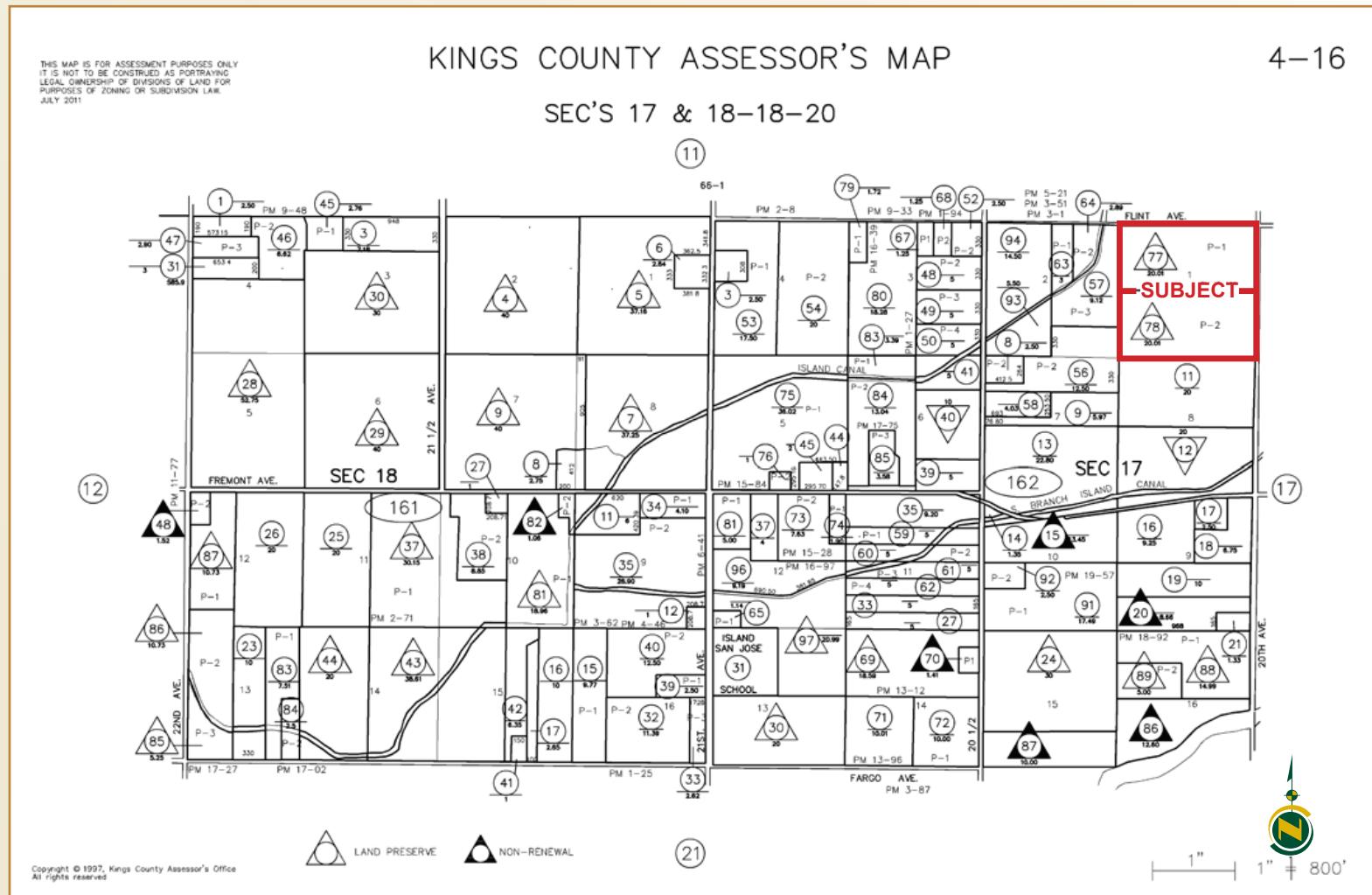
The property is located on the southwest corner of Flint and 20th Avenues. | Address: 20175 Flint Avenue, Lemoore, California 93245.



LEGAL

40.02± assessed acres located in the NE ¼ of the NE ¼ of Section 17, T18S, R20E, M.D.B.&M.

Kings County APN: 004-162-077 & 078.



WATER AND SOILS

Water:

Laguna Irrigation District

- (1) 30 HP Irrigation Well and Pump
- (2) 5 HP Irrigation Wells and Pumps
- (1) 5 HP Domestic Well and Pump
- (2) 3 HP booster pumps

Entire pasture area pipelined and valved for flood irrigation.



Soils:

Map Unit Legend

Kings County, California (CA031)	
Map Unit Symbol	Map Unit Name
120	Grangeville fine sandy loam, partially drained
131	Kimberlina fine sandy loam, sandy substratum



Map Scale: 1:2,170 if printed on B portrait (11" x 17") sheet.
0 30 60 120 180 Meters
0 100 200 400 600 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 11N WGS84

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We believe the information contained herein to be correct.
It is obtained from sources which we regard as reliable,
but we assume no liability for errors or omissions.

Policy on cooperation: All real estate licensees are invited
to offer this property to prospective buyers. Do not offer to
other agents without prior approval.



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