165.63±
ASSESSED ACRES

F.I.D. ALMONDS & VINEYARD

FRESNO COUNTY, CALIFORNIA

$6,275,500
($37,889/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES

PEARSON REALTY

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

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
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661.334.2777

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PROPERTY HIGHLIGHTS:

- FRESNO IRRIGATION DISTRICT
- CLASS 1 SOILS
- FOUR RANCHES
- IRRIGATION PUMPS & WELLS ON ALL RANCHES

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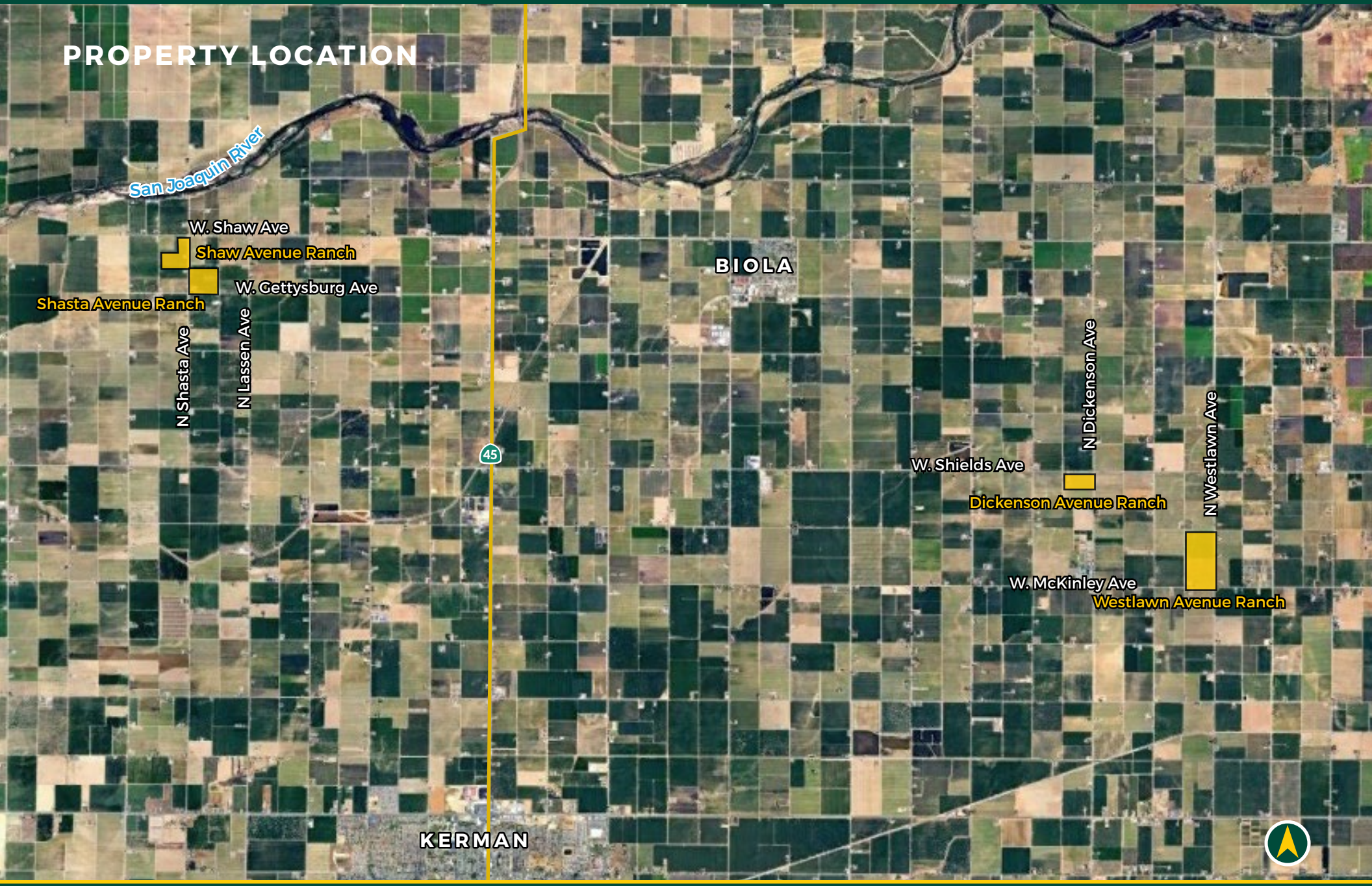

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PROPERTY INFORMATION

DESCRIPTION

An exclusive opportunity to acquire 165.63± acres with almonds and vineyard in the Fresno Irrigation District. In addition to surface water, the ranches include irrigation pumps and wells with drip irrigation and/or flood. There are four separate parcels being sold as a package. Each ranch includes a rental house. A list of the ranches is provided below.

RANCH SUMMARY

Shaw Avenue (almonds)	28.73± assessed acres
Shasta Avenue (almonds)	38.63± assessed acres
Dickenson Avenue (vineyard)	18.87± assessed acres
Westlawn Avenue (vineyard)	79.40± assessed acres
Total	165.63± assessed acres

LOCATION

Shaw Avenue Ranch - The SWC of Shaw and Shasta Avenues, located at 4791 N. Shasta Avenue, Kerman CA.

Shasta Avenue Ranch - The NEC of Gettysburg and Shasta Avenues, located at 4532 N. Shasta Avenue, Kerman, CA.

Dickenson Avenue Ranch - The SWC of Dickenson and Shields Avenues, located at 10205 W. Shields Avenue, Fresno, CA.

Westlawn Avenue Ranch - The NWC of Westlawn and McKinley Avenues, located at 9190 W. McKinley Avenue, Fresno, CA.

LEGAL

165.63± assessed acres described as Fresno County APN's 015-051-34s (Shaw Avenue); 015-053-10 & 11 (Shasta Avenue); 016-150-66 (Dickenson Avenue) and 016-150-18 (Westlawn Avenue).

ZONING

The properties are zoned AE-20, which is exclusive agriculture with a minimum 20 acre parcel size. The Shasta Ranch and the Westlawn Ranch are enrolled in a Williamson Act Contract and the Shaw and Dickenson Ranches are not.

PRODUCTION:

Available upon request.

PLANTINGS

Shaw Ranch (28.73± acres)
Planted in 2015 to almonds with Nonpareil and Monterey varieties (Blue Diamond Contract).

Shasta Ranch (38.63± acres)
Planted in 2017 to almonds with Nonpareil and Monterey varieties (Blue Diamond Contract).

Dickenson Ranch (18.87± acres)
Older Thompson vineyard on a standard trellis (Sun Maid Contract).

Westlawn Ranch (79.4± acres)
The north 1/2 of the ranch was planted to a Selma Pete vineyard in 2022 with a 43 inch open gable trellis. The south 1/2 of the ranch is planted to an older Thompson Seedless vineyard with a standard trellis (Sun Maid Contract).

WATER

The ranches are all located in the Fresno Irrigation District. There are irrigation pumps and wells on each property as follows:

(1) 20 HP irrigation pump & well. Sand media filters with both drip and flood irrigation (Shaw Ranch).

(1) 50 HP irrigation pump & well with Yaskawa GA700 Series 3R VFD panel. Sand media filters with both drip and flood irrigation (Shasta Ranch).

(1) 15 HP irrigation pump & well with flood irrigation (Dickenson Ranch).

(1) 50 HP irrigation pump & well. Sand media filters with both drip and flood irrigation (Westlawn Ranch).

SOILS

See soils maps included

BUILDINGS

Each ranch includes a rental house with garages, shops and barns.

PRICE/TERMS

$6,275,500 cash at the close of escrow. The 2026 crops are negotiable.

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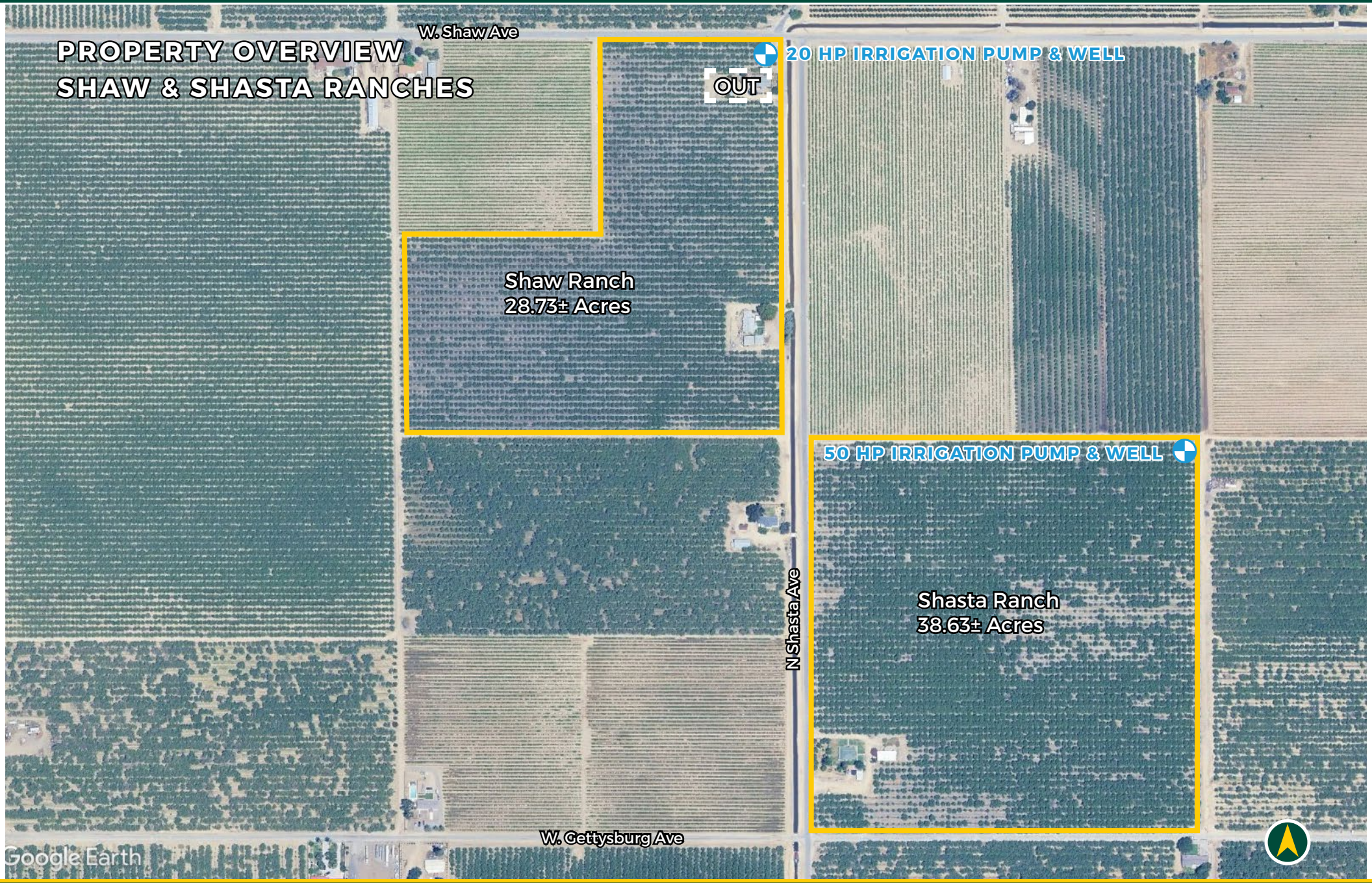

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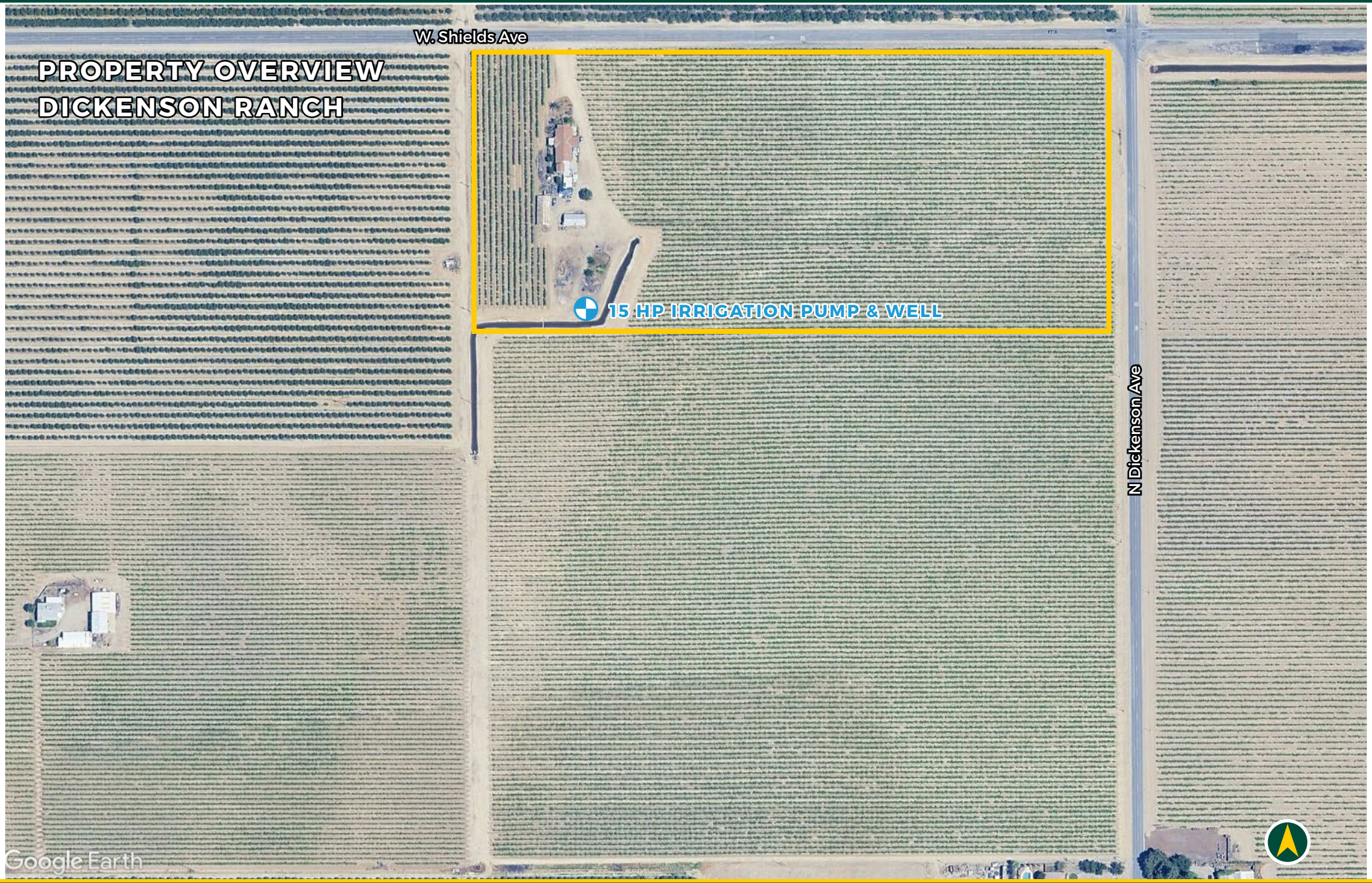

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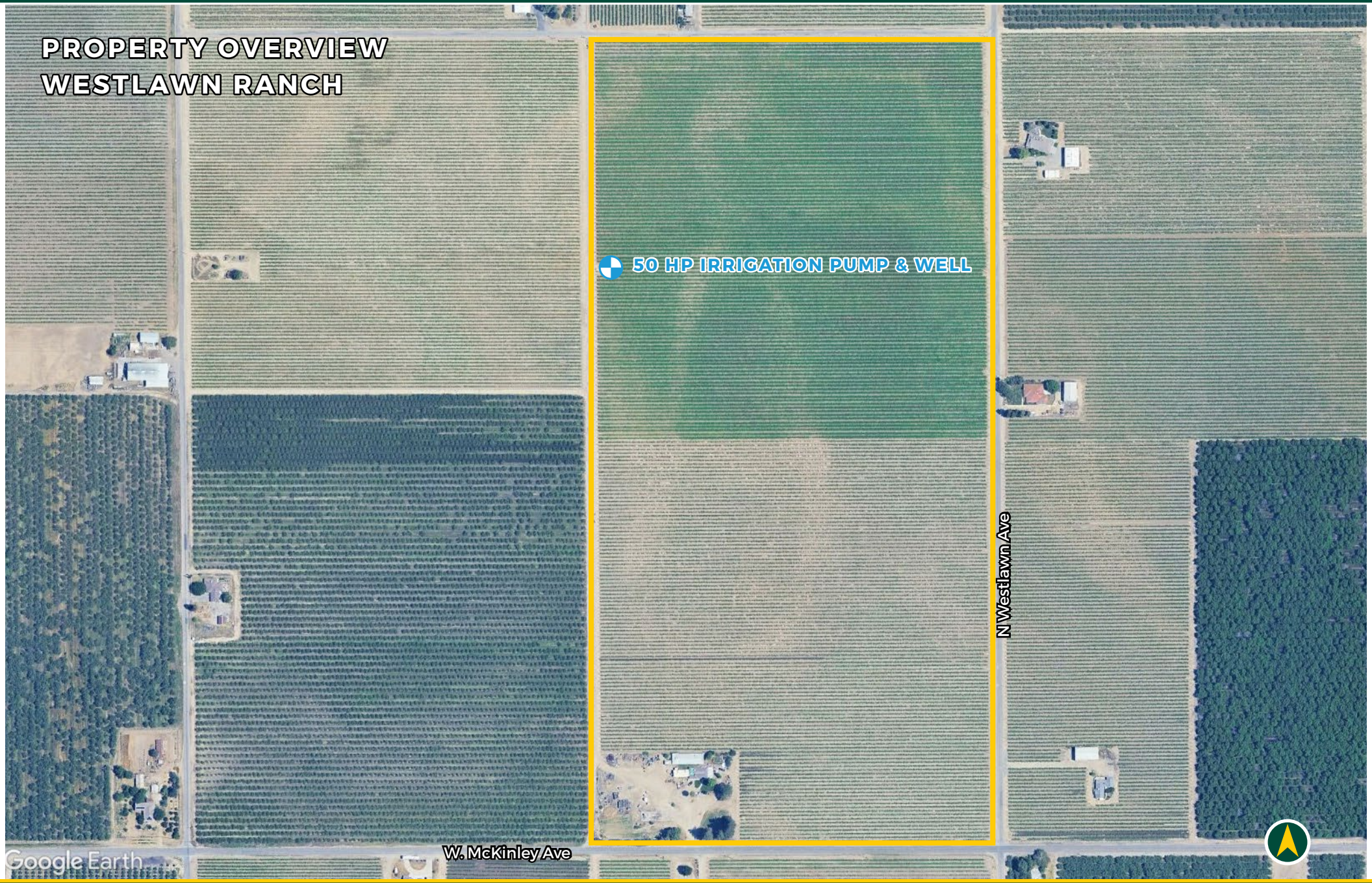

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SOILS MAP - SHAW RANCH

California Revised Storie Index (CA)		
Map unit symbol	**Map unit name**	**Rating**
Hg	Hanford coarse sandy loam, silty substra-tum	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	Grade1 - Excellent

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SOILS MAP - SHASTA RANCH

California Revised Storie Index (CA)		
Map unit symbol	**Map unit name**	**Rating**
Ha	Hanford coarse sandy loam	Grade 1 - Excellent
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent

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SOILS MAP - DICKENSON RANCH

California Revised Storie Index (CA)		
Map unit symbol	**Map unit name**	**Rating**
Ho	Hanford fine sandy loam, silty substra-tum	Grade 1 - Excellent
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent

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SOILS MAP - WESTLAWN RANCH

California Revised Storie Index (CA)		
Map unit symbol	**Map unit name**	**Rating**
Hc	Hanford sandy loam	Grade 1 - Excellent
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
Ho	Hanford fine sandy loam, silty substra-tum	Grade 1 - Excellent

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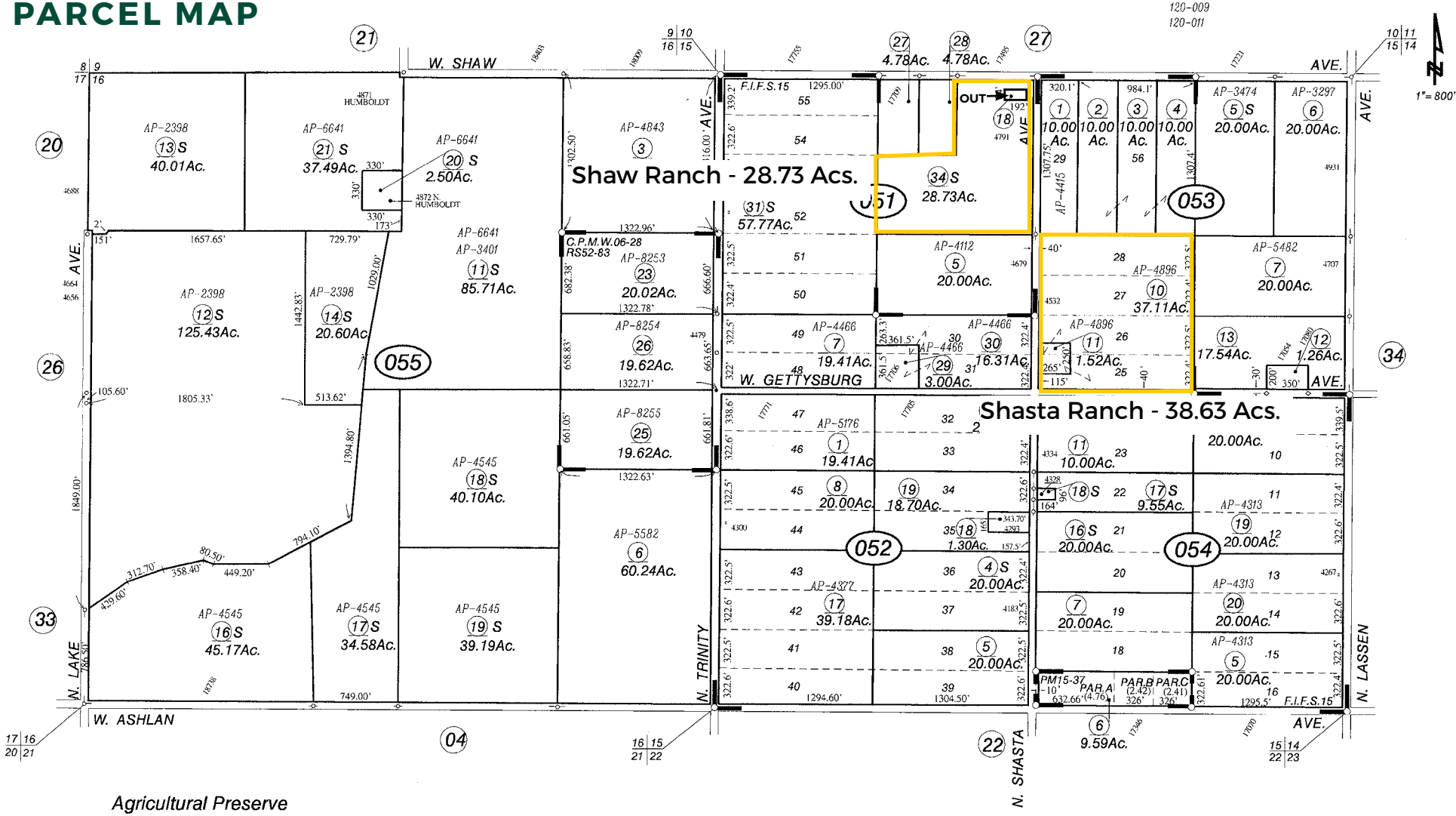
PARCEL MAP

SUBDIVIDED LAND SEC. 15 & 16, T.13S., R.17E., M.D.B.&M.

Tax Rate Area 015-05
120-008
120-009
120-011



Agricultural Preserve
Fresno Irrigated Farms Co. Tract
Subdivision of Section 15, T.13S., R17E.-R.S. Bk. 5, Pg. 31
Parcel Map No. 2219-Bk. 15, Pg. 37
Record of Survey - Bk. 52, Pg. 83
Certificate of Parcel Map Waiver 06-28, Doc. 173858, 9-18-07

Assessor's Map Bk. 15 - Pg. 05
County of Fresno, Cal

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

08-13-2014 RV 15R

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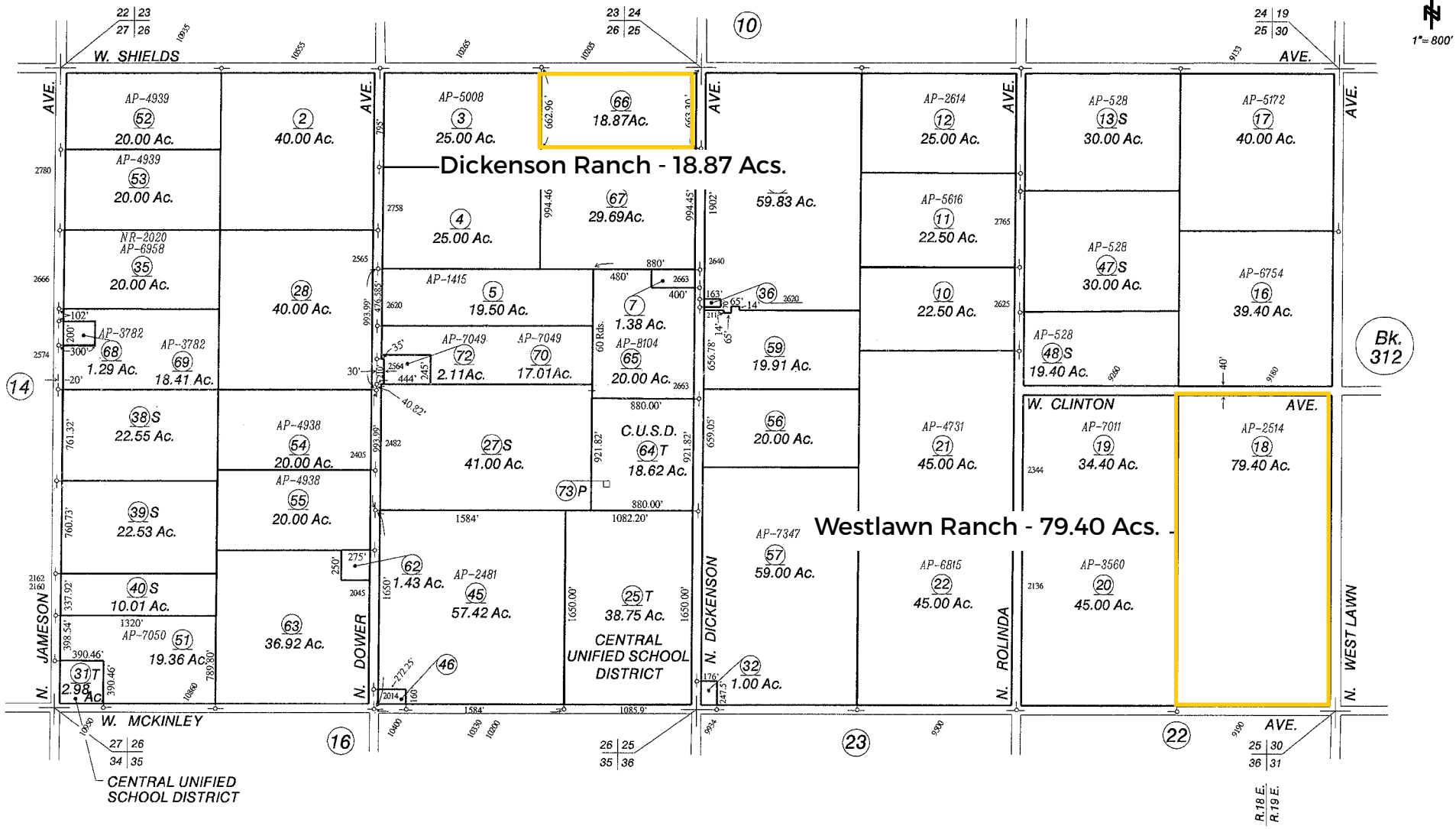
PARCEL MAP

SEC'S 25 & 26, T.13S., R.18E., M.D.B. & M.

Tax Rate Area
62-001
62-017

016-15



Assessor's Map Bk. 016 - Pg. 15
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

2/21/2014 VQ

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PROPERTY PHOTOS

Shaw Avenue Ranch

Shaw Avenue Ranch

Shaw Avenue Ranch

Shasta Avenue Ranch

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PROPERTY PHOTOS

Shasta Avenue Ranch

Shasta Avenue Ranch

Shasta Avenue Ranch

Dickenson Avenue Ranch

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PROPERTY PHOTOS

Dickenson Avenue Ranch

Dickenson Avenue Ranch

Westlawn Avenue Ranch

Westlawn Avenue Ranch

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