

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Almonds & Pomegranates



195.61± Acres
Fresno County, California

- Mature almonds and pomegranates
- Dual & single line drip irrigation
- Very good soils

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Almonds & Pomegranates

195.61± Acres

\$2,900,000

LOCATION:

The subject property is located in Fresno County. Directions include: Lassen Avenue (Hwy 269) to Hwy 198, west to S. Butte Avenue, south on a dirt road to W. Tornado Avenue, west to the pomegranates on the south side of Tornado Avenue.

An alternative route shall be Hwy 145 (Lassen Avenue) through Huron, south to W. Gale Avenue, west on Gale Avenue to S. Butte Avenue, north on S. Butte Avenue, a dirt road, past tomato plant, drive slowly along bypass to access the crossing bypass which will drive up to W. Tornado, continue west to pomegranates.

LEGAL:

195.61± acres consisting of two (2) parcels. Fresno County APN's: 075-040-33s (192.00± ac.) and 075-040-56s (3.61± ac.). Located in a portion of Section 18, T20S, R17E, M.D.B.&M.

Zoning is AE-20 and the properties are in the Williamson Act, per Fresno County.

DESCRIPTION:

The property is planted to almonds and pomegranates.

There are approximately 90± acres of almonds planted. Almonds were planted to 50%± Nonpareil, 25%± Aldrich, and 25%± Avalon. Nemaguard rootstock and spacing is 18 x 22'± per the Seller. The trees are 13 years old and were purchased from Burchell Nursery.

There are approximately 95± acres of pomegranates planted. Pomegranates were planted from cuttings out of Sanger, CA. Varieties are Wonderful variety; however, per the Seller there maybe a few Early Wonderful variety throughout the plantings. They are 11 years old and spacing is 7' x 14'± per the Seller.

WATER:

Westlands Water District. Crops irrigated with dual line drip on almonds and single drip on pomegranates.

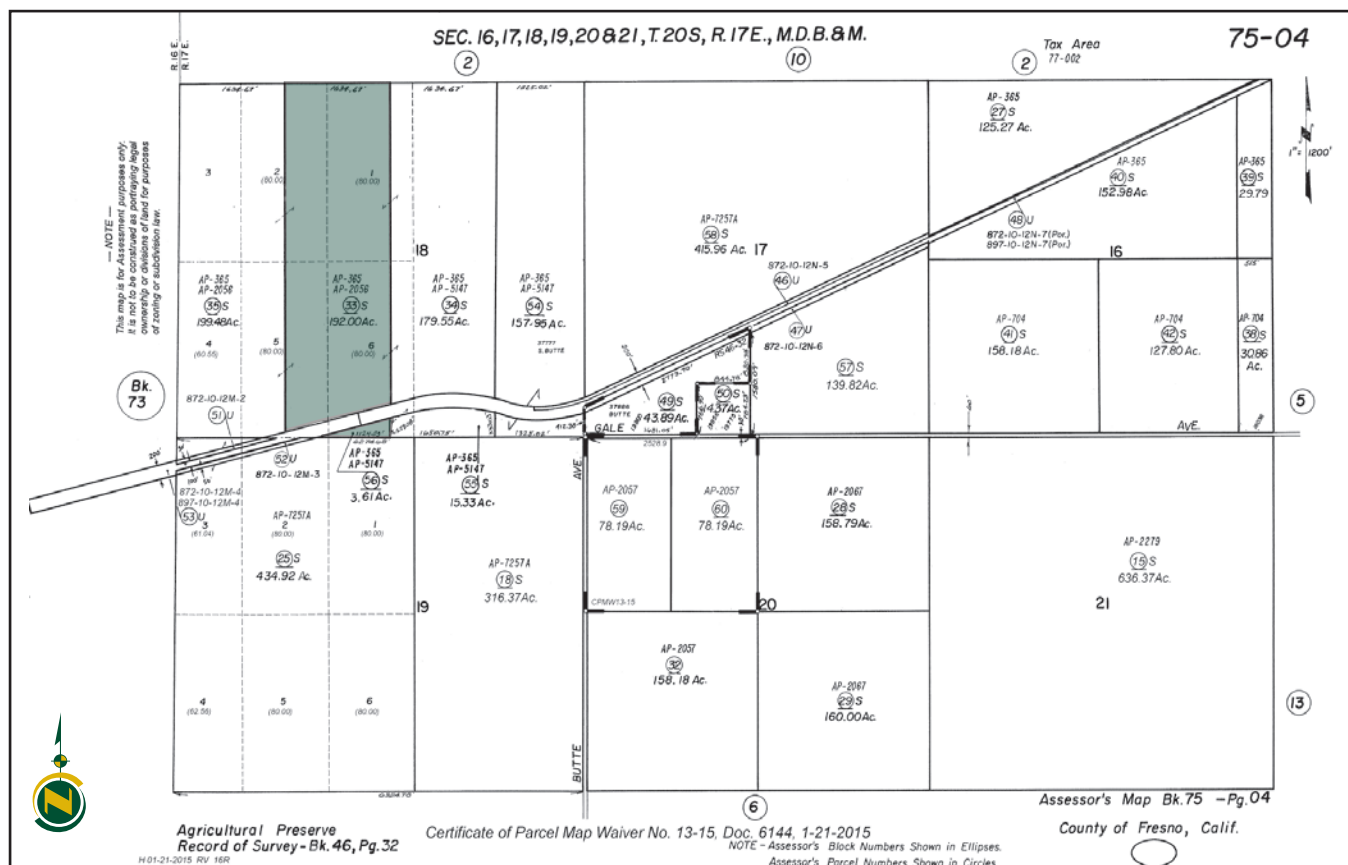
SOILS:

445 - Excelsior sandy loam, 0 to 2 percent slopes
447 - Excelsior sandy loam, sandy substratum, 0 to 2 percent slopes
474 - Westhaven loam, 0 to 2 percent slopes
479 - Cerini clay loam, 0 to 2 percent slopes

PRICE/TERMS:

\$2,900,000 All cash or terms acceptable to Seller.

ASSESSOR'S PARCEL MAP



SOILS MAP

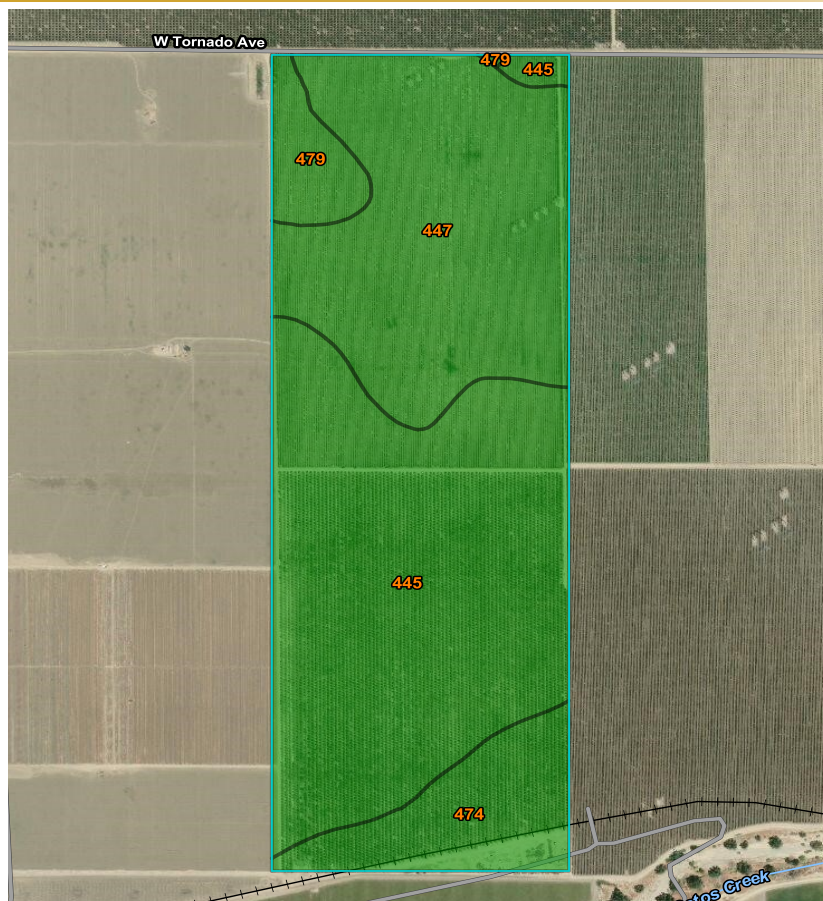
SOILS LEGEND

445 = Excelsior sandy loam
0-2% slopes,
Grade 1

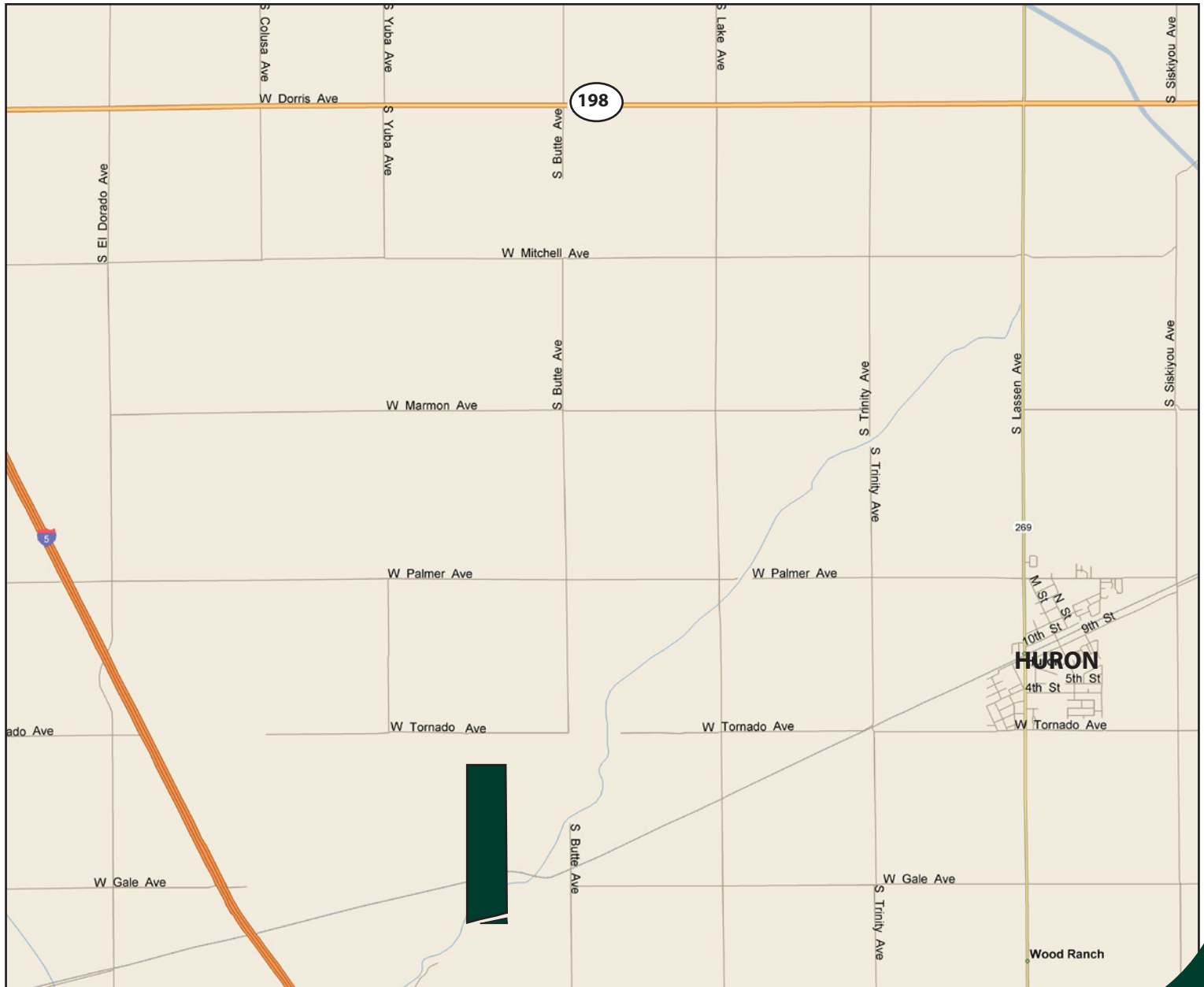
447 = Excelsior sandy loam
sandy substratum, 0-2% slopes
Grade 1

474 = Westhaven loam
0-2% slopes
Grade 1

479 = Cerini clay loam
0-2% slopes
Grade 1



LOCATION MAP



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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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