



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

**FOR SALE**

## **Huron Wine/Raisin Grapes & Almonds**



**513.85± Acres**  
**Fresno County, California**

**Exclusively Presented By:**  
**Pearson Realty**

- Soils rated Grade 1
- Shop building on 2.75± acre equipment yard
- Two wine varieties
- One raisin variety
- Young almond plantings
- 350 H.P. Irrigation pump & well
- Westlands Water District



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA BRE #00020875



# Huron Wine/Raisin Grapes & Almonds

**513.85± Acres**

**\$7,875,000**  
***(\$15,325 per acre)***

**LOCATION:**

The wine grapes are located on the northwest corner of Gale and Butte Avenues. The almonds are on the south side of Jayne Avenue 1/2± mile east of I-5.

**LEGAL:**

Fresno County APN's: 075-040-34s, 54s, 55s and 085-040-05s. Located in a portions of Section 18, T20S, R17E and Section 4, T21S, R17E, M.D.B.&M. Zoning is AE-20 on the vineyard and AE-40 on the almond portion.

**PLANTINGS:**

**Vines:**

<u>Acres</u>	<u>Variety</u>	<u>Age</u>	<u>Spacing</u>
115±	Chardonnay	1999	10' x 7'
60±	Thompson Seedless	1999	12' x 8'
50±	Rubired	1999	10' x 7'

**Almonds:**

<u>Acres</u>	<u>Variety</u>	<u>Age</u>	<u>Spacing</u>
80±	Nonpareil	2008	21' x 16'
40±	Monterey	2008	21' x 16'
40±	Fritz	2008	21' x 16'
50±	Nonpareil/Monterey	2016	20' x 14'
50±	Nonpareil/Monterey	2017	20' x 14''

**WATER:**

(1) 350 HP electric pump and a 60 H.P. booster. The well is 1,220' deep for the vines. Both locations are within the Westlands Water District and have turnouts at each. The almonds also have a 60 H.P. booster pump at the Westlands turnout. The entire vineyard is drip irrigated while the almonds are double line drip irrigated.

**SOILS:**

**Vines:** Excelsior sandy loam, Excelsior sandy loam-sandy substratum and Westhaven loam. All are Grade 1. Also, Excelsior, sandy substratum-westhaven association, flooded, 0 – 2 percent slopes, Grade 3 - located within creek.

**Almonds:** Kimberlina sandy loam, 0-2 percent slopes, Westhaven loam 0-2 percent slopes. Both are Grade 1.

**PRODUCTION:**

Available upon request.

**BUILDINGS:**

Metal Shop building approximately 2,250± s/f, fully enclosed. It has an attached 20'± open bay overhang on the north side, all with concrete floors, for a total of 3,750± s/f of covered storage. Located on 2.75± acre equipment yard.

**PRICE/TERMS:**

\$7,875,000 (\$15,325/ac) all cash at close of escrow. Plus reimbursement of cultural costs for the 2017 crop. No farm equipment included.

# ALMOND ORCHARD



# AERIAL MAP



# Huron Wine/Raisin Grapes - 352.83± Assessed Acres



**Huron Almonds - 161.02± Assessed Acres**

**160± Acres  
Almonds**  
50% Nonpareil  
25% Monterey  
25% Fritz  
(Titan Rootstock)  
2008  
21'x16'

○ Westlands Water District turn-out filter station with 60 HP booster pump



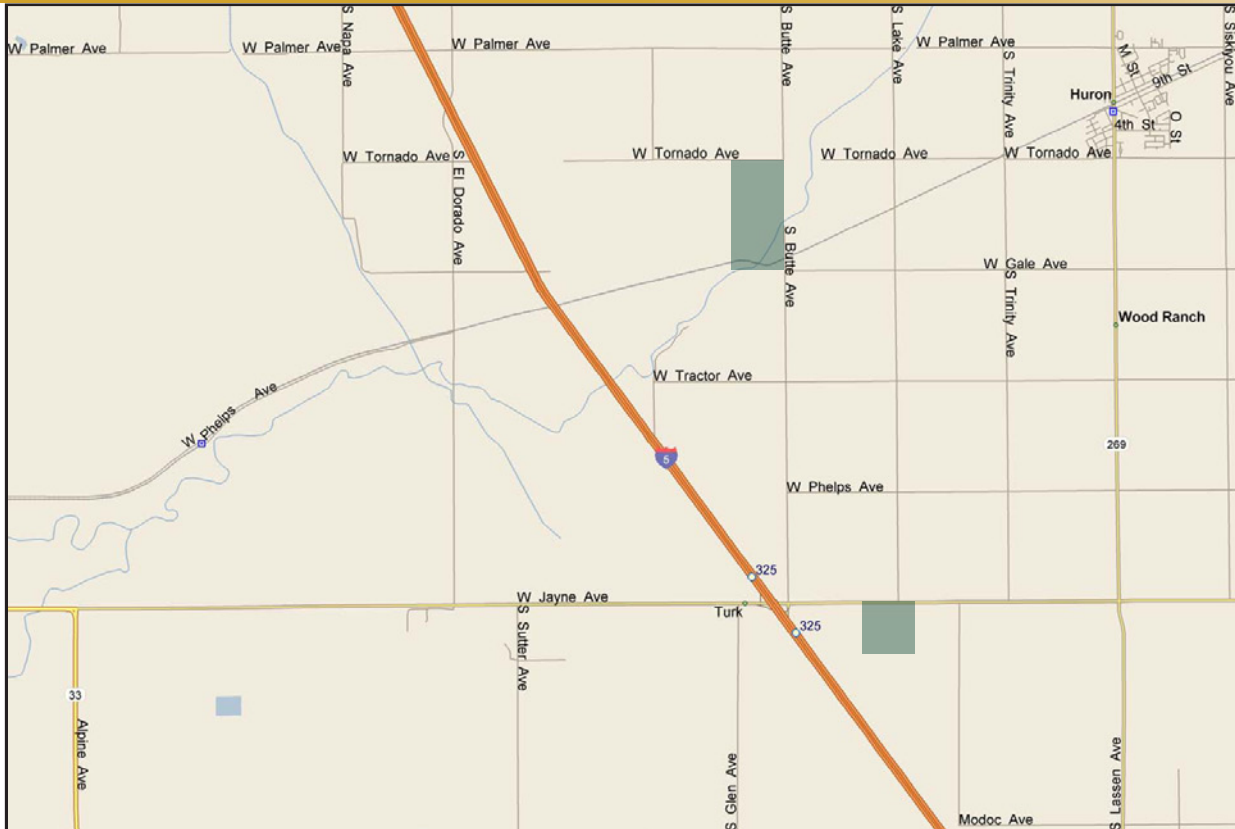
PROPERTY PHOTOS



**PROPERTY PHOTOS**



# LOCATION MAP



# REGIONAL MAP



## Offices Serving The Central Valley

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