



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Blackburn Almonds



**1,786.15± Acres
Fresno County, California**

- Westlands Water District
- Three (3) irrigation wells
- Double drip system

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Blackburn Almonds

1,786.15± Acres

\$29,000,000

LOCATION:

The subject property is located in western Fresno County, CA. Directions to the subject property include I-5 (Westside Freeway) to W. Panoche Road Exit. Travel NE on W. Panoche Road to S. Fairfax Avenue, north to North Avenue, west to the subject property. Traveling from Fresno and/or Mendota, Derrick Avenue (Hwy 33), south to W. California Avenue which will turn into S. Lyon Avenues, W. on North Avenue to W. Panoche Road to Fairfax north and west on W. North Avenue to the subject property. The property will be split by W. North Avenue both on the north and south sides of W. North Avenue. Address is 43940 W. North Avenue, Firebaugh, CA 93622.

DESCRIPTION:

The subject property consists of 1,786.15± acres primarily planted to almond orchards, with approximately 93± acres planted to wheat. A complete list of varieties and ages are listed on the planting map.

LEGAL:

(11) Fresno County Parcels:

<u>APN Number</u>	<u>Williamson Act</u>	<u>Acres ±</u>
019-020-19S	No	160.24
019-020-71S	No	160.52
019-082-18S	Yes	235.96
019-140-60S	Yes	473.00
019-140-61S	Yes	148.40
019-230-36S	Yes	153.96
019-230-44S	Yes	32.36
019-230-57S	Yes	27.35
019-230-61S	Yes	85.29
019-230-65S	Yes	155.07
019-230-67S	No	154.00

The zoning is AE-20 – Agriculture Exclusive - for all of the parcels.

WATER:

Surface water is received from Westlands Water District when allocated. There are three (3) 300± H.P. irrigation wells, which are located one each in Sections 7, 17 and 30 (see planting map for approximate locations). Pumps and wells information will be available upon request.

IRRIGATION:

The almond orchards have double drip lines incorporating both wells and surface water. Multiple filter systems are in place.

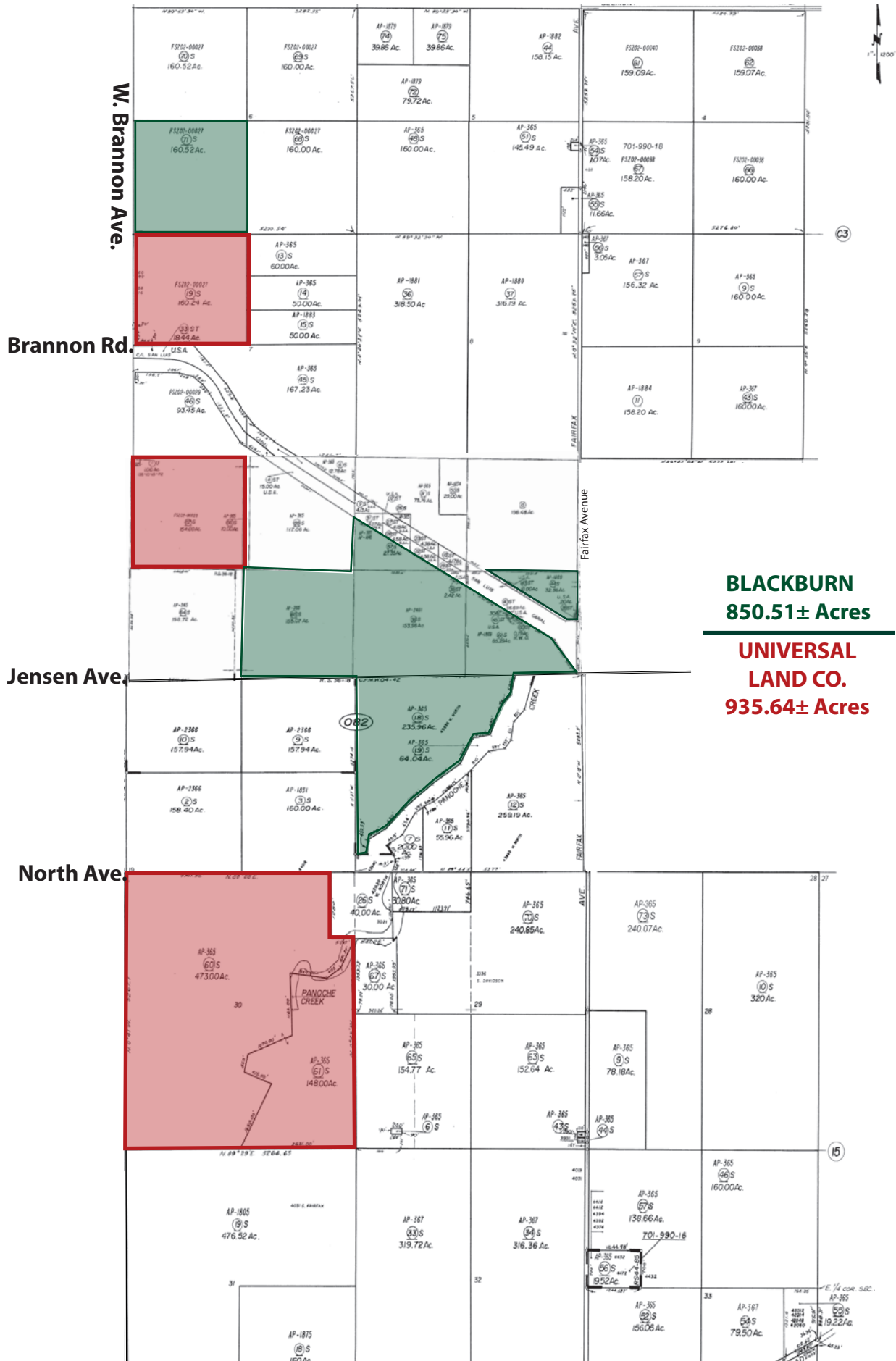
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$29,000,000 all cash at the close of escrow or terms acceptable to Seller.

PARCEL MAP - BLACKBURN 850.51± ACS. - UNIVERSAL LAND CO. 935.64± ACS.



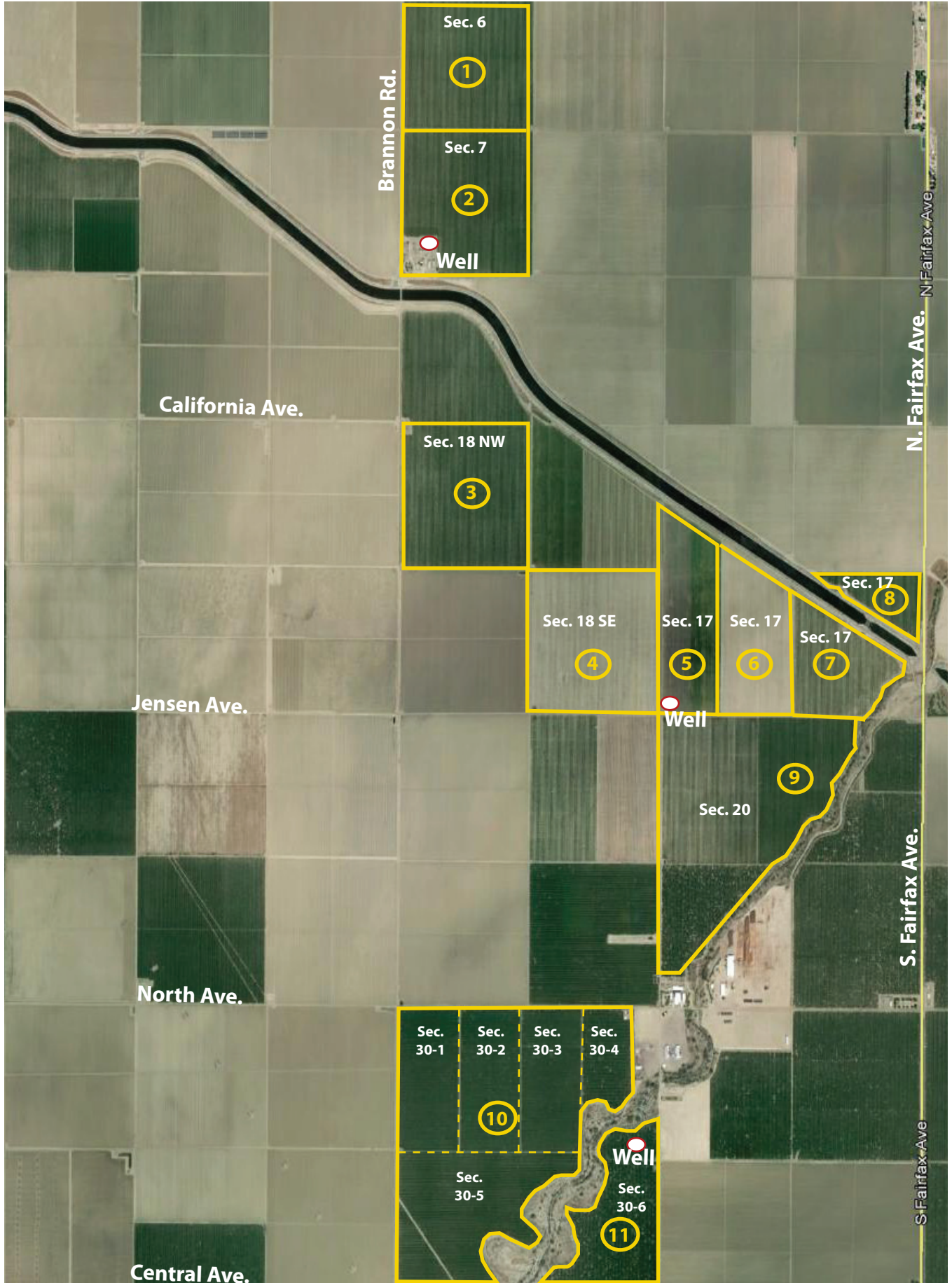
**BLACKBURN
850.51± Acres**

**UNIVERSAL
LAND CO.
935.64± Acres**

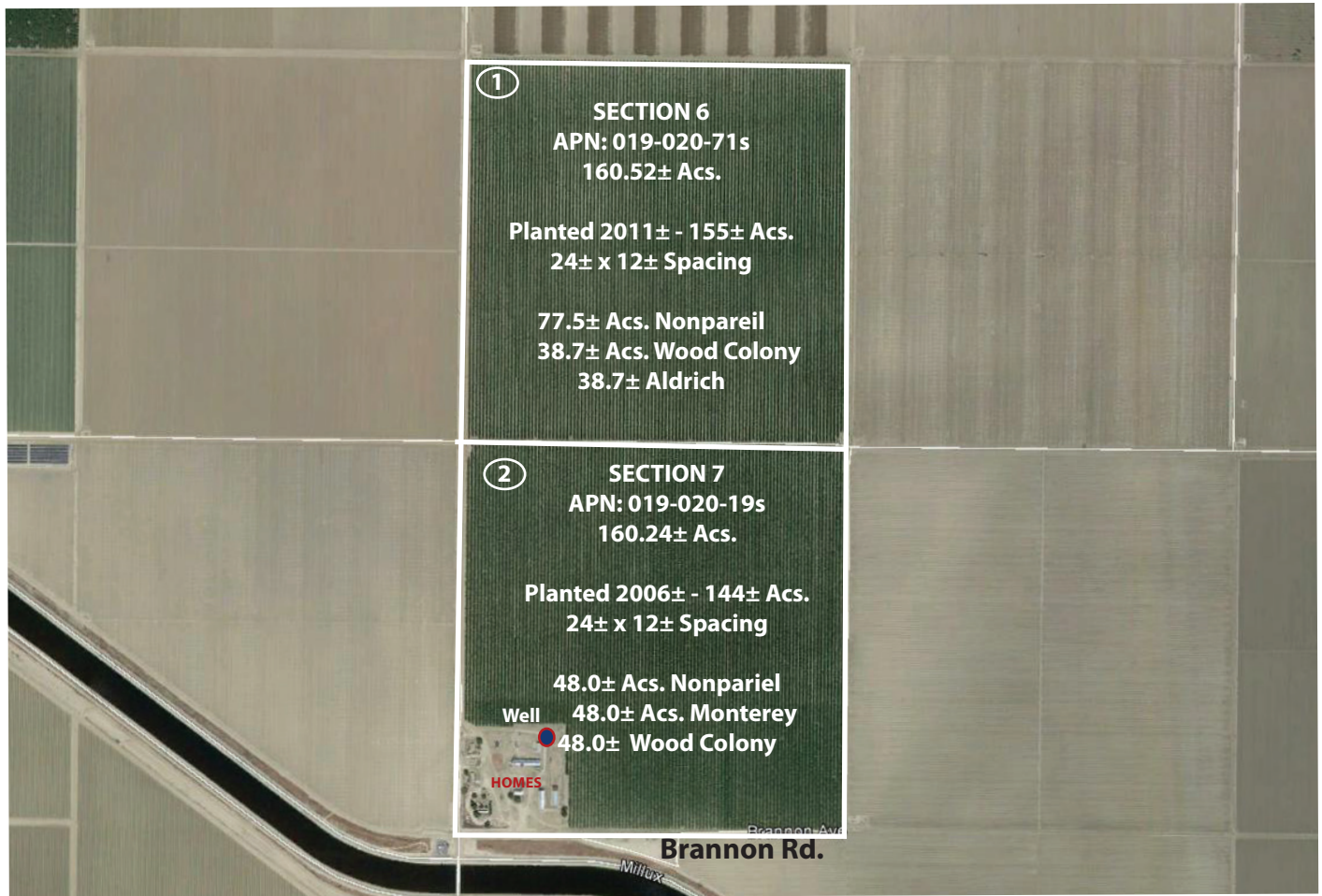
FIELD LEGEND

FIELD	SECTION	APN	GROSS ASSESSED ACRES	NET PLANTED ACRES	PLANTED DATES
1	6	019-020-71S	160.52±	155.00±	2011±
2	7	019-020-19S	160.24±	144.00±	2006±
3	18SE	019-230-65S	155.07±	150.00±	2014±
4	18NW	019-230-67S	154.00±	154.00±	2006±
5	17	019-230-57S & 36S	181.31±	93.00±	Open-wheat
6	17	019-230-57S & 36S	"	92.50±	2015±
7	17	019-230-61S	85.29±	70.00±	2012±
8	17	019-230-44S	32.36±	30.00±	2008±
9	20	019-082-18S	235.96±	116.00±	2006±
10	20	"	"	84.00±	2003±
11	20	"	"	60.00±	1997±
12	30	019-140-60S	473.00±	73.00±	1998/99±
13	30	"	"	73.00±	1998/00±
14	30	"	"	73.00±	1998/01±
15	30	"	"	36.00±	1998±
16	30	"	"	141.00±	2005±
17	30	148-230-61S	148.40±	108.00±	1997±
TOTAL			1,786.15±	1,652.50±	

AERIAL MAP - LOCATION OF FIELDS

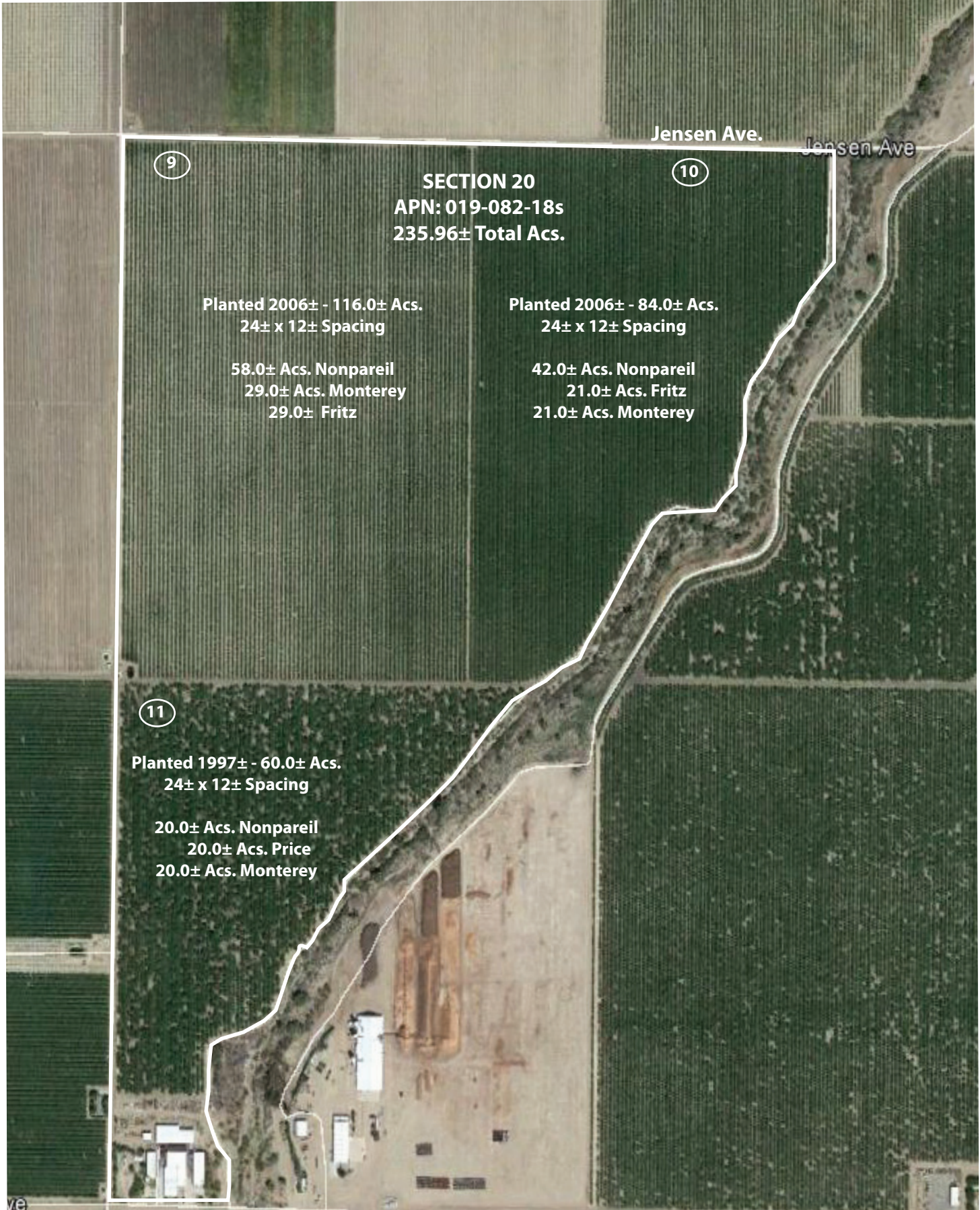


PLANTING MAPS - FIELD NO'S. 1,2 & 4



PLANTING MAPS - FIELD NO'S. 3, 5, 6, 7 & 8





PLANTING MAPS - FIELDS 12, 13, 14, 15, 16 & 17



PROPERTY PHOTOS



SOILS MAPS

CALIFORNIA REVISED STORIE INDEX SOILS LEGEND

**479 = Cereni clay loam, 0-2% slopes
Grade 1 - Excellent***

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

**445 = Excelsior sandy loam,
0-2% slopes, MLRA 17
Grade 1 - Excellent***

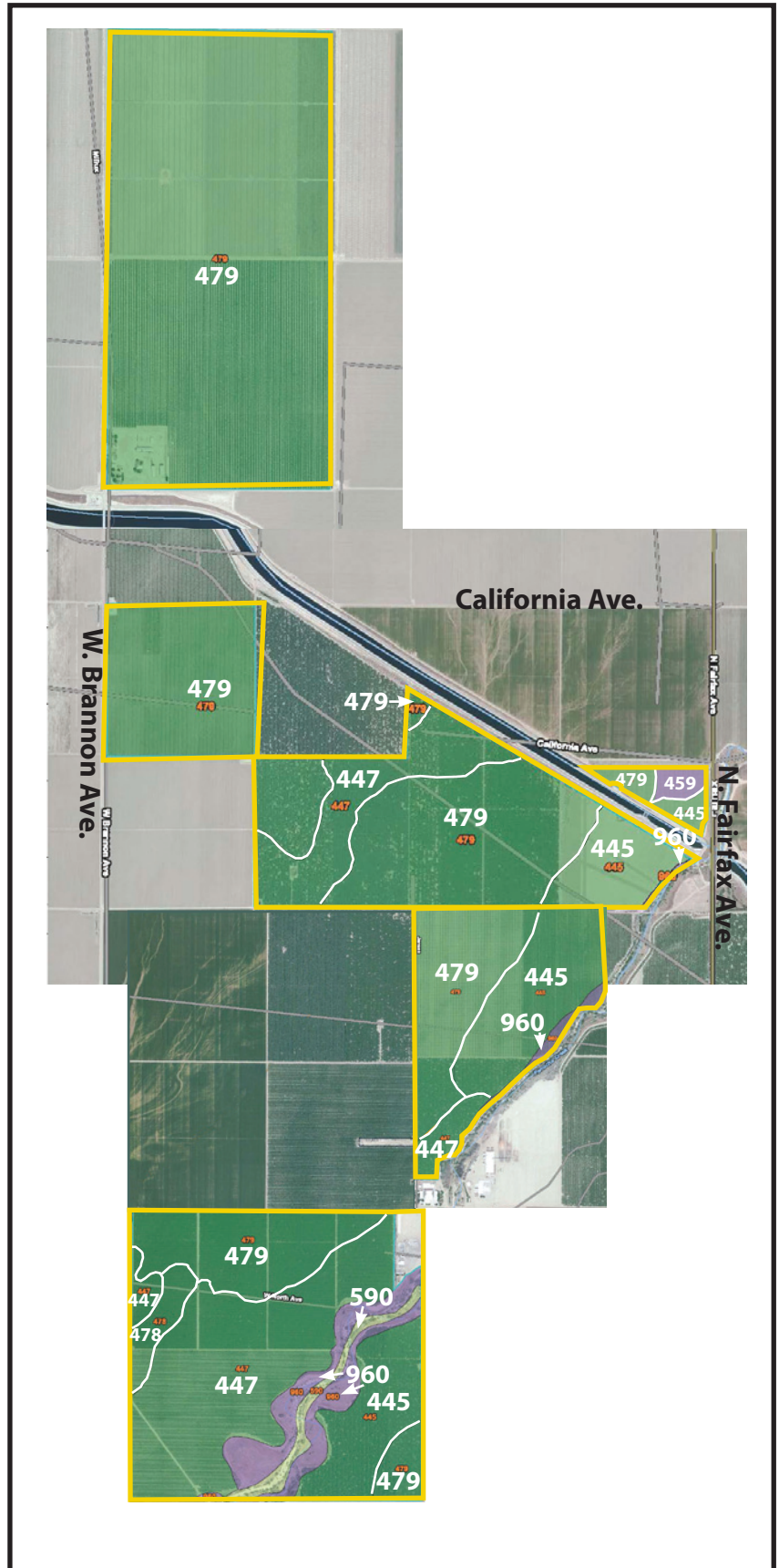
**478 = Cereni sandy loam, 0-2% slopes,
MLRA17
Grade 1 - Excellent***

**459 = Ciervo clay, 0-2% slopes
Grade 3 - Fair***

**960 = Excelsior, sandy substratum
westhaven assocation flooded, 0-2%
slopes
Grade 3 - Fair* (Riverbottom)**

**590 = Cerini-Anela-Fluvaquents, saline-
Sodic association, 0-2% slopes
Grade 2 - Good* (Riverbottom)**

***All ratings are based on Web Soil
Survey maps. Soils is part of the
National Cooperative Soil Survey, an
effort of Federal and State agencies,
universities, and professional societies
to deliver science-based soil
information.**



LOCATION MAP



Offices Serving The Central Valley

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

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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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.

