



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Firebaugh Almonds



**200.67± Acres
Fresno County, California**

- Majority of soils rated excellent
- 2 varieties of mature almonds

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



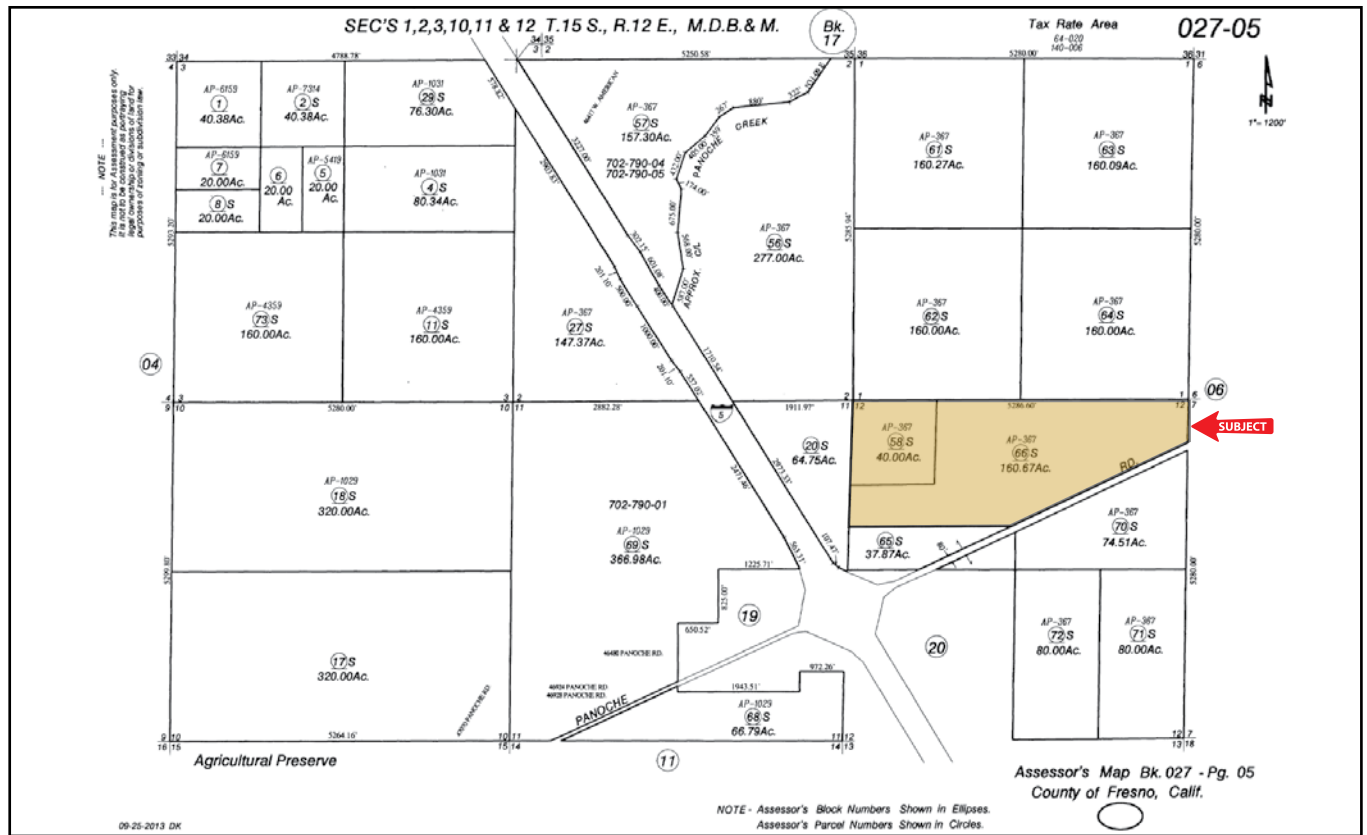
Firebaugh Almonds

200.67± Acres

\$1,986,633

LOCATION:	Located on the north side of Panoche Road, approximately 1/2 mile northeast of the intersection of I-5 and Panoche Road in Fresno County. Approximately 194 planted acres.
DESCRIPTION:	Mature almonds planted in 1996 to 50% Butte and 50% Padre. Spacing is 22' x 16'.
LEGAL:	Fresno County APN's: 027-050-58s and 66s. Surface rights, 160.67± acres in the N 1/2 of Section 12, T15S, R12E. Surface rights, 40± acres in the NW 1/4 of Section 12, T15S, R12E
WATER:	(1) ag well (1,000± feet deep) with 300 HP electric motor, installed new approximately 3 years ago, pumping 1,500± - 1,600± GPM. (1) new John Deere diesel engine (2015) booster pump. Westlands Water District with priority 1 water. 1/2 irrigated with double line drip and 1/2 irrigated by micro sprinklers.
SOILS:	Excelsior sandy loam, 0 to 2% slopes, Grade 1, excellent Excelsior sandy loam, sandy substratum, 0 to 2% slopes, Grade 1, excellent Westhaven clay loam, 0 to 2% slopes Grade 1, excellent Cerini clay loam subsided, 0 to 5% slopes, Grade 2, good
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$1,986,633 (\$9,900 per acre). All cash at close of escrow.

ASSESSOR'S PARCEL MAP



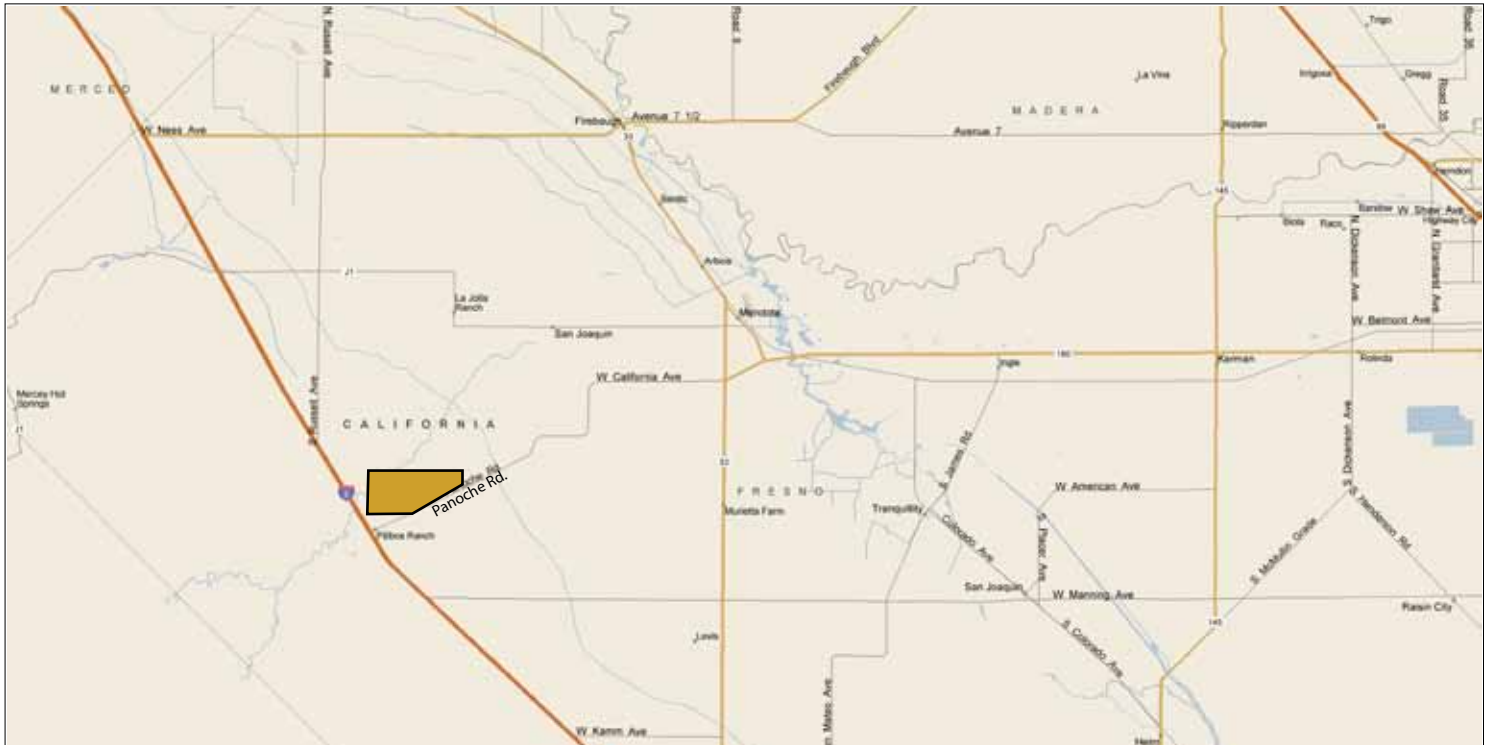
SOILS MAP

California Revised Storie Index

Map unit symbol	Map unit name	Rating
445	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent
447	Excelsior sandy loam, sandy substratum, 0 to 2 percent slopes	Grade 1 - Excellent
477	Westhaven clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
491	Cerini clay loam, subsided, 0 to 5 percent slopes	Grade 2 - Good



LOCATION MAP



PROPERTY PHOTOS



Filter Station



Almond Orchard



300 HP Deep Well



John Deere Booster Pump



Almond Orchard

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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