



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Firebaugh Walnuts



**320± Acres
Fresno County, California**

- Two varieties of mature walnuts
- Two mobile homes, shop & headquarters
- 2016 crop, cultural & 2016 MPCl policy included

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Firebaugh Walnuts

320.00± Acres

\$6,400,000

LOCATION:

Approximately 1 mile west of Russell Avenue and I-5. Take Russell Avenue south of I-5 approximately 1 mile, then west 2± miles to the southeast corner of the property.

DESCRIPTION:

Mature walnuts. 80± acs. planted in 1992; 80± acs. planted in 1993; 50± acs. planted in 1994 and 97± grafted in 2009. Approximately 308± net planted acres. Varieties consist of 213± acres Chandler and 95 acres Howards.

LEGAL:

Located on the E 1/2 of Section 29, T14S, R12E, M.D.B.&M. Surface rights, APN's: 017-070-09s and 017-070-31s.

WATER:

Westlands Water District, Priority 1. Double line drip irrigation system.

SOILS:

Panoche loam, 2-5% slopes, Grade 1, Excellent
Ciervo clay, 0-2% slopes, Grade 3, Fair

**BUILDINGS/
IMPROVEMENTS:**

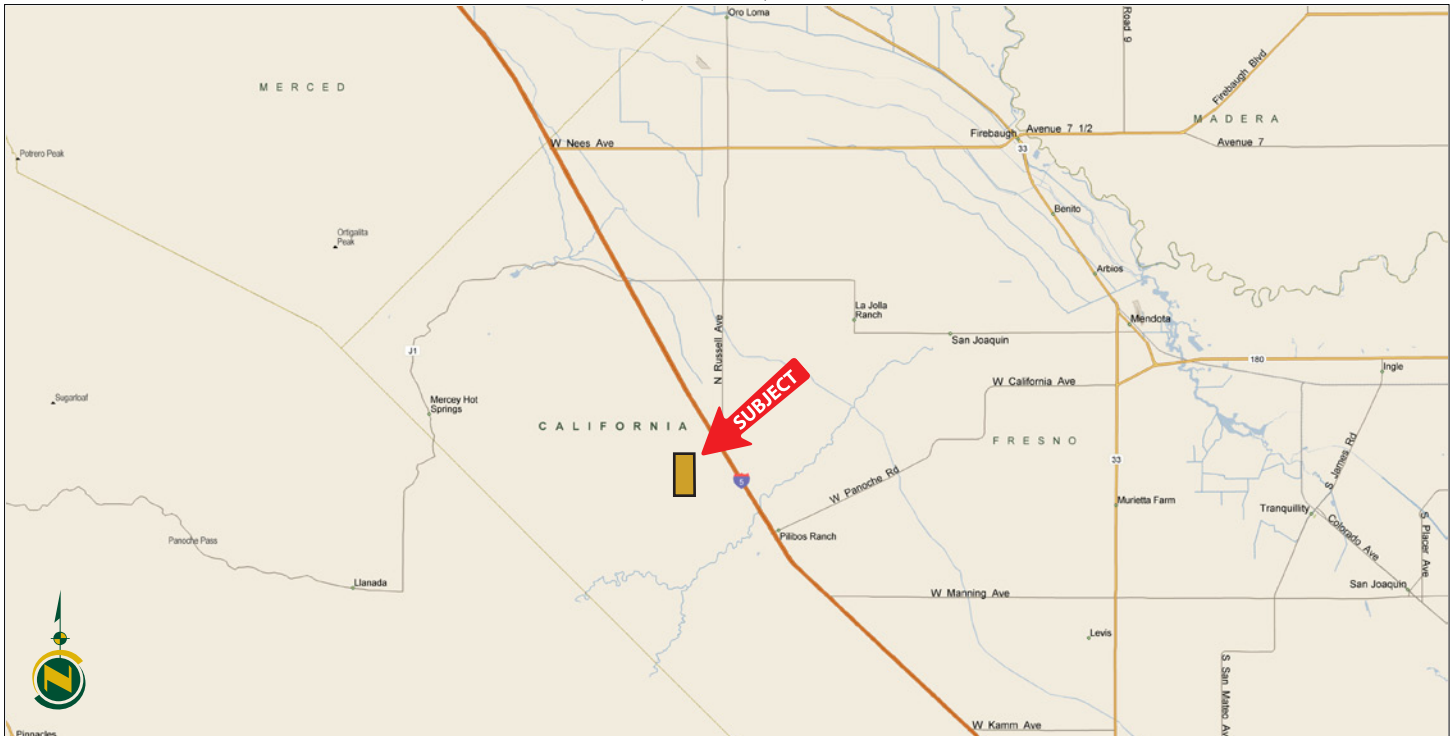
(2) double wide mobile homes, shop and headquarters building.

PRICE/TERMS:

\$6,400,000 (\$20,000 per acre). All cash at close of escrow. Price includes 2016 crop, cultural costs and 2016 MPCI policy valued at approximately \$924,000, per the Seller.



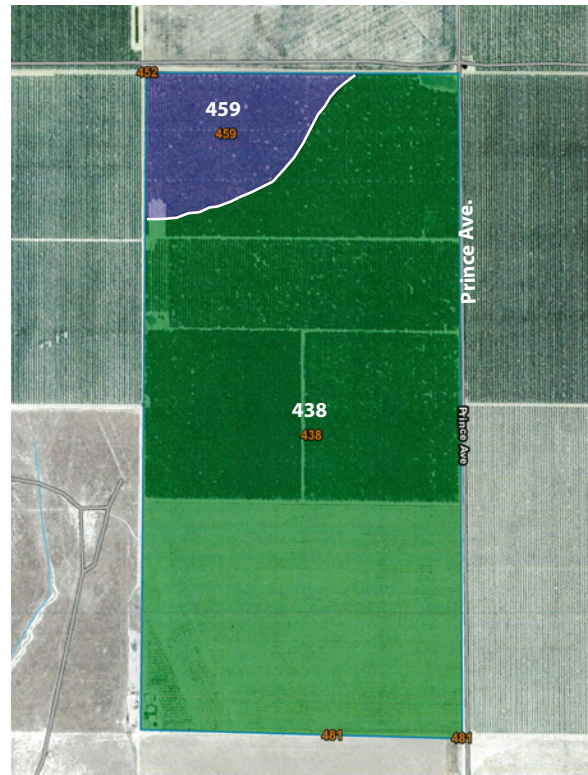
LOCATION MAP



SOILS MAP

California Revised Storie Index

Map Symbol	Soil Name	Rating
438	Panoche loam, 2-5% slopes	Grade 1 - Excellent
459	Cieervo clay, 0-2% slopes	Grade 3 - Fair



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



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

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.

