



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

FOR SALE

Sanger Walnuts



19.95± Acres
Fresno County, California

- Mature Serr Walnuts
- 720± sq. ft. shop
- Kings River Water District

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Sanger Walnuts

19.95± Acres

\$450,000

LOCATION:

Riverbend Avenue, 1/2 mile north of Annadale Avenue, approximately 2 miles east of Sanger, CA.

DESCRIPTION:

Approximately 14 planted acres of older Serr walnuts. Balance of acreage could be made into permanent pasture. Exact boundaries to be determined.

LEGAL:

Fresno County APN: 333-041-27. Located in a portion of Section 18, T14S, R23E, M.D.B.&M.

ZONING:

AL-20 (Agricultural Exclusive, 20 acre minimum parcel size)
Approximately 1.23 acres RC-40 (Resource Conservation) on the SWC of the property.

PLANTINGS:

14± acres Serr walnuts, 40-50 years old. Spacing is 40' x 21'.

WATER:

Located in the Kings River Water District. No pump and well. Property is flood irrigated through 12" concrete pipeline. Kings River Water District generally supplies water throughout the entire growing season. Currently, water is supplied via a pipeline and 30 HP pump from a district irrigation ditch.

SOILS:

Gf - Grangeville fine sandy loam, 0-1% slopes
Gg - Grangeville fine sandy loam, saline alkali
TzeB - Tujunga soils, channeled, 0-9% slopes

EASEMENT:

PG&E has a power line easement through the property from northeast to southwest. Confirm its non-farm zone under the wires.

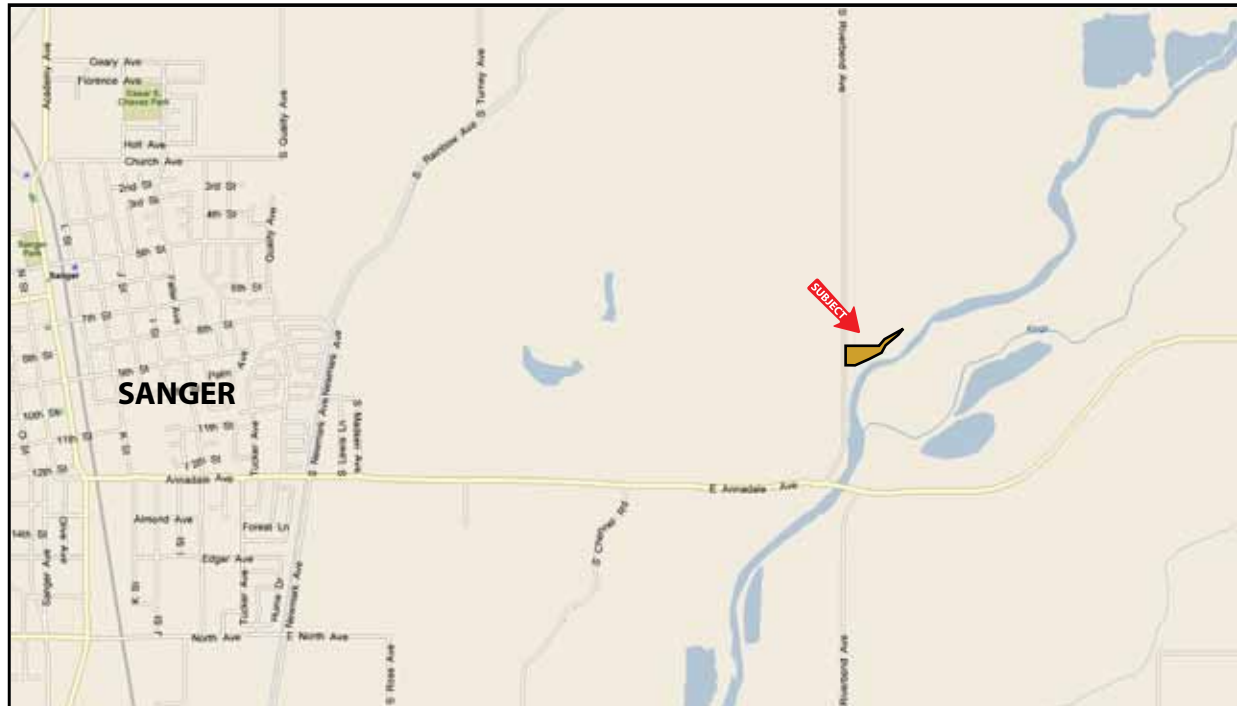
**BUILDINGS/
IMPROVEMENTS:**

720± s/f steel shop with 10' roll-up door. Existing power pole, but not hooked up to PG&E.

PRICE/TERMS:

\$450,000 All cash at close of escrow.

LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
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VISALIA
3447 S. Demaree Street
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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.

