

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Raisin City Almonds



**185.66± Assessed Acres
Fresno County, California**

- (1) 100 HP & (2) 75 HP Irrigation Pumps and Wells
- Class 1 & 2 soils
- Predominately Young Almond Plantings

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Raisin City Almonds

185.66± Assessed Acres

\$5,291,310

LOCATION:

Property is on the west side S. Grantland Ave., and runs from W. Floral to W. Rose Avenues. (See ranch map).

DESCRIPTION:

185.66± assessed acres with Nonpareil and Wood Colony almond plantings.

LEGAL:

Fresno County APN's: 041-040-13s & 83s. Located in a portion of Section 5, T16S, R19E, M.D.B.&M.

PLANTINGS:

See Planting Map for varieties, age, acreages and spacing.

WATER:

Raisin City Water District (no delivery of surface water)
(2) 75 HP irrigation pumps and wells
(1) 100 HP irrigation pump and well
Media filters and microjet sprinklers

SOILS:

Hesperia fine sandy loam, moderately deep, saline-alkali
Calhi loamy sand, 0-3% slopes
Calhi loamy sand, moderately deep, 0-3% slopes
Delhi loamy sand, 0-3% slopes
Hesperia sandy loam
Hesperia fine sandy loam, moderately deep

BUILDINGS:

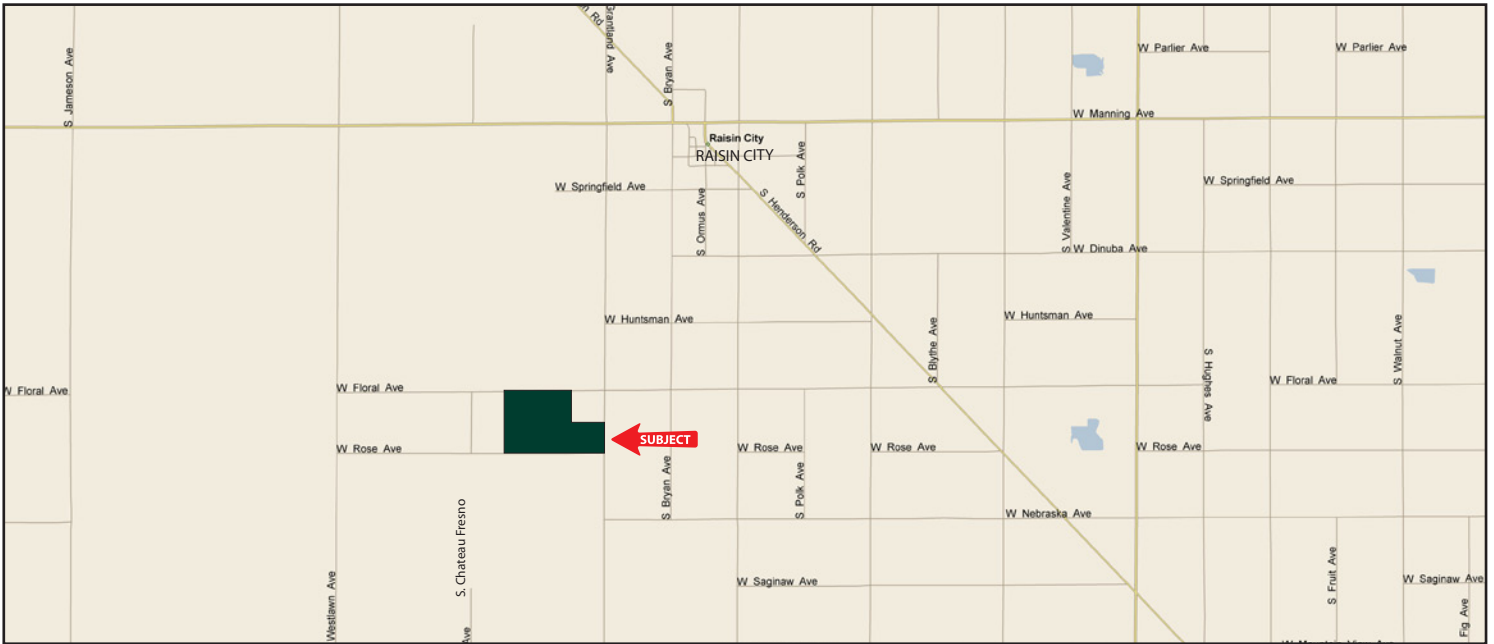
None.

PRICE/TERMS:

\$5,291,310 cash at close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2018 crop



LOCATION MAP



SOILS MAP

SOILS LEGEND

**CfA - Calhi loamy sand
Grade 2**

**Hsy - Hesperia sandy loam,
moderately deep, saline-alkali
Grade 2**

**CgA - Calhi loamy sand,
moderately deep
Grade 2**

**DhA - Delhi loamy sand
Grade 2**

**Hsd - Hesperia sandy loam
Grade 1**

**Hst - Hesperia fine sandy loam,
moderately deep
Grade 1**



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.

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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 159
Bakersfield, CA 93301
661.334.2777



**Download Our
Mobile App!**
<http://snap.vu/oueq>

