

**FOR SALE**



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# Reedley Apricot Ranch



**126.89± Acres**  
**Fresno County, California**

- Majority of soils are Grade 1
- Consolidated Irrigation District
- Seven apricot varieties

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CA BRE #00020875



# Reedley Apricot Ranch

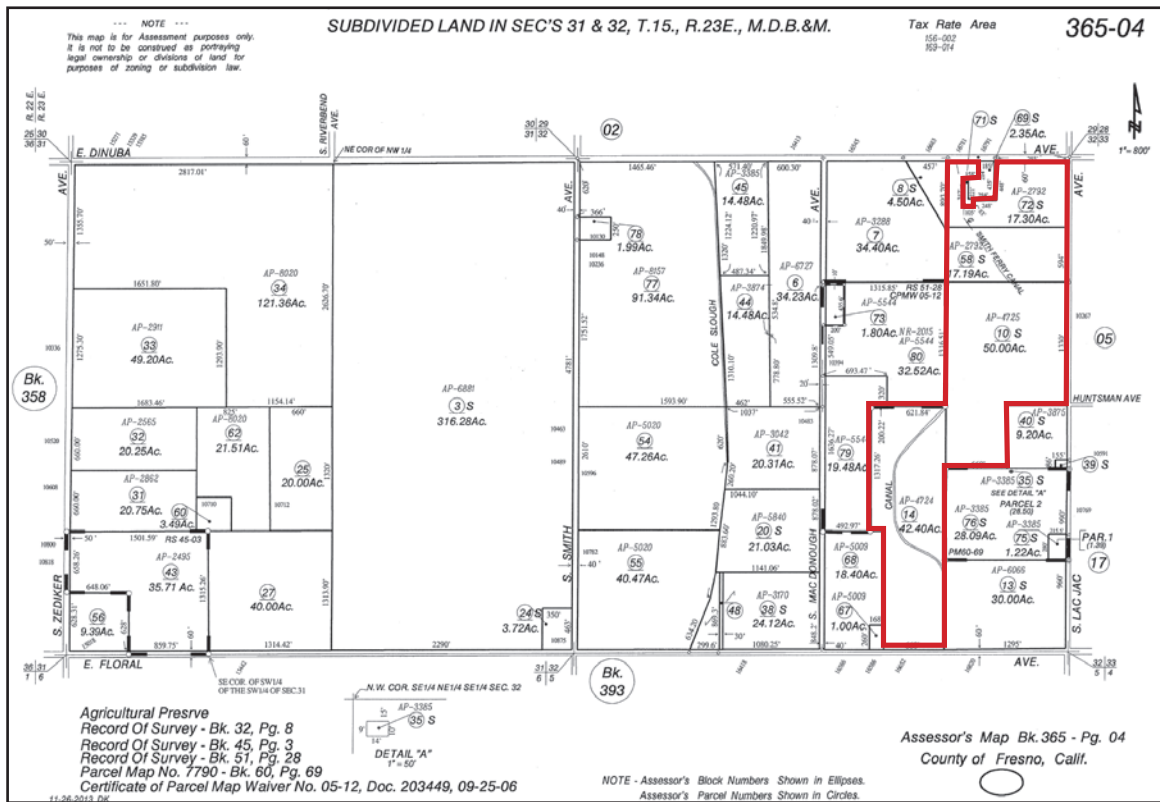
126.89± Acres

\$4,650,000

<b>LOCATION:</b>	1.5± miles west of Reedley, CA. Located on the southwest corner of Lac Jac and Dinuba Avenues.
<b>DESCRIPTION:</b>	Planted to apricots with a small amount of acreage planted to persimmons and treefruit.
<b>LEGAL:</b>	Fresno County APN's: 365-040-10, 14, 58 & 72.
<b>PLANTINGS:</b>	See planting maps for acreages and varieties.
<b>WATER:</b>	Consolidated Irrigation District. 109.59± acres @ \$23.00 per acre. 100% entitlement. 17.30± acres @ \$9.20 per acre. Does not receive surface water. (1) 15 HP submersible pump (1) 15 HP turbine pump disconnected (1) 20 HP submersible pump (1) 20 HP turbine pump disconnected (1) 1 HP domestic pump in the same well as the ag pump
<b>SOILS:</b>	Hanford fine sandy loam, Grade 1 (78.9%) Delhi loamy sand, 0-3% slopes, Grade 2 (30.5%) Tujunga loamy sand, 0-3% slopes, Grade 2 (13.5%) Delhi loamy sand, 3-9% slopes, Grade 2 (6.2%) Delhi sand, 3-9% slopes, Grade 3 (1.5%)
<b>BUILDINGS/ IMPROVEMENTS:</b>	Older 2,500± sq. ft. home being sold in "as is" condition. (1) 70' x 120' open steel beam shop (1) 40' x 60' older wood sided shop
<b>PRICE/TERMS:</b>	\$4,650,000 All cash to Seller at close of escrow. The 2017 crop is not included.
<b>NOTE:</b>	Seller to stay in the house and retain use of the older shop for the period of one year after close of escrow.



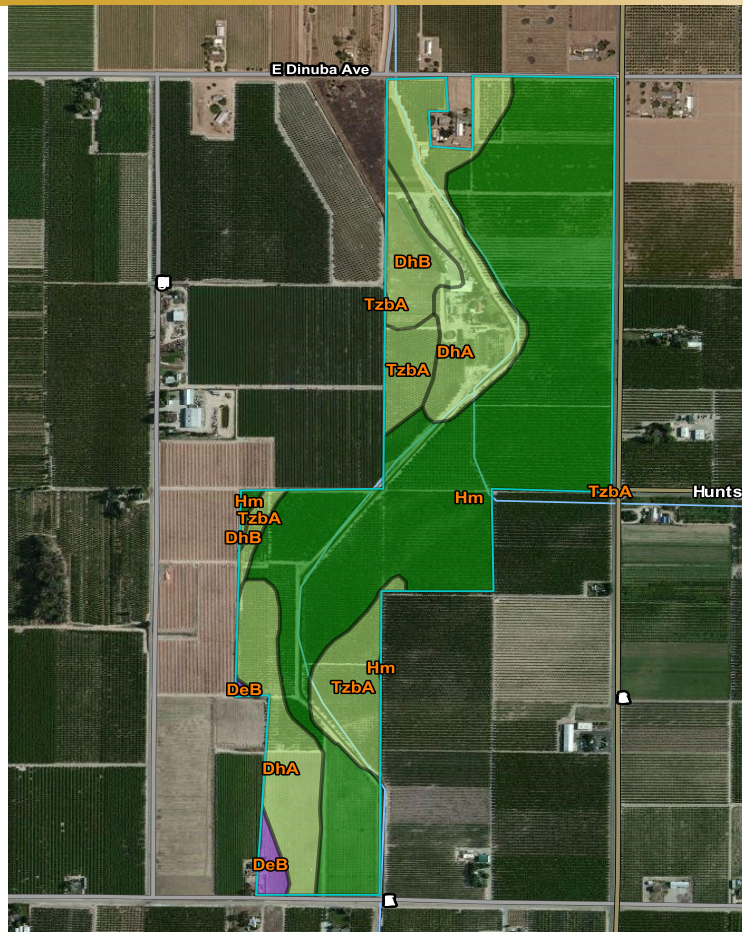
# ASSESSOR'S PARCEL MAP



# SOILS MAP

## SOILS LEGEND

- Hm=Hanford fine sandy loam, Grade 1
- DhA=Delhi loamy sand, Grade 2
- TzbA=Tujunga loamy sand, Grade 2
- DhB=Delhi loamy sand, Grade 2
- DeB=Delhi sand, Grade 3



# NORTHERN PORTION OF PROPERTY

● C.I.D.

E. Dinuba Ave.

Castlebrite  
Apricots-N  
1± Ac.  
2014  
20'x16'  
drip

Apache  
Apricots-P  
1± Ac.  
100 trees

Lorna  
Apricots-C  
1.1± Ac.  
2016  
20'x16'  
flood

Lorna  
Apricots-N  
4.6± Ac.  
Grafted 2010  
Rootstock 2003  
20'x16'  
flood

Golden Sweet  
Apricots  
1± Ac.  
2008  
20'x16'  
drip

20HP  
turbine  
disconnected

Lorna Apricots-C  
1± Ac., Grafted 2015

Golden Sweet  
Apricots  
1.4± Ac.  
2008  
20'x16'

Lorna  
Apricots-N  
5.6± Ac.  
2001

Tasty Rich  
Black Apricots  
1± Ac.  
Experimental  
drip

Tri Gem  
Apricots-C  
5± Ac.  
2009  
20'x16'  
flood

● C.I.D.

Hychia  
Persimmons  
3.1± Ac.  
2012  
drip

Westcot  
Apricots-L  
5± Ac.  
2013

SHOP

OPEN

HOUSE

20 HP Pump

● Apples,  
Peaches,  
Nectarines  
1.5± Ac.

Castlebrite  
Apricots-N  
10± Ac.  
2007  
20'x16'  
flood

Robada  
Apricots-V  
6.3± Ac.  
2015  
20'x16'  
drip

Lorna  
Apricots-C  
5± Ac.  
2014  
20'x16'  
flood

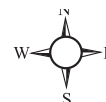
Castlebrite  
Apricots-N  
3.6± Ac.  
2013  
20'x16'  
flood

Robada  
Apricots-C  
5± Ac.  
2014  
20'x16'  
flood

S. Lac Jac Ave.

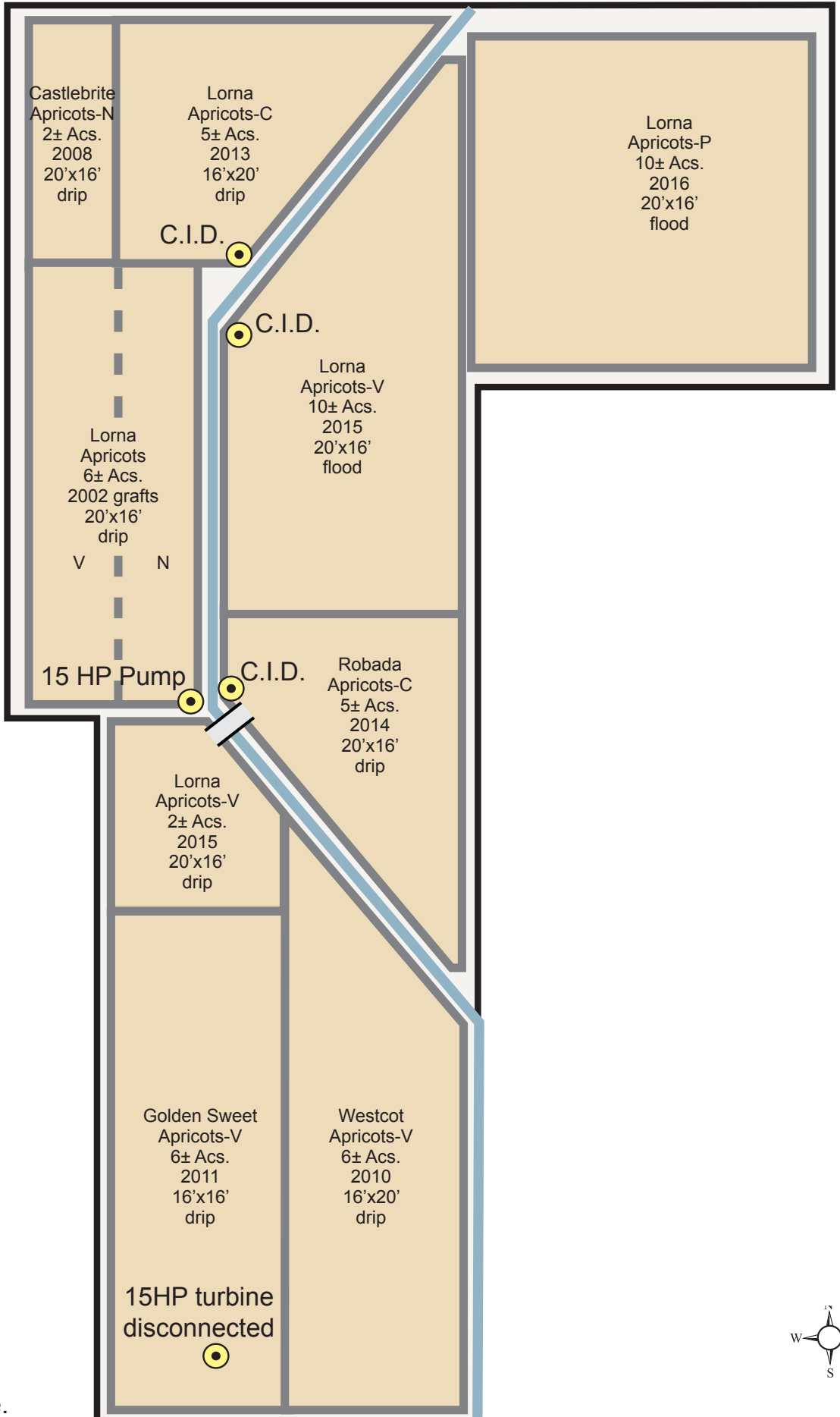
Rootstock Legend

- C - Citation
- L - Lovell
- N - Nemaguard
- P - 2640 Plum
- V - Viking



# SOUTHERN PORTION OF PROPERTY

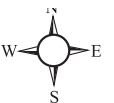
S. MacDonough Rd.



Rootstock Legend

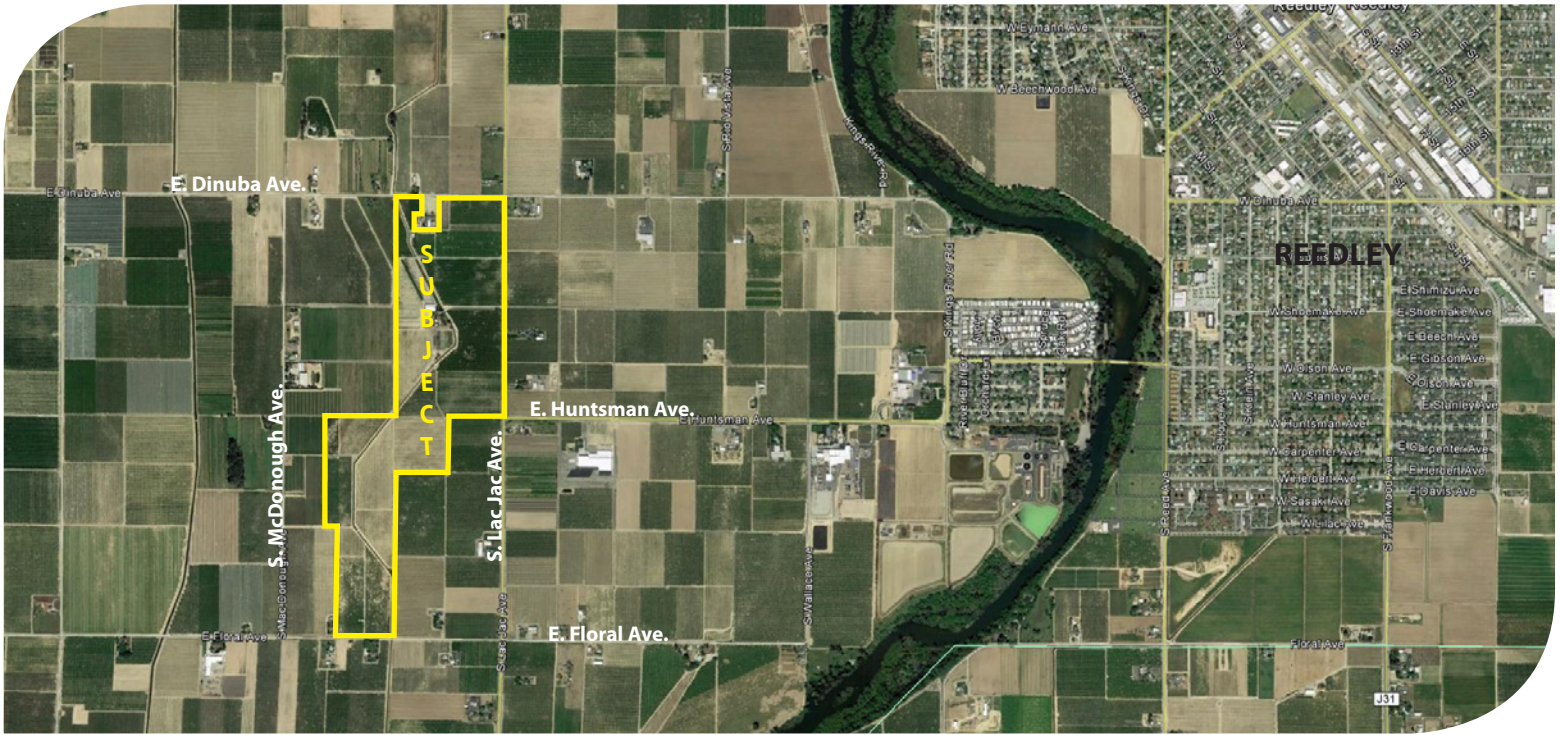
- C - Citation
- L - Lovell
- N - Nemaguard
- P - 2640 Plum
- V - Viking

E. Floral Ave.





# LOCATION MAP



# REGIONAL MAP



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.

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