

FOR SALE



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

McKinley Avenue Almonds



38.20± Acres
Fresno County, California

- Nonpareil and Carmel almonds
- Fresno Irrigation District
- Leased for 2017 crop year

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Pearson Realty



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CA BRE #00020875



McKinley Avenue Almonds

38.20± Acres

\$1,337,000

LOCATION:	North East corner of W. McKinley Avenue and North Monroe Avenue at 8466 W. McKinley Ave. Fresno, Ca 93723.
DESCRIPTION:	Well located almond orchard in the Fresno Irrigation District and Central Unified School District just west of Fresno. Approximately 38± acres of 1994 planted 50% Nonpareil and 50% Carmel almonds on plum root. Tree spacing is 22' x 22'. Current historical production is approximately 1500 meat lbs./acre. Subject property is being farmed by Mr. Jack Wagenleitner for the 2017 crop year. Sellers position in 2017 lease is included in purchase price.
LEGAL:	Fresno County APN 312-022-14, approximately 38.20± acres. Located in a portion of Section 30, T13S, R18E. , M.D.B.&M.
ZONING:	AE20. Property is not in the Williamson Act.
WATER:	Two sources of water; Fresno Irrigation District water and a supplemental 20 HP turbine and deep well, approximately 200' deep.
SOILS:	Prime farmland soils. Hanford coarse sandy loam (Ha), Hanford fine sandy loam (Ho), Hesperia fine sandy loam (Hst), all Grade 1. Also includes Exeter (Es) sandy loam. All soils were ripped by two D9s prior to planting.
BUILDING:	None
PRICE/TERMS:	\$1,337,000 cash

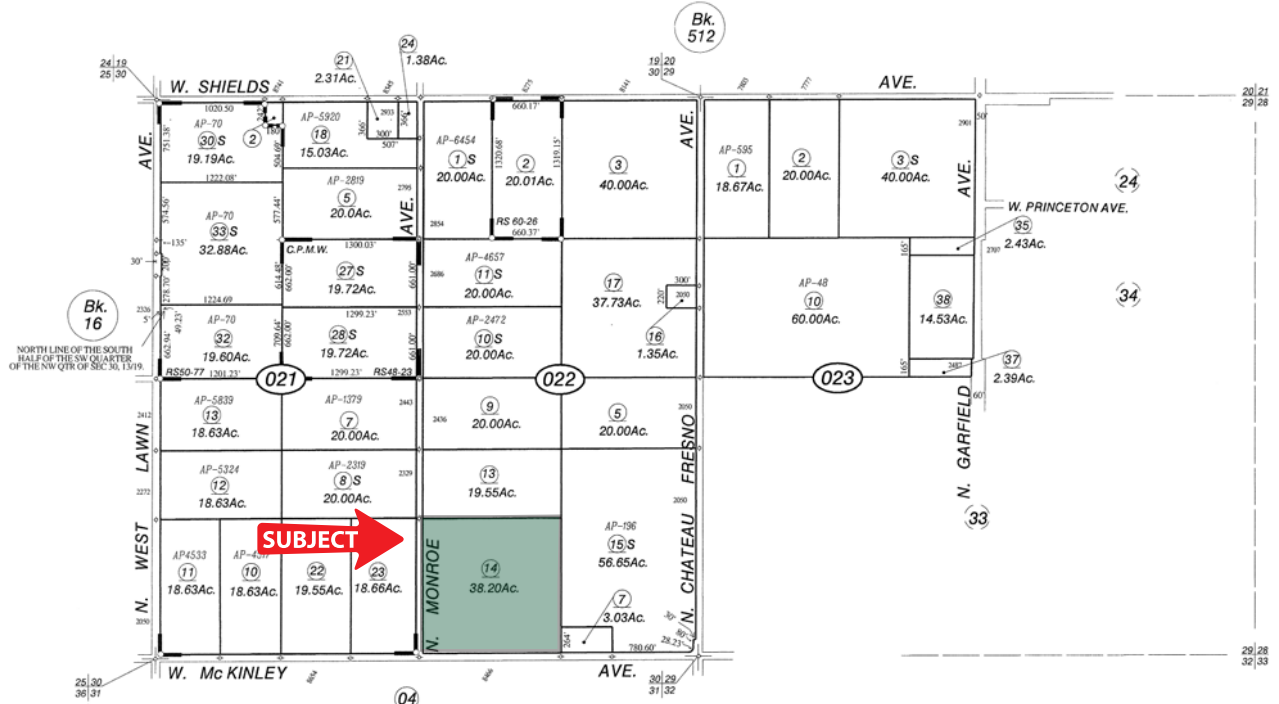
ASSESSOR'S PARCEL MAP

POR. SEC 29, 30, T. 13 S., R. 19 E., M.D.B. & M.

Tax Rate Area
62-07

312-02

--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



NORTH LINE OF THE SOUTH HALF OF THE SW QUARTER OF THE NW QTR OF SEC 30, T.13N, R.19E, M.D.B. & M.

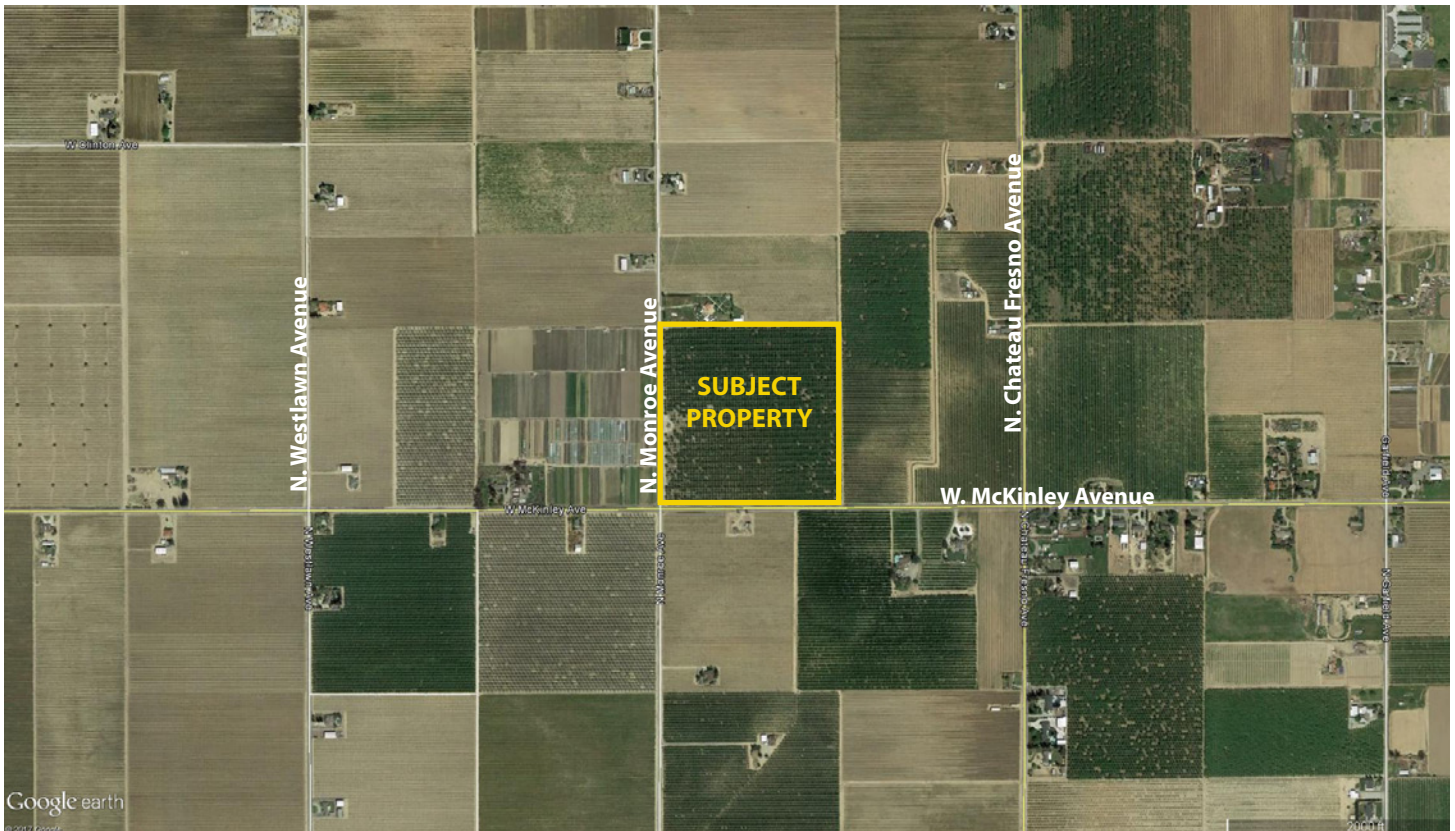
Agricultural Preserve
Record of Survey - Bk. 48, Pg. 23
Certificate of Parcel Map Waiver No. 02-10, Doc. 282948, 11-24-03
Record of Survey - Bk. 50, Pg. 77
Record of Survey - Bk. 60, Pg. 26

Assessor's Map Bk. 312 - Pg. 02
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

11-25-2014 SH

AERIAL MAP



Google earth
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