

# **FOR SALE**



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## **San Luis W.D. Almonds & Open Land**



**583.66± Acres**  
**Fresno County, California**

- Mature Almonds & Open Land
- San Luis Water District

**Exclusively Presented By:**  
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CA BRE #00020875



# San Luis W.D. Almonds & Open Land

**583.66± Acres**

**\$4,987,710**

**DESCRIPTION:**

583.66± assessed acres located just east of Interstate 5, north of Shields Avenue in western Fresno County. Property consists of; 125.28± acres of almonds, 457.27± acres of open land and 1.11± acres equip yard. (See attached ranch map)

**LOCATION:**

Subject property is located 1± mile north of Shields Avenue and ¾ mile east of Interstate 5, approximately 15 miles southwest of Firebaugh, CA.

**LEGAL:**

Fresno County Apn's: 009-052-32s & 35s and 010-080-32 & 33s.

**WATER:**

San Luis Water District. Water distributed to trees via booster pumps, media filter stations and drip lines.

**SOILS:**

Panoche clay loam, 0 to 2 percent slopes, MLRA 17 Ciervo clay, 0 to 2 percent slopes, Cerini clay loam 0 to 2 percent slopes. See attached soils map.

**BUILDINGS:**

No buildings or dwellings.

**ZONING:**

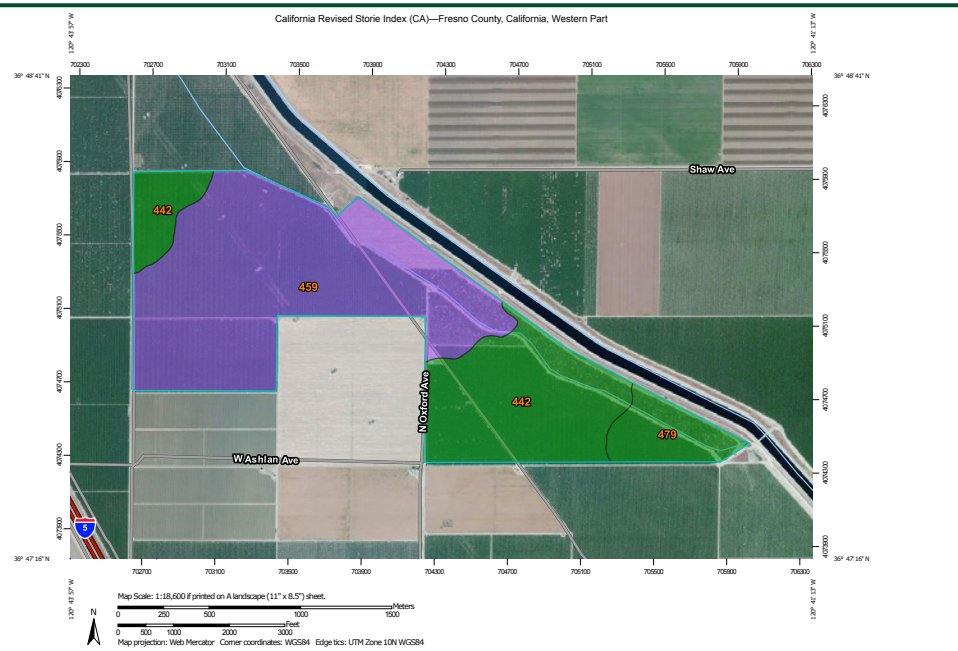
AE-20 (Agricultural Exclusive, 20 acre minimum parcels).

**PRICE/TERMS:**

\$4,987,710 cash to seller at close of escrow.

# SOIL MAP

California Revised Storie Index (CA)— Summary by Map Unit — Fresno County, California, Western Part (CA653)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
442	Panoche clay loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Panoche, clay loam (85%)	201.8	33.1%
459	Ciervo clay, 0 to 2 percent slopes	Grade 3 - Fair	Ciervo, clay (80%)	358.6	58.9%
479	Cerini clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini, clay loam (85%)	48.8	8.0%
Totals for Area of Interest				609.3	100.0%

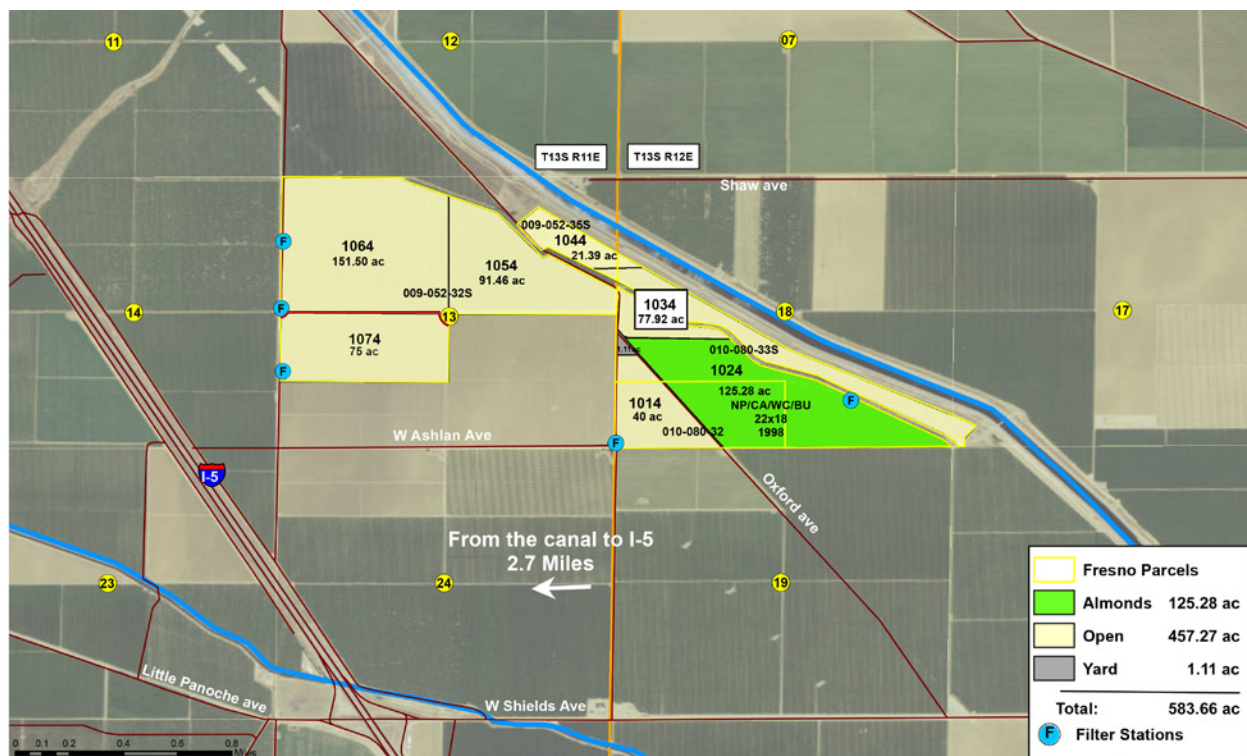


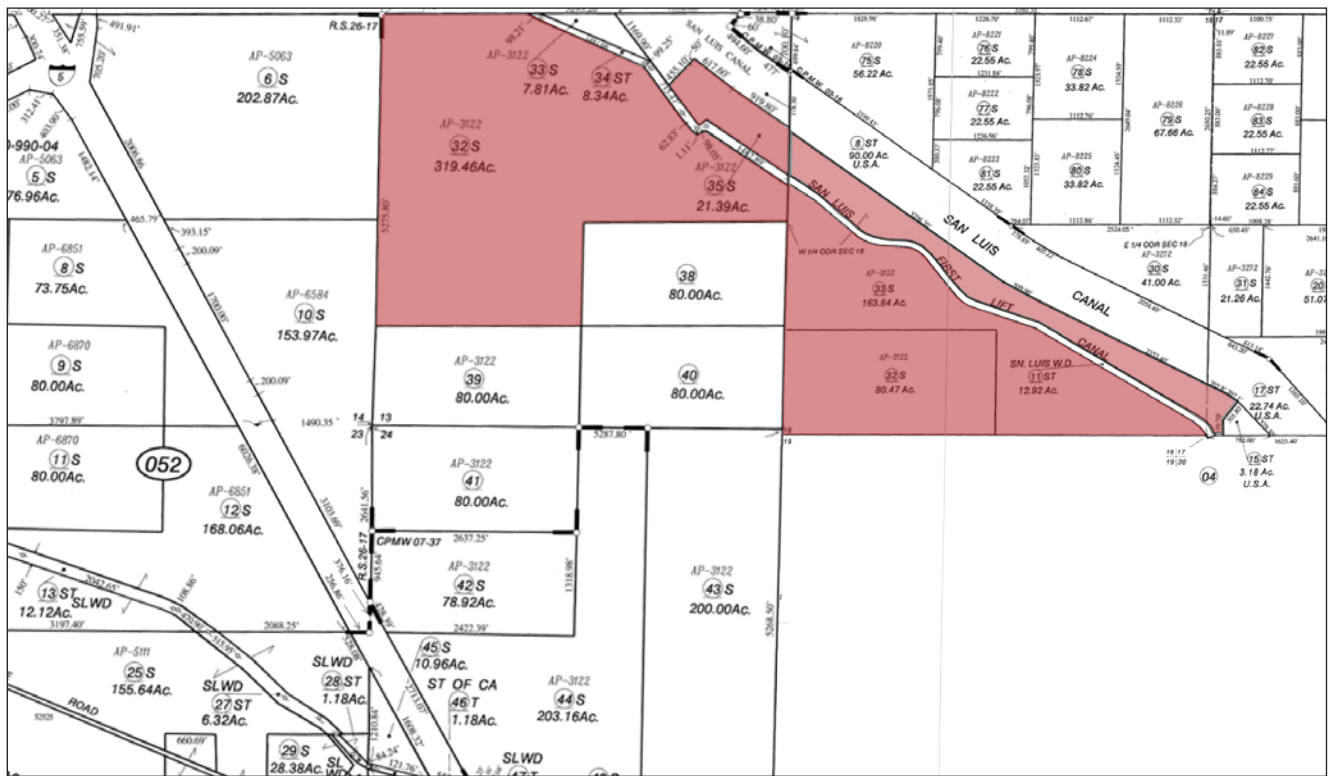
## MAP LEGEND

- Area of Interest (AOI)**
  - Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    - Grade 1 - Excellent
    - Grade 2 - Good
    - Grade 3 - Fair
    - Grade 4 - Poor
    - Grade 5 - Very Poor
    - Grade 6 - Nonagricultural
    - Not rated
    - Not rated or not available
  - Soil Rating Lines**
    - Grade 1 - Excellent
    - Grade 2 - Good
    - Grade 3 - Fair
    - Grade 4 - Poor
    - Grade 5 - Very Poor
    - Grade 6 - Nonagricultural
    - Not rated
    - Not rated or not available
  - Soil Rating Points**
    - Grade 1 - Excellent
    - Grade 2 - Good
    - Grade 3 - Fair
    - Grade 4 - Poor
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography
- Grade 5 - Very Poor**
- Grade 6 - Nonagricultural**
- Not rated**
- Not rated or not available**

# RANCH MAP

## SAN LUIS WATER DISTRICT ALMONDS & OPEN LAND Fresno County



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