

**FOR SALE**



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# Firebaugh Almonds



**80.00± Acres**  
**Fresno County, California**

- Butte and Padre Almonds
- Westlands Water District
- Grade 1 soils

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



# Firebaugh Almonds

80.00± Acres

\$680,000

**LOCATION:**

Take North Avenue to the west of Fairfax Avenue approximately 3 miles. Travel south 3/4 mile to the parcel on the east side continuing on for 1/4 mile south.

**DESCRIPTION:**

This is an older almond orchard planted in 1995 to 50% Butte and 50% Padre.

**LEGAL:**

Fresno County APN: 017-080-21s. Located in a portion of Section 25, T14S, R12E, M.D.B.&M.

**PLANTINGS:**

Almonds planted in 1995, 22' x 16' spacing. Butte and Padre varieties.

**WATER:**

The parcel receives Westlands Water District water and is applied through a fanjet irrigation system.

**SOILS:**

Excelsior sandy loam, sandy substratum, Grade 1, Excellent.

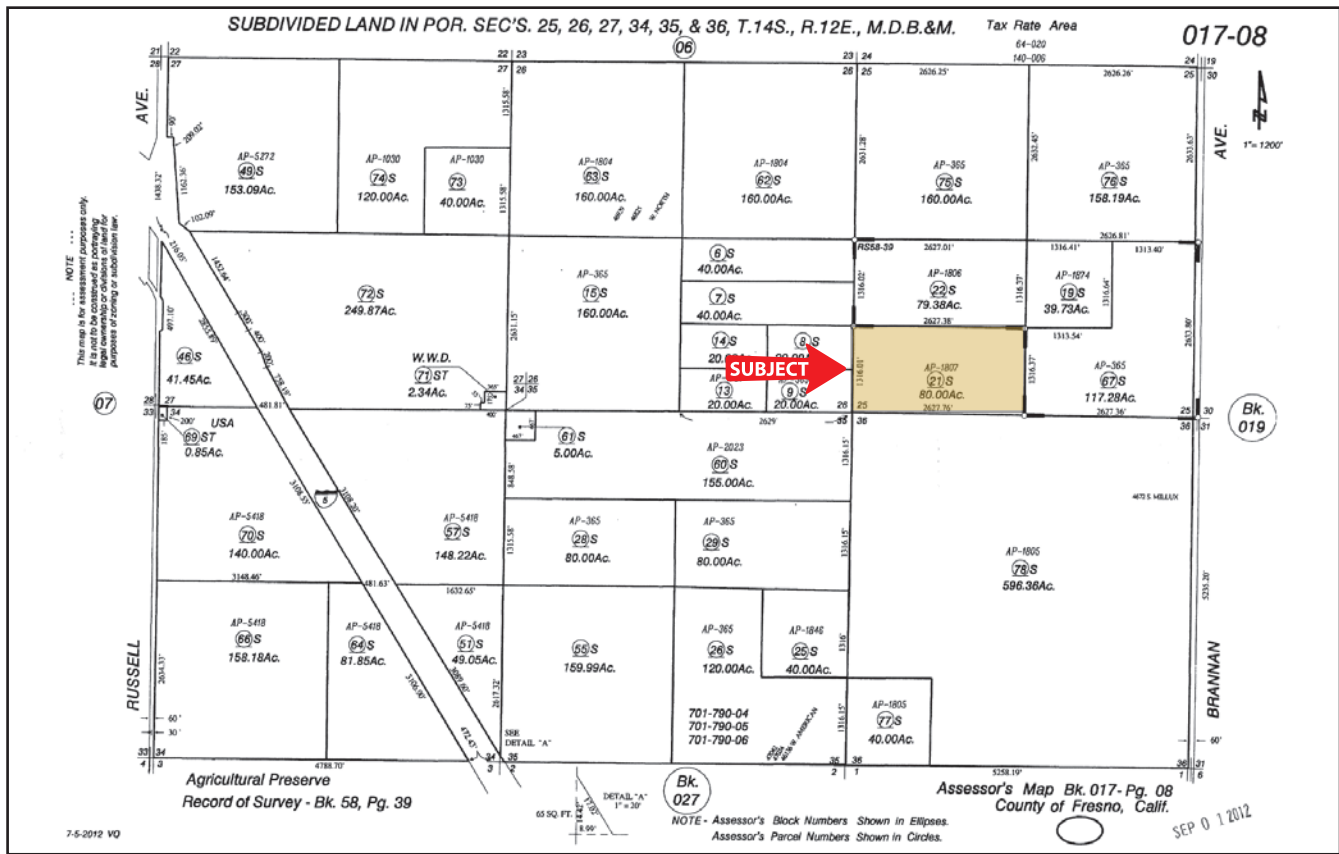
**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$680,000 All cash at close of escrow. Owner to be reimbursed for cultural costs incurred toward the 2018 crop.

# ASSESSOR'S PARCEL MAP

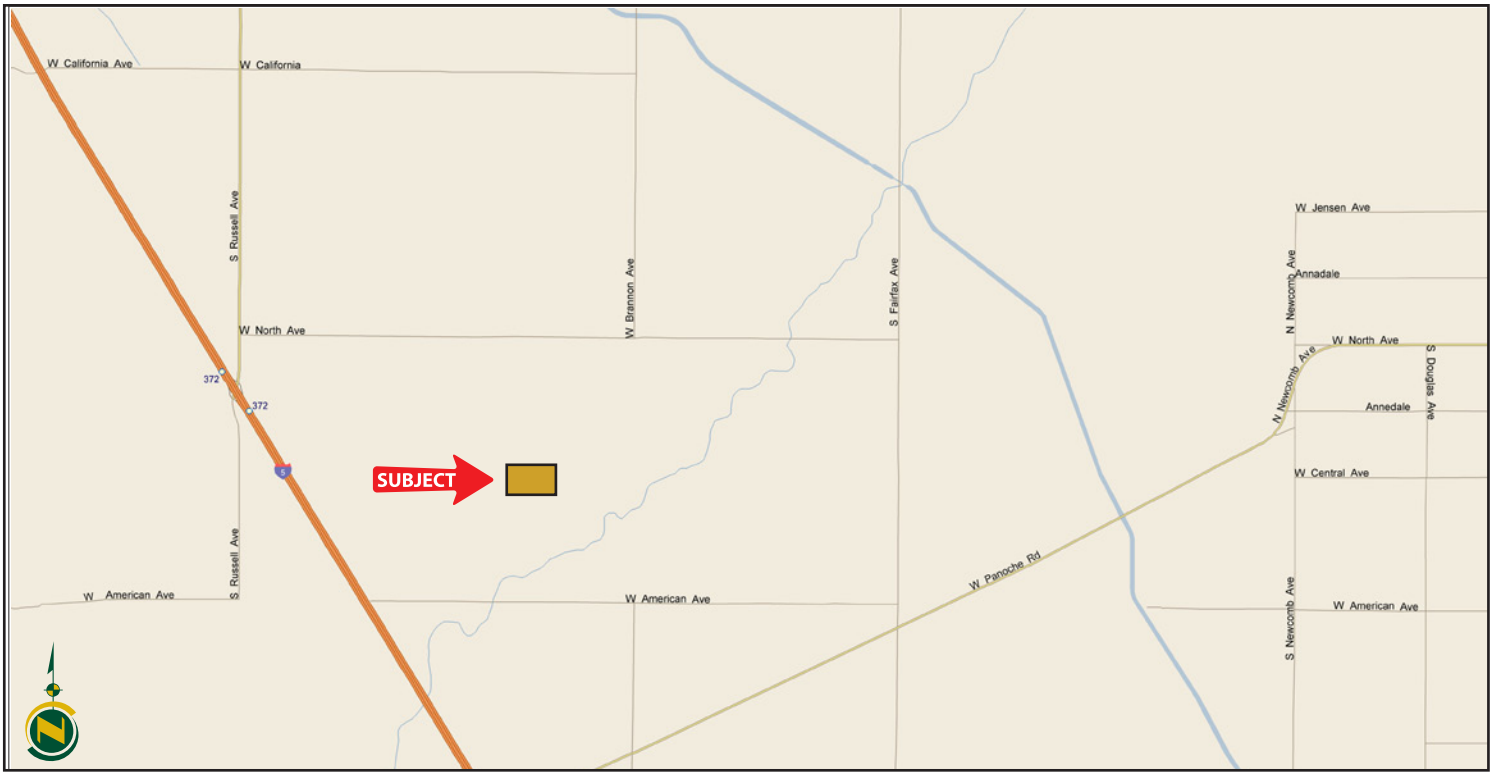


# SOILS MAP



**SOILS LEGEND**  
**447, Excelsior sandy loam, sandy substratum, 0-2% slopes**  
**Grade 1, Excellent**

# 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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