

# **FOR SALE**



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## **Kerman Ranch**



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

- Drip irrigation with filter station
- (1) Irrigation pump and well
- Planted to almonds and open land

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA BRE #00020875



# Kerman Ranch

**100.00± Assessed Acres**

**\$1,500,000**  
**(\$15,000 per acre)**

**LOCATION:**

The west side of Trinity Avenue (dirt road), 1/2 mile south of North Avenue.  
Approximately 2 1/2± miles southwest of the city of Kerman.

**LEGAL:**

The N 1/2 of the NE 1/4 of the SE 1/2 and the S 1/2 of the NW 1/4 of the NE 1/4  
and the W 3/4 of the S 1/2 of the NE 1/4 of Section 28, T14S, R17E, M.D.B.&M.  
Fresno County APN's: 020-290-19s & 23s.

**PLANTINGS:**

The entire property is planted to almonds of which approximately 38± acres  
will be removed in 2017.

**PRODUCTION:**

Available upon request.

**WATER:**

(1) Irrigation pump and well.  
Drip irrigation with filter station

**SOILS:**

Fresno sandy loam  
Fresno sandy loam, shallow  
Hesperia coarse sandy loam, saline-alkali  
Hesperia sandy loam, saline-alkali

**BUILDINGS/  
IMPROVEMENTS:**

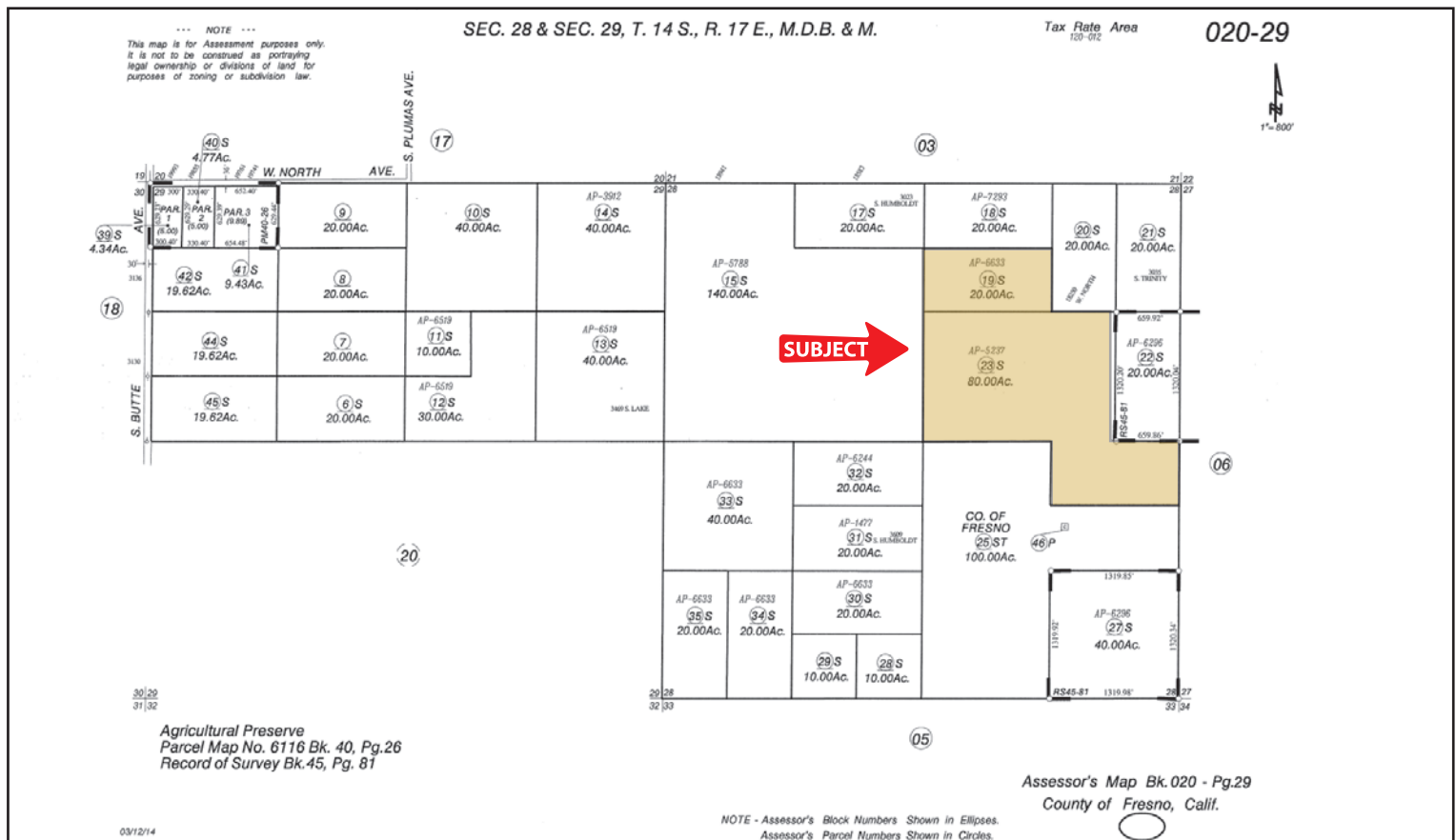
None.

**PRICE/TERMS:**

\$1,500,000 cash at the close of escrow. Buyer to reimburse Seller for cultural  
costs incurred towards the 2018 crop season.



# ASSESSOR'S PARCEL MAP



## AERIAL MAP



