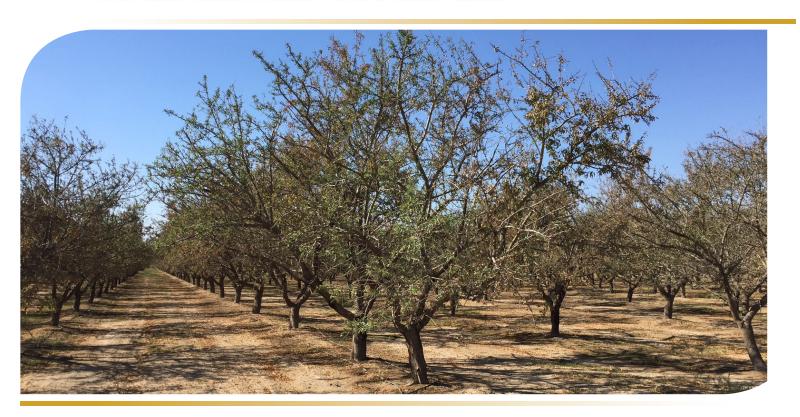
FOR SALE



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



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

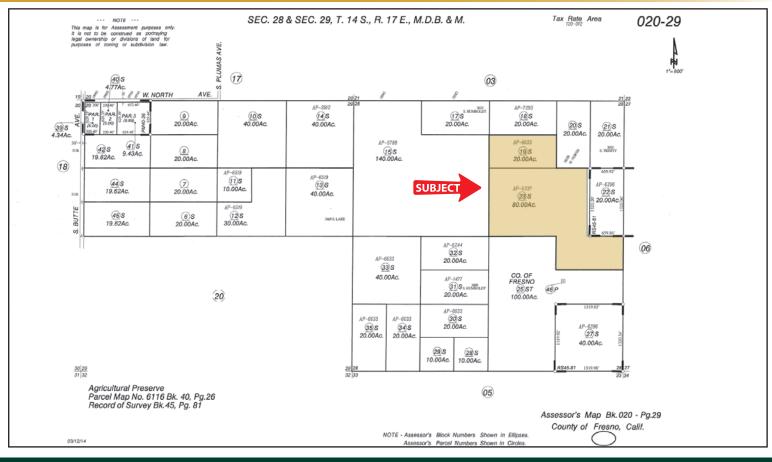
BUILDINGS/

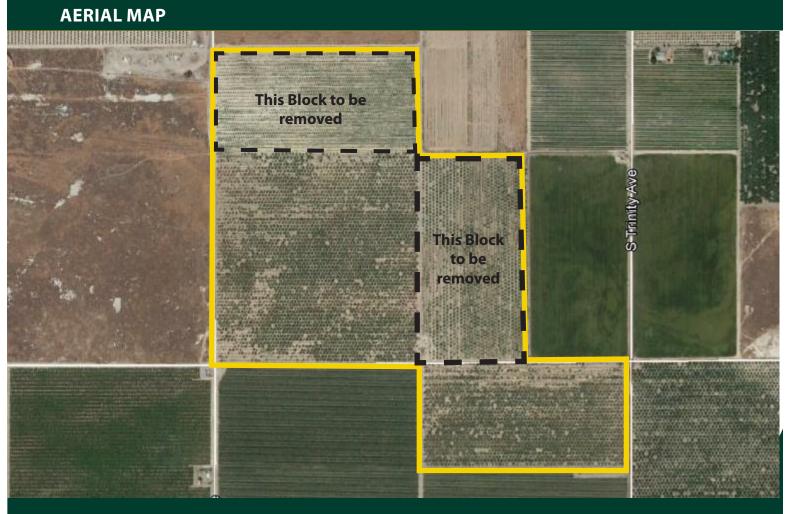
IMPROVEMENTS: None.

PRICE/TERMS: \$1,500,000 cash at the close of escrow. Buyer to reimburse Seller for cultural

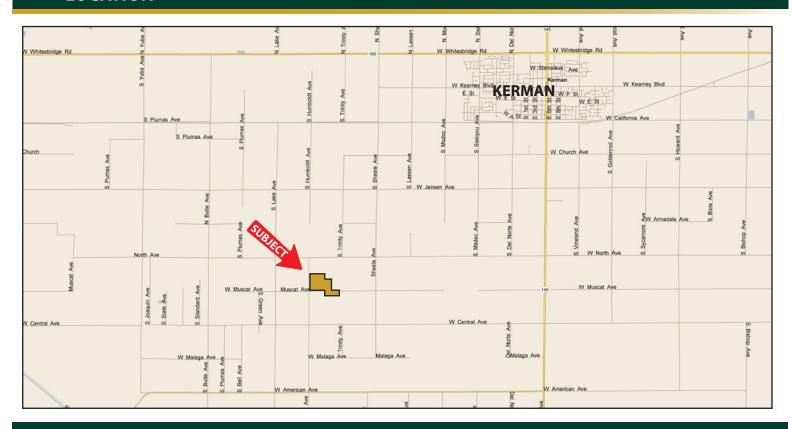
costs incurred towards the 2018 crop season.

ASSESSOR'S PARCEL MAP





LOCATION MAP



PROPERTY PHOTO



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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