

# **FOR SALE**



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## **Clovis Ave. Almonds & Peaches**



**36.75± Acres**  
**Fresno County, California**

- Close to City of Fresno Sphere of Influence
- Fresno Irrigation District
- Clovis Avenue frontage

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



# Clovis Ave. Almonds & Peaches

**36.75± Acres**

**\$1,450,000**

**LOCATION:**

Subject property is located on the northeast corner of Clovis Ave. and Central Ave. Physical address: 5124 E. Central Ave., Fresno, CA 93725.

**DESCRIPTION:**

Almond and peach plantings, with home in great location, on the northeast corner of Clovis and Central Avenues. One quarter mile of Clovis Avenue frontage, and less than 1 mile from the City of Fresno Sphere of Influence.

**LEGAL:**

Fresno County APN: 331-030-61. Located in a portion of Section 28, T14S, R21E, M.D.B.&M.

**ZONING:**

AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size). Property is enrolled in the Williamson Act.

**PLANTINGS:**

<u>Acres</u>	<u>Planted</u>	<u>Crop</u>	<u>Variety</u>
13.0±	2016	Almonds	Nonpareil & Monterey
23.0±	2006	Peaches	Spring Flame 22

**WATER:**

(1) Submersible pump and well  
(1) Domestic pump and well  
Subject property is located within the Fresno Irrigation District and receives surface water when available.

**SOILS:**

Predominately Class 1, excellent soils.  
See soils map included.

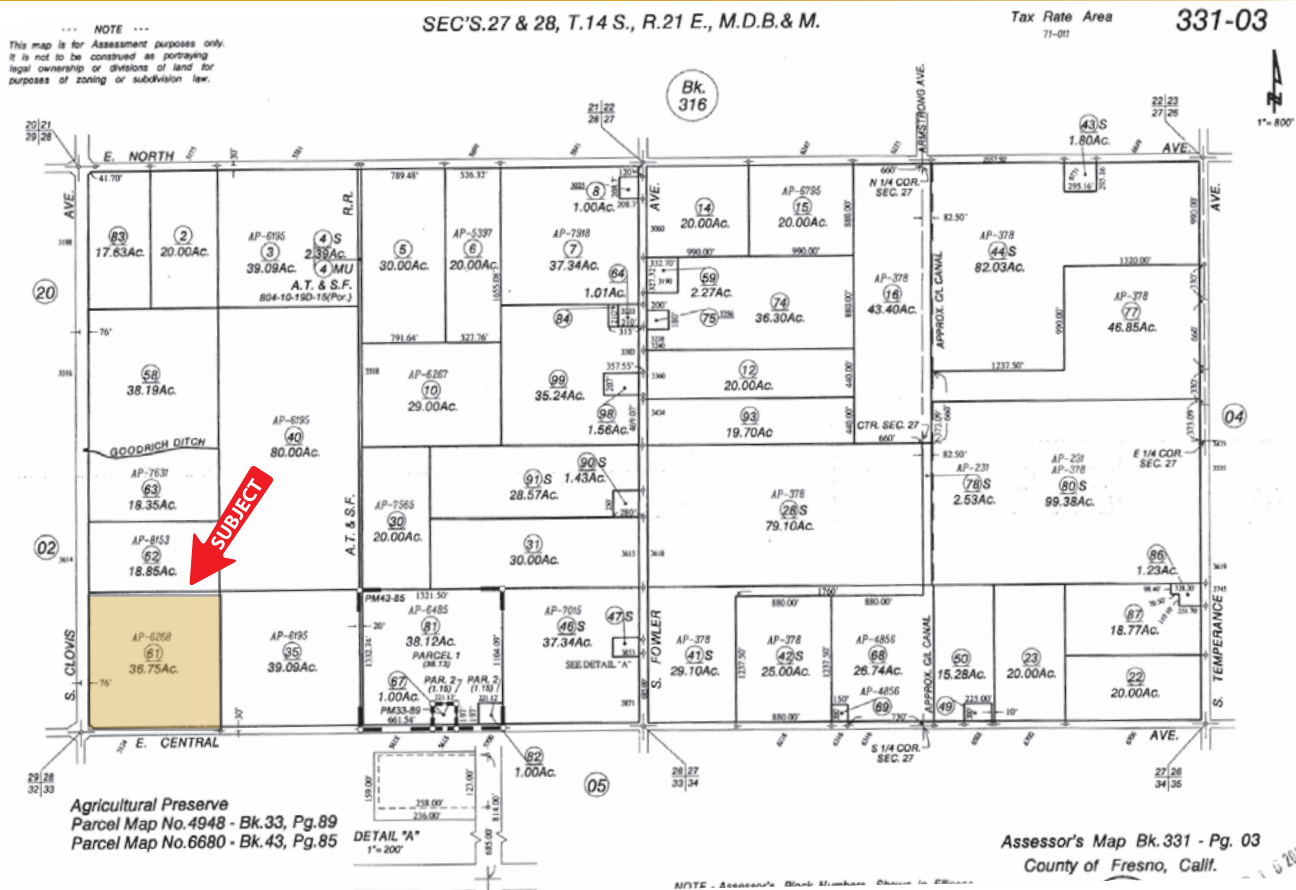
**BUILDINGS/  
IMPROVEMENTS:**

2,036± sq. ft. 4 bedroom, 2 bath home with carport and barn.

**PRICE/TERMS:**

\$1,450,000 cash to Seller at close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2018 crop.

# ASSESSOR'S PARCEL MAP



## SOILS MAP

## SOILS LEGEND

**Hc = Hanford sandy loam  
Grade 1**

**Hsd = Hesperia sandy loam  
Grade 1**

**Ho = Hanford fine sandy loam,  
silky substratum  
Grade 1**

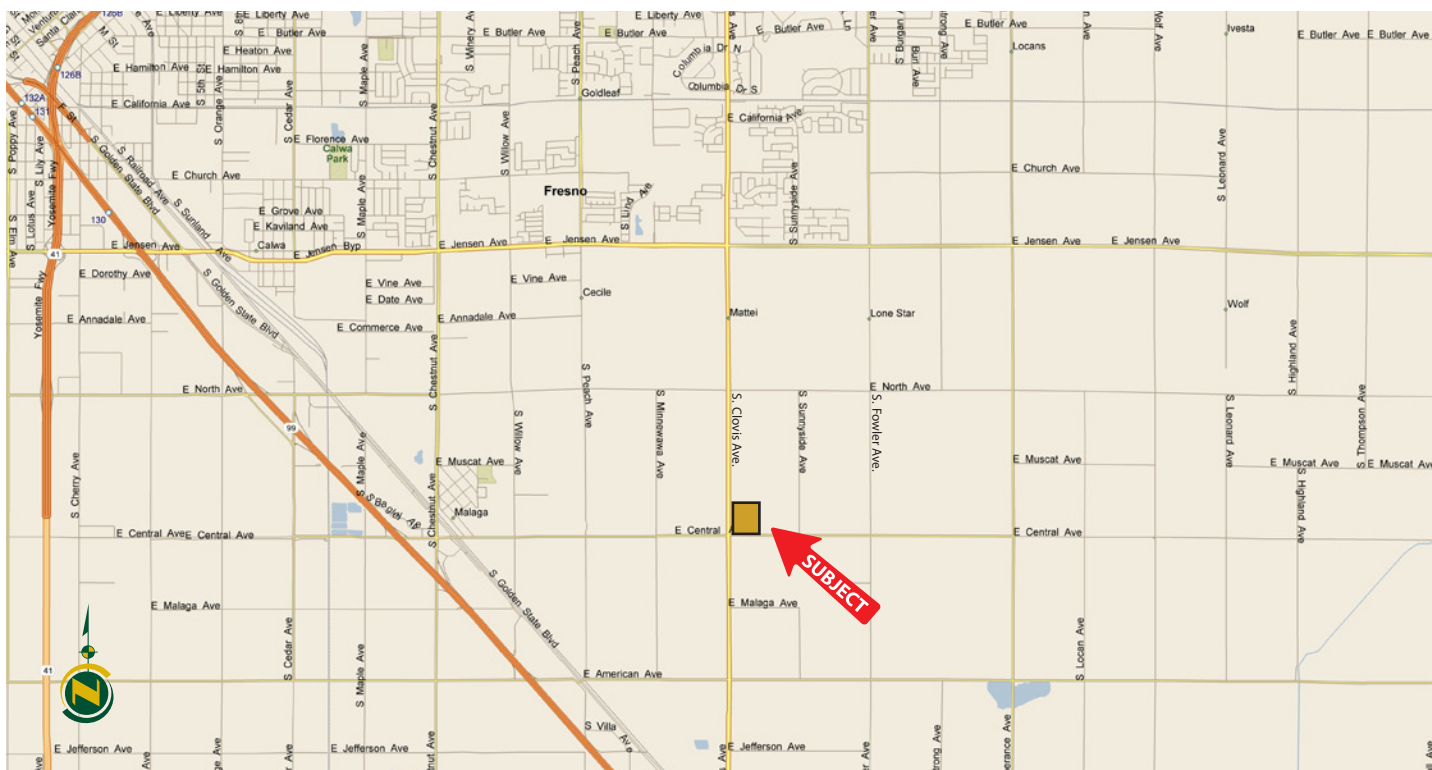
**Dha = Delhi loamy sand,  
0-3% slopes  
Grade 2**

**Es = Exeter sandy loam  
Grade 4**





## LOCATION MAP



## PROPERTY PHOTOS



## Offices Serving The Central Valley

**FRESNO**  
7480 N Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

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