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***FOR SALE***

# **Kingsburg Area Almond Ranch**



**37.01± Acres**  
**Fresno County, California**

- Consolidated Irrigation District
- Two newer ag pumps, wells, and filter system
- Young Independence Almonds
- Income and tax benefits

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



# Kingsburg Area Almond Ranch

**37.01± Acres**

**\$1,280,000**

**DESCRIPTION:**

This Kingsburg Sphere of Influence opportunity is a newly planted in 2016 Independence Almond Ranch. It has a top notch new irrigation system which includes pump, well, booster pump and filter station. It is in a great location with good soil and water conditions. The property is in the Consolidated Irrigation District. This ranch has been farmed with the best cultural practices.

**LOCATION:**

The site address is 12390 East Kamm Avenue, Kingsburg, CA. The ranch is located on the north side of Kamm Avenue between South Academy Avenue and South Bethel Avenue.

**LEGAL:**

Fresno County APN 393-250-36. The property is located in a portion of Section 15, Township 16S., Range 22E., M.D.B.&M.

**PLANTINGS:**

Independence Almonds on Nemaguard. Planted in 2016 with 20' x 14' spacing.

**SOILS:**

Mostly – Dello loamy sand, 3% to 9% slopes. Little Pollasky sandy loam, 9% to 15% slopes and Delhi loamy sand, 0% to 3% slopes, Mlra 17.

**WATER:**

Two newer ag pumps and wells with booster pump and filter station, turnout for Consolidated Irrigation District Water.

**ZONING:**

AE-20, Agriculture Exclusive, the property is not under the Williamson Act Contract.

**PRICE & TERMS:**

\$1,280,000.



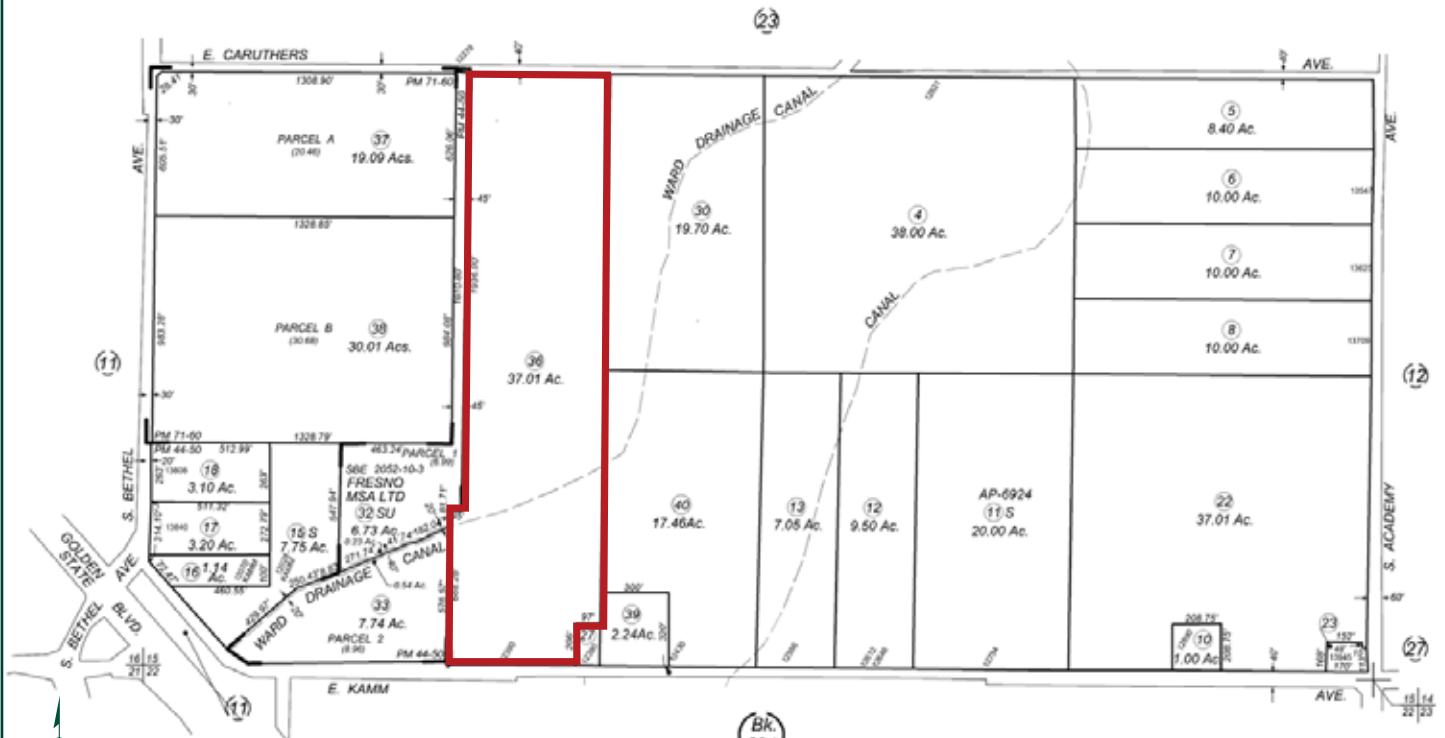
# ASSESSOR'S PARCEL MAP

*-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision. law.*

SUBDIVIDED LAND IN SEC. 15, T.16S., R. 22E., M.D.B.&M.

Tax Rate Area  
121-001  
121-004

**393-25**



Agricultural Preserve  
Parcel Map No. 6673 - Bk. 44, Pg. 50  
Parcel Map No. 8072 - Bk. 71, Pgs. 60 - 61

Assessor's Map Bk. 393 - Pg. 25  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

9/29/2016



# 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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