

FOR SALE



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Raisin City Almonds



**30.84± Acres
Fresno County, California**

- Desirable almond growing area
- Raisin City I.D.
- Good soils

**Exclusively Presented By:
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CA BRE #00020875



Raisin City Almonds

30.84± Acres

\$1,079,400
(\$35,000/ac.)

LOCATION:

The property is located at the NWC of South Henderson Road and South Blythe Avenue just north of Floral Avenue south of Raisin City, CA.

DESCRIPTION:

The property is located in a very desirable almond growing area. It consists of two parcels totaling 30.84± acres planted to 3 varieties of almonds.

LEGAL:

Fresno County APN's: 035-162-30s & 33s.

PLANTINGS:

50% Nonpareil, 25% Monterey and 25% Wood Colony almonds planted in 2017.

WATER:

Raisin City I.D.
(1) 20 HP pump and well
Water delivered via three sand media filters to a dual line drip system.

SOILS:

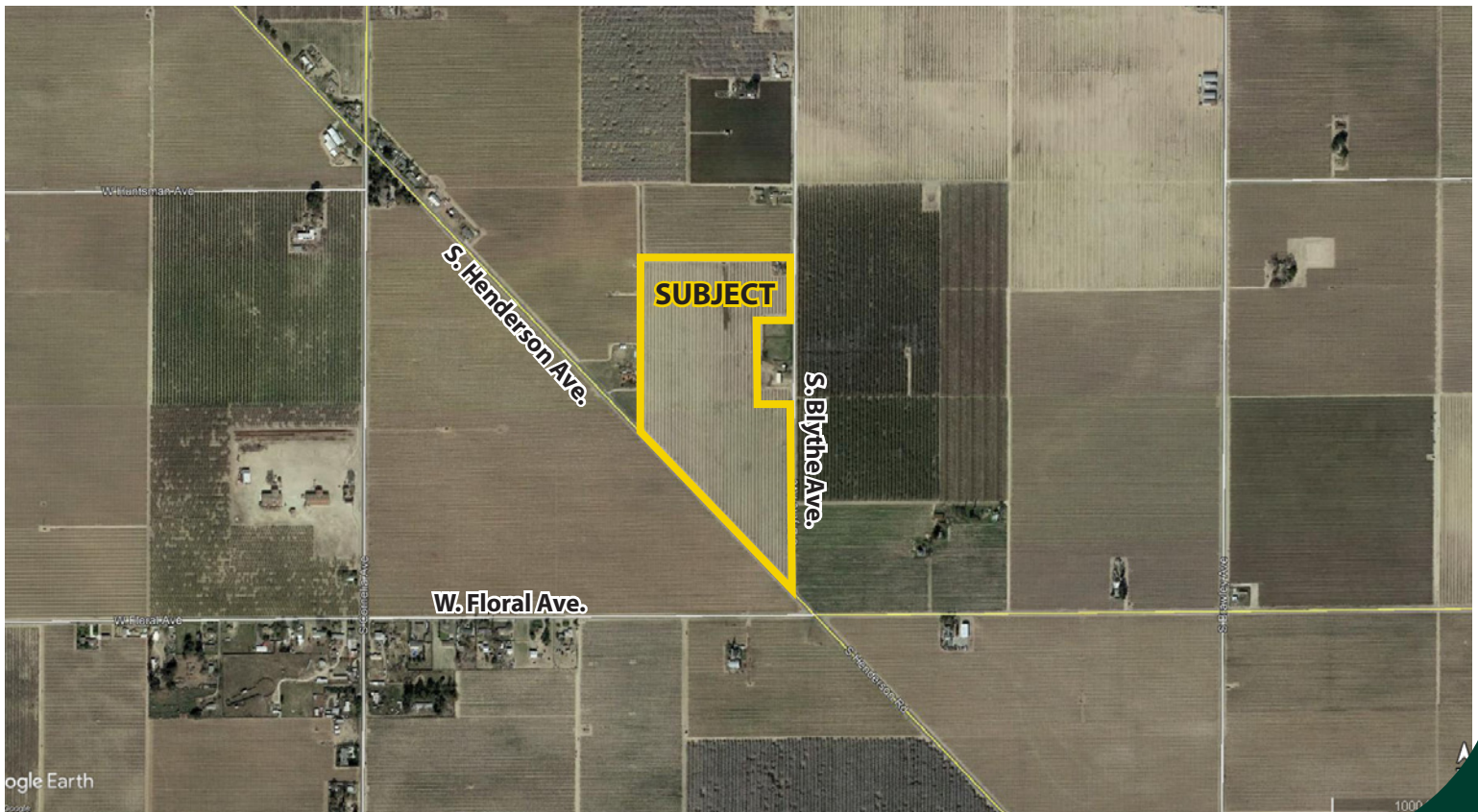
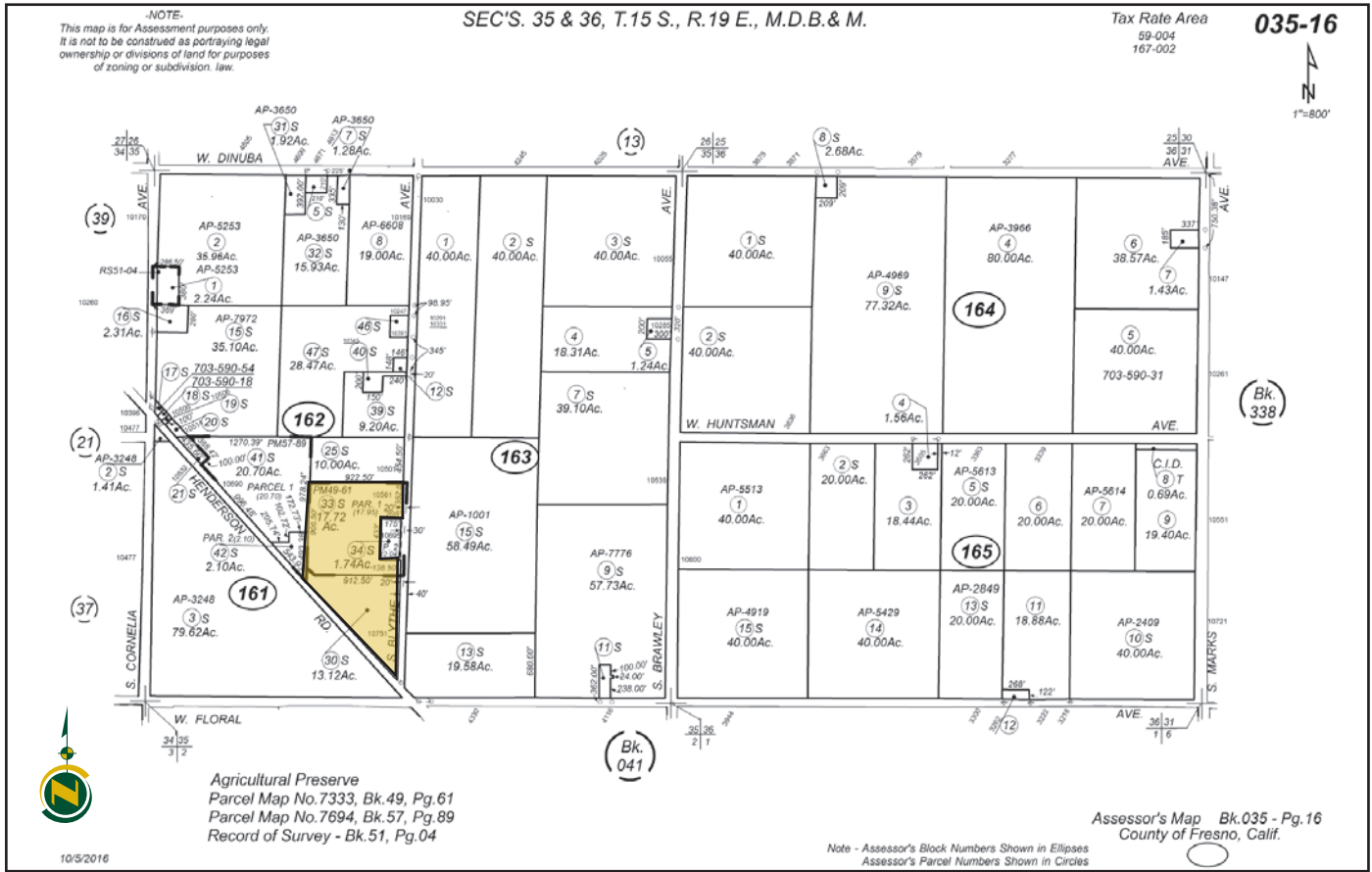
Delhi loamy sand, 0-3% slopes, MLRA 17
Delhi loamy sand, 3-9% slopes
Calhi loamy sand, moderately deep, 0-3% slopes
Hesperia sandy loam

**BUILDINGS/
IMPROVEMENTS:**

One single story home built in 1925, 616± sq. ft. with a 180± sq. ft. garage.

PRICE/TERMS:

\$1,079,000 cash at close of escrow.





SOILS LEGEND

**DhA = Delhi sand, 0-3% slopes, MLRA 17
Grade 2**

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

**CgA = Calhi loamy sand, moderately deep
0-3% slopes
Grade 2**

**Hsd = Hesperia sandy loam
Grade 1**



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.

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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