

FOR SALE



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AGRICULTURAL PROPERTIES
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Almonds San Luis Water Dist.



PRICE REDUCED

152.64± Acres
Fresno County, California

- Mature almond orchard
- Good soils
- Income potential

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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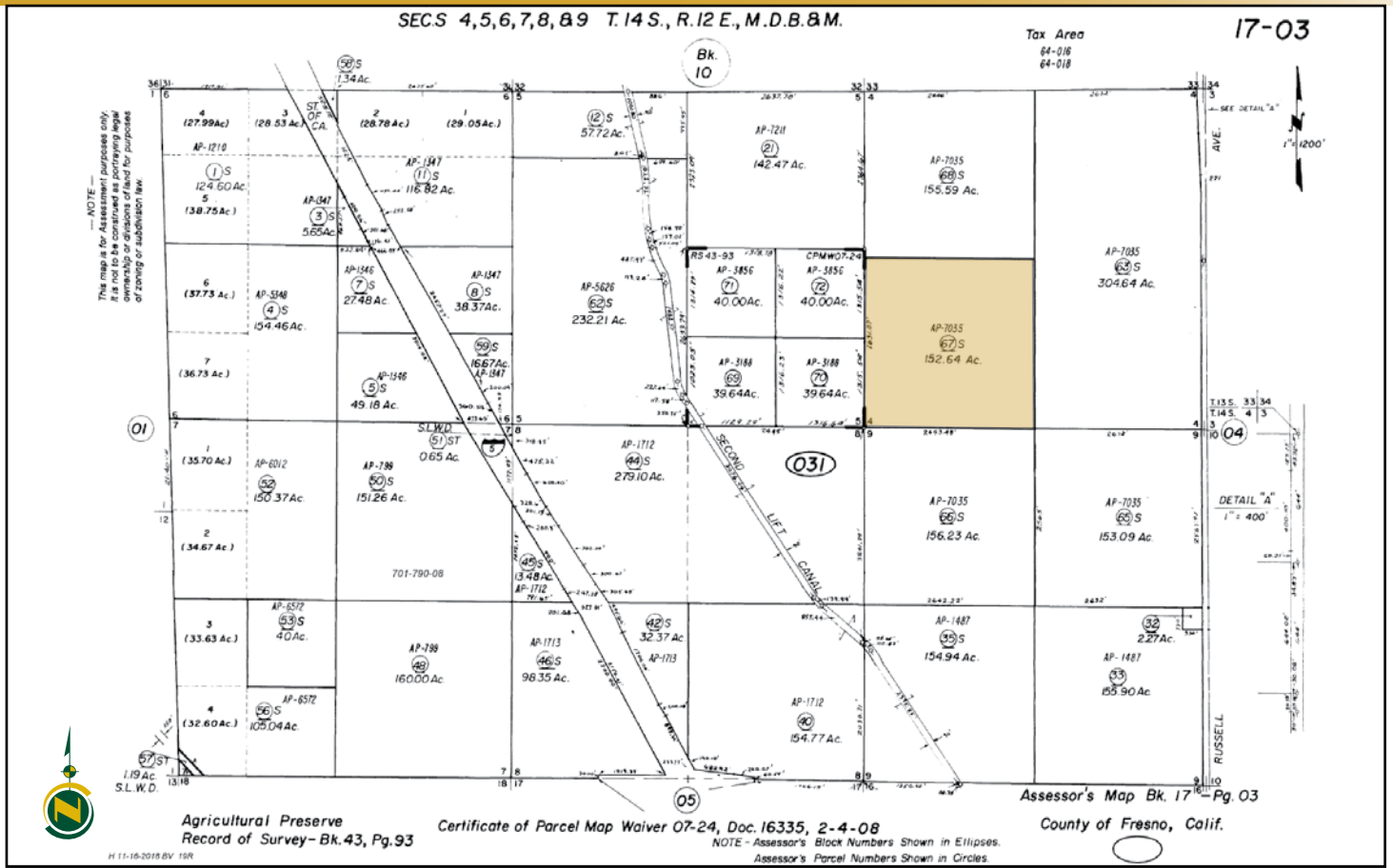
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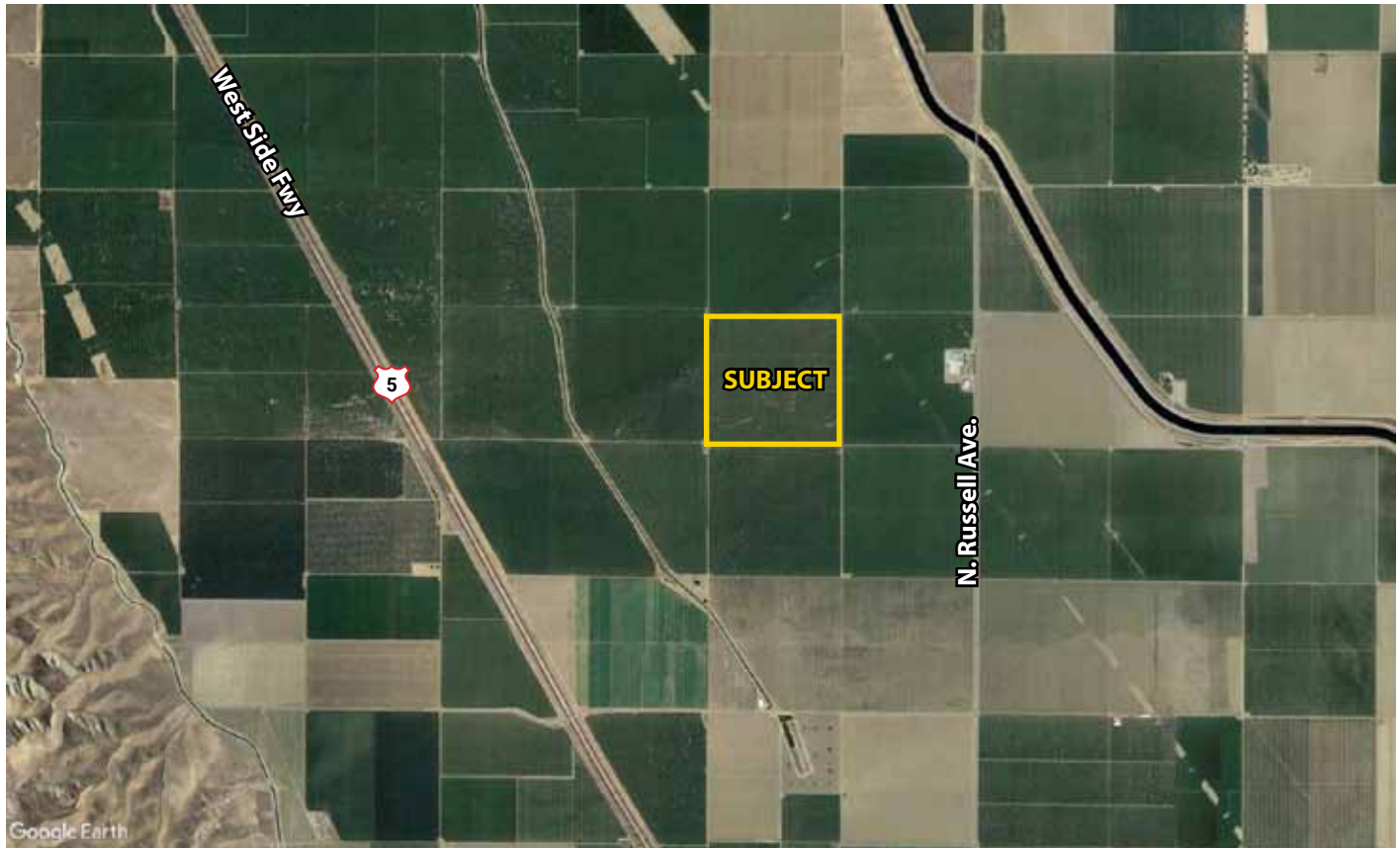
\$1,800,000

LOCATION:	Approximately 3.3± miles north from the I-5 and Russell Ave off ramp, then west 1± mile, then north ½± mile to the subject parcel at NE corner.
DESCRIPTION:	A mature almond orchard planted in 1999 (22 yrs.). This property offers income potential and tax benefits as it has the potential to produce reasonably for the next few years and has very good soils, climate and district water to continue once redeveloped.
LEGAL:	Fresno County APN: 017-031-67s.
ZONING:	AE-20. The property is enrolled in the Agricultural Preserve.
PLANTINGS:	Almonds planted in 1999 to 50% Nonpareil, 25% Wood Colony, and 25% Fritz on Nemagaurd rootstock. 22' X 18' spacing.
WATER:	The parcel receives water from the San Luis Water District. The seller reports the total water cost for 2019 at \$104,000 and in 2020 at \$177,000 . The seller has purchased 500± acre feet of water for the 2021 crop year.
SOILS:	Ciervo clay, grade 3.
BUILDINGS/ IMPROVEMENTS:	No buildings on the property. No equipment included in the listing though seller may include some pieces to be negotiated at time of sale.
PRICE/TERMS:	\$1,800,000 all cash at close of escrow. Owner to be reimbursed for cultural costs incurred toward the 2021 crop through close of escrow.

ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



PROPERTY PHOTO



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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