

# WESTSIDE ALMOND RANCH

Fresno County, California

\$1,679,000  
(\$11,393/acre)



**147.37± Acres**

- (5) Varieties of almonds
- Westlands Water District
- Predominantly Class 1 soils
- 42± acs. open ground for additional plantings

EXCLUSIVELY PRESENTED BY:  
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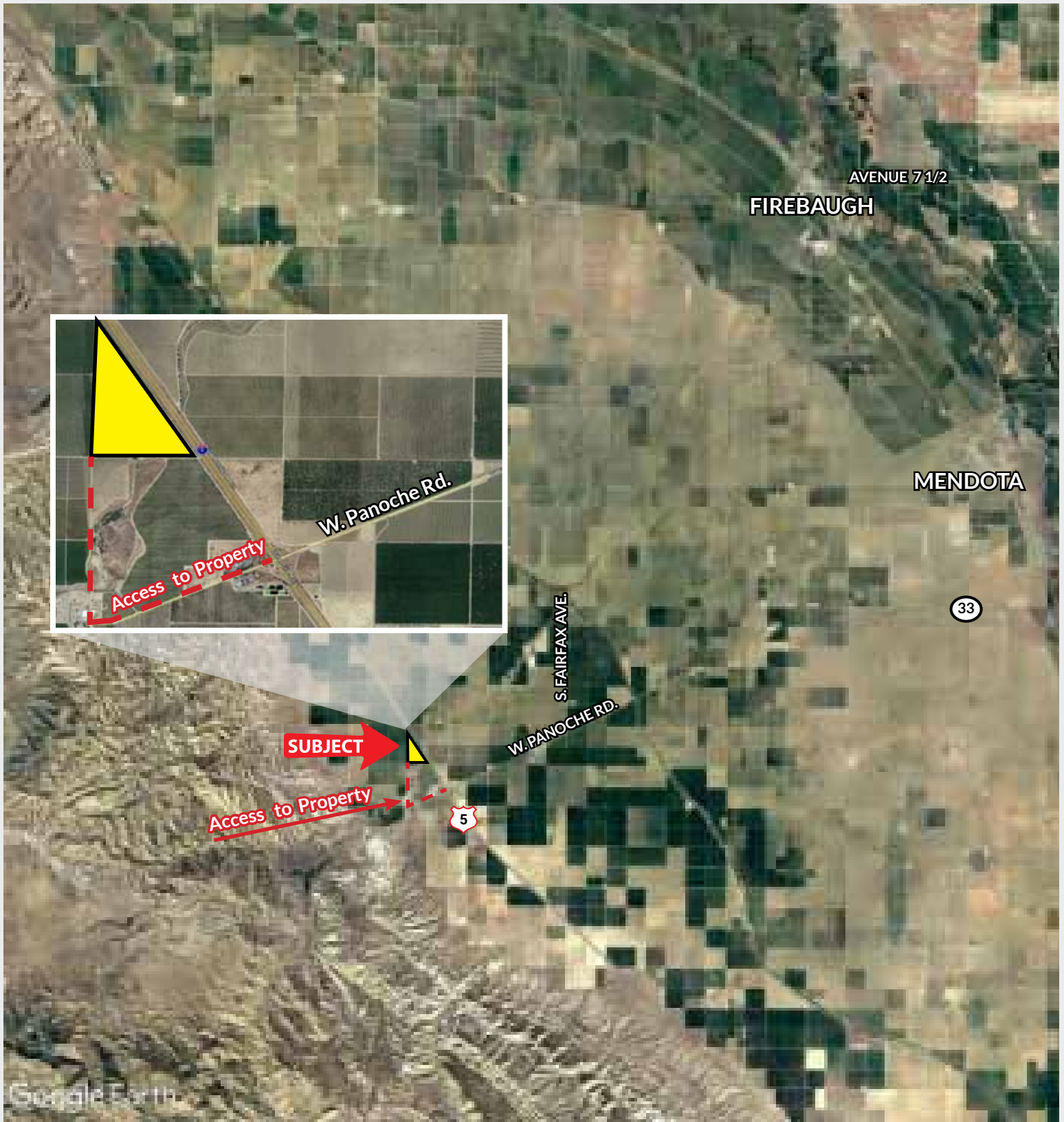
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DRE #00020875

**PROPERTY LOCATION**



## SUMMARY

### PROPERTY DESCRIPTION

The Westside Almond offering consists of one parcel totaling 147.37± gross acres planted to four (5) almond varieties, Nonpareil, Carmel, Monterey, Independence & Wood Colony. There is an additional 42± acres of open land, which was recently pushed out and offers additional land for permanent plantings.

### LOCATION

The 147.37± acre Westside Almond property is located approximately two (2) miles north west of the intersection of Interstate 5 and Panoche Road. Directions from Interstate 5 include: take the Panoche Road exit, travel west 1 mile, turn right at the first intersection to an unpaved road, travel 1 mile north and the property will be on the right.

### LEGAL

Fresno County APN: 027-050-27s. Located in a portion of Section 2, T15S, R12E, M.D.B.&M.

### ZONING

AE-40 (Agricultural Exclusive, 40 ac. minimum parcel size). The property is within the Williamson Act Contract.

### WATER/IRRIGATION

The property is located within the Westlands Water District. The orchard is irrigated by a dual-line drip system.

### SOILS

Predominantly Grade 1. Excellent soils. See enclosed soils map.

### PRICE/TERMS

\$1,679,000 Cash at the close of escrow.

Buyer to reimburse Seller for cultural costs for the 2021 crop in addition to the purchase price.

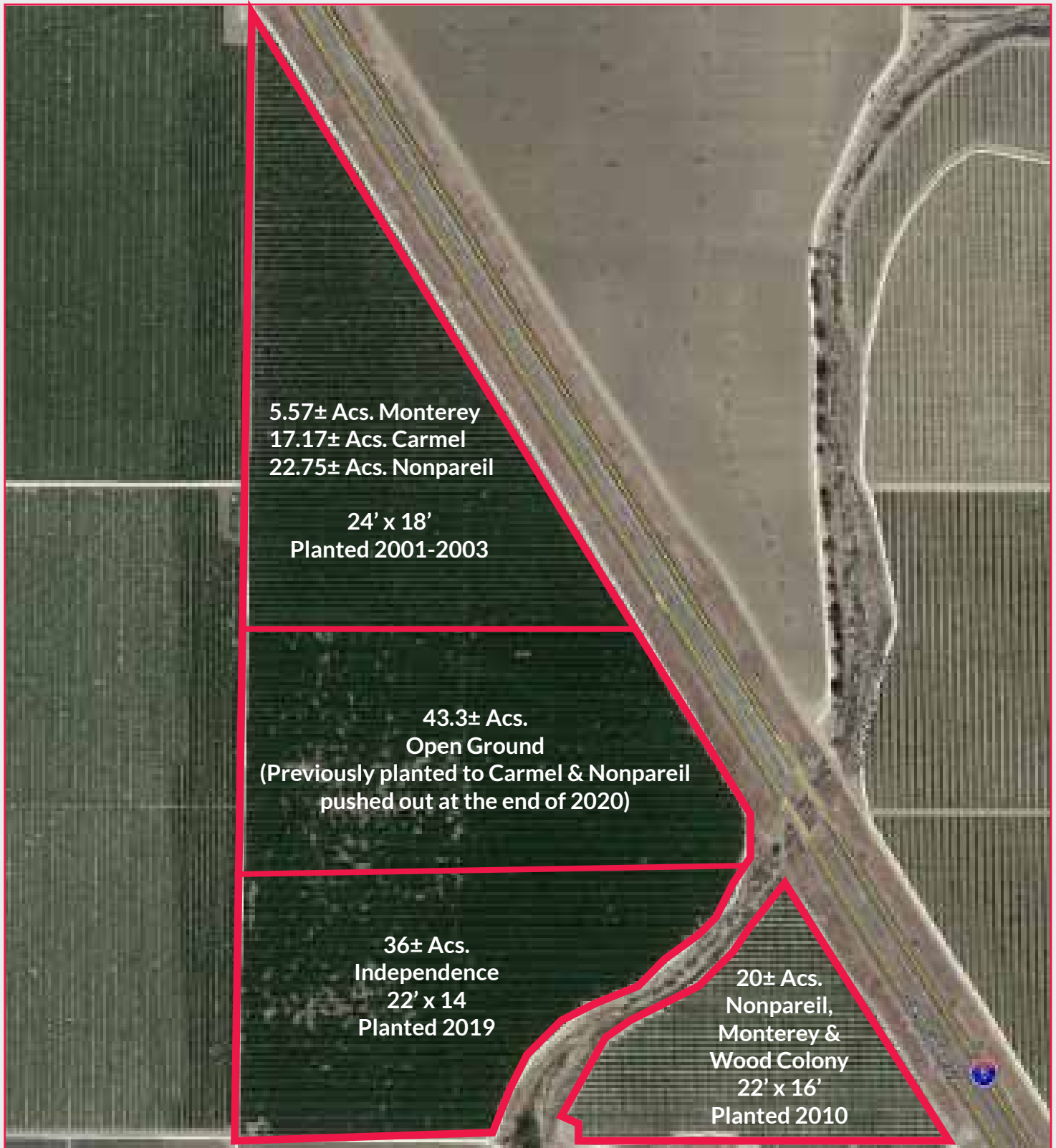
### PRODUCTION

Varieties	2017	2018	2019	2020
Carmel	93,990	100,388	66,135	66,835
Monterey	36,074	40,138	45,937	39,337
Nonpareil	139,080	156,730	128,273	123,615
Wood Colony	14,731	11,137	17,740	17,605
<b>TOTALS</b>	<b>283,875</b>	<b>308,393</b>	<b>258,085</b>	<b>247,392</b>
<b>Planted Acres</b>	<b>143.81</b>	<b>143.81</b>	<b>107.49</b>	<b>107.49</b>
<b>Lbs./Acre</b>	<b>1,974</b>	<b>2,144</b>	<b>2,401</b>	<b>2,301</b>

### PLANTINGS

Acres	Variety	Spacing	Planted
5.57±	Monterey	24' x 18'	2001-2003
17.17±	Carmel	24' x 18'	2001-2003
22.75±	Nonpareil	24' x 18'	2001-2003
42.00± Open Ground (Previously planted to Carmel & Nonpareil - pushed out at the end of 2020)			
36.32±	Independence	24' x 14"	2019
20.00±	Nonpareil, Monterey, Wood Colony	24' x 16'	2010
3.50± Panoche Creek bisects the SEC portion of the property			

**PLANTING MAP**





**PROPERTY PHOTOS**





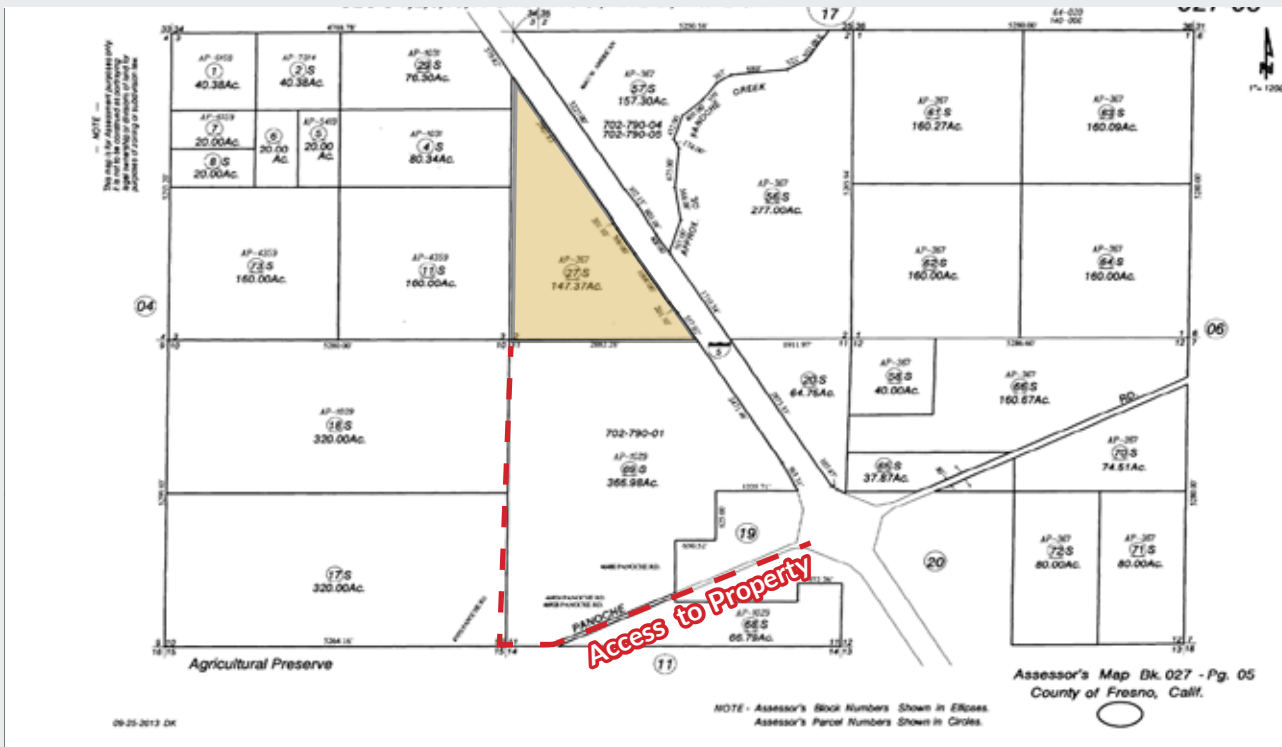
## SOIL MAP



### California Revised Store Index (CA) Legend

- 436 = Panoche loam,  
Grade 1, Excellent
- 442 = Panoche clay loam,  
Grade 1, Excellent
- 445 = Excelsior sandy loam,  
Grade 1, Excellent
- 447 = Excelsior sandy loam, sandy substratum,  
Grade 1, Excellent
- 478 = Cerini sandy loam,  
Grade 1, Excellent
- 479 = Cerini clay loam,  
Grade 1, Excellent
- 590 = Cerini-Anela-Fluvaquents, saline-Sodic,  
association, Grade 2, Good

## PARCEL MAP



## WESTLANDS WATER DISTRICT

Westlands Water District is the largest agricultural water district in the United States, made up of more than 1,000 square miles of prime farmland in western Fresno and Kings Counties.

### CUSTOMERS

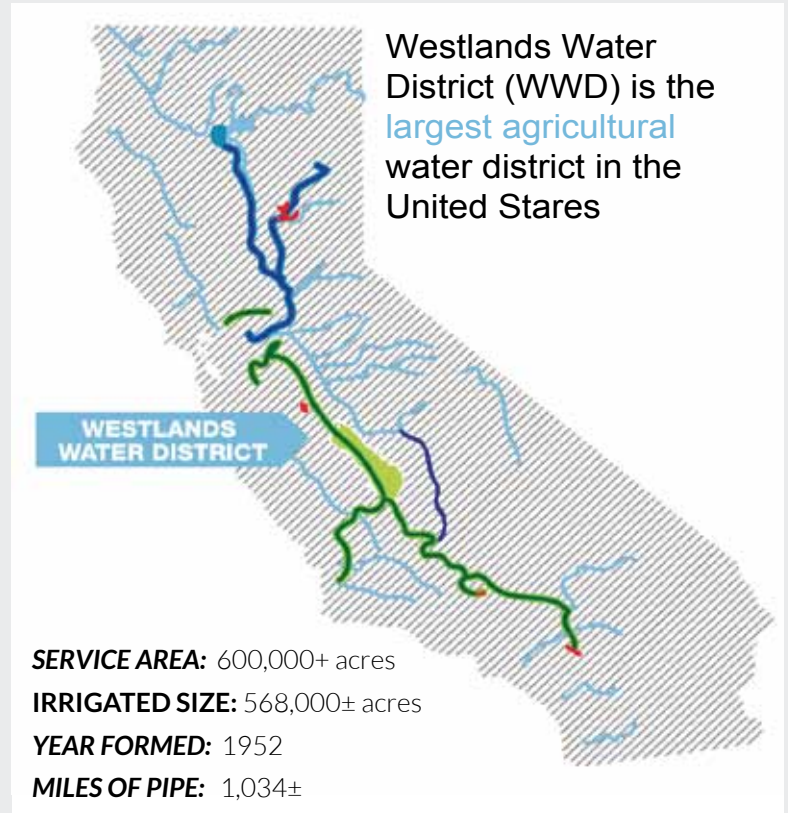
Westlands has more than 700 family farms in the District, which depend upon water for irrigation purposes. Westlands also provides limited quantities of untreated, non-potable Central Valley Project (CVP) water which is ultimately used for municipal and industrial (M&I) purposes in the District.

**TEN-YEAR AVERAGE WATER ALLOCATION FROM CVP: 40%**

**4-YEAR AVERAGE WATER ALLOCATION FROM CVP: 61%**

### WHERE DOES THE WATER COME FROM?

- Growers in the fertile Westlands district produce more than sixty high-quality food and fiber crops, including row crops like tomatoes, onions, melons, grapes and nut crops. Central Valley farmers grow products consumed by Californians but also support transportation and logistics jobs involved in transporting products to other states and more than 150 countries around the world.
- WWD farms produce more than 60 commercial food and fiber crops sold for the fresh, dry, canned, and frozen food markets.
- 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems.
- The Westland's distribution system is fully enclosed and metered system designed to eliminate losses from evaporation and leakage.
- Westlands growers produce an average of more than \$1 billion worth of food and fiber annually, generating approximately \$3.5 billion in farm related economic activities in local communities.



Central Valley Project I Westlands receives its water allocation under a joint venture agreement between the federal government and the State of California as part of the San Luis Unit of the Central Valley Project (CVP), one of the largest public works projects in the country. Ground-breaking of the San Luis Unit of the Central Valley Project took place in 1962; the San Luis Canal was completed in 1968 and Westlands began receiving water deliveries thereafter. Deliveries from the CVP allow growers in the Westlands District to curtail their dependence on groundwater pumping, which can be associated with aquifer overdraft. Recognizing the value of a consistent and stable water supply to the region and the state, the farms within the Westlands Water District are extremely productive and water-efficient, largely due to the installation and maintenance of modern technological innovations and sustainability strategies. The Westlands water delivery system utilizes 1,034± miles of fully enclosed buried pipes and 3,300 water meters along the entirety of its system to ensure water is delivered with zero losses due to seepage, evaporation, or spills during transportation and delivery. About 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems, representing an investment of more than \$500 million.

# WESTSIDE ALMOND RANCH

147.37± Acres | Fresno County, California



## STATE MAP



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**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

*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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