

# AMERICAN AVE ALMONDS

Fresno County, California

333.98± Acres

\$8,850,470

(\$26,500/Acre)

PRICE REDUCED

- Producing Almond Orchard
- Mid Valley Water District
- Drip Irrigation



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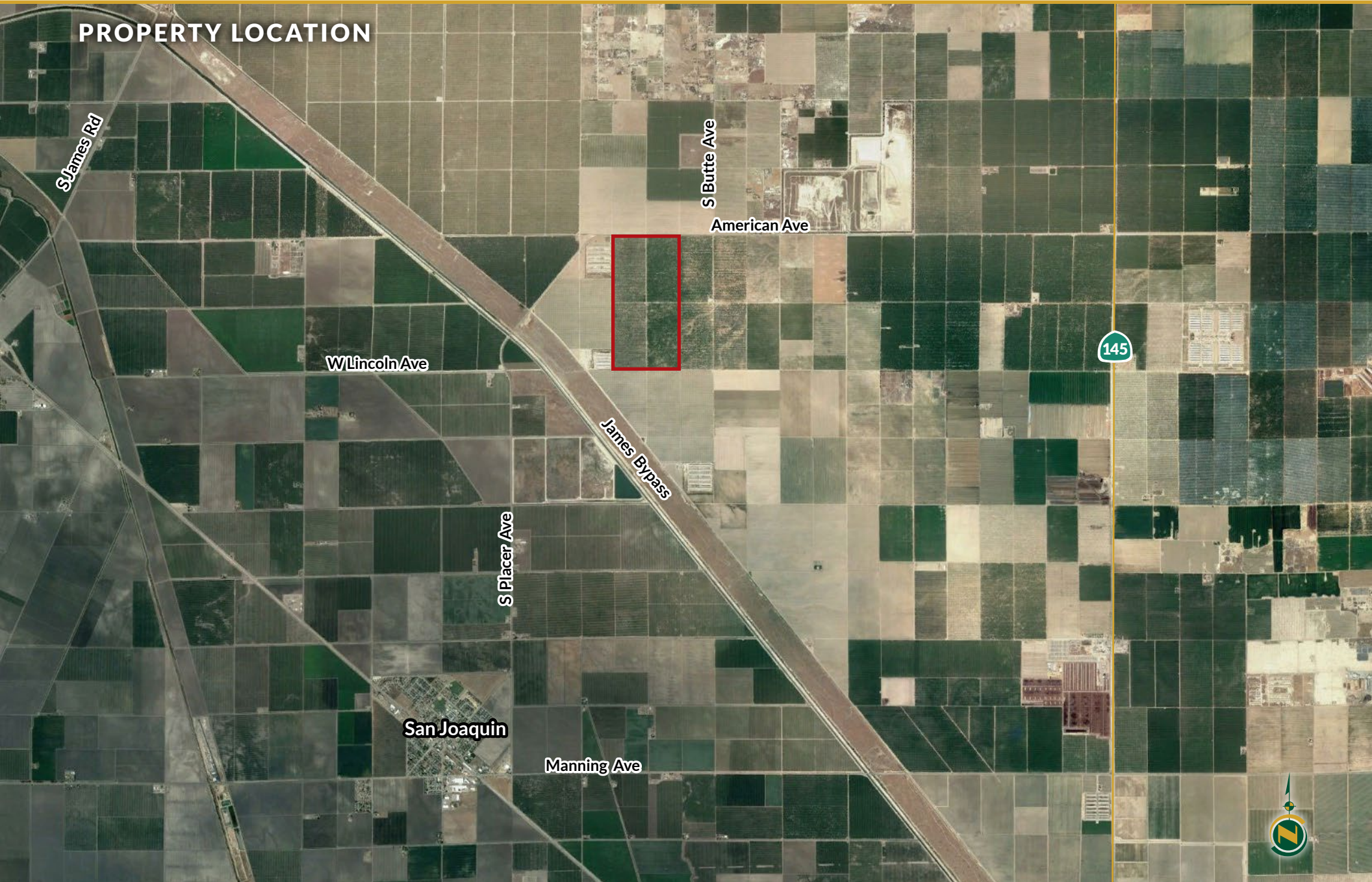


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

This offering is 333.98± acres located near the town of San Joaquin, CA. It is irrigated via drip line and has the capability of being flood irrigated as well via infrastructure.

### LOCATION

5.5± miles west of Highway 145 on American Avenue and 4.4± miles north of the town of San Joaquin.

### LEGAL

Fresno County APN: 030-040-42. Located in a portion of Section 6, T15S, R17E, M.D.B.&M.

### ZONING

AE-20, Agricultural Exclusive, 20 acs. minimum parcel size.

### BUILDINGS

None.

### PLANTINGS

The east 160± acres were planted in 2013 to Nonpareil and Monterey varieties on Hansen Rootstock. The west 160± acres were planted in 2014 to Nonpareil and Independence varieties, also on Hansen Rootstock.

### WATER

Mid Valley Water District  
Drip irrigated with flood capability  
(2) ag wells with 200 HP pumps plus one ag well not in use  
Well depths: 450' -500' each  
Both bowls are set at 260'

### SOILS

Fresno fine sandy loam  
Traver sandy loam  
Calhi loamy sand, 3-9% slopes  
Playas  
Hesperia sandy loam, very deep, saline-sodic

### PRICE/TERMS

\$8,850,470 all cash at the close of escrow.

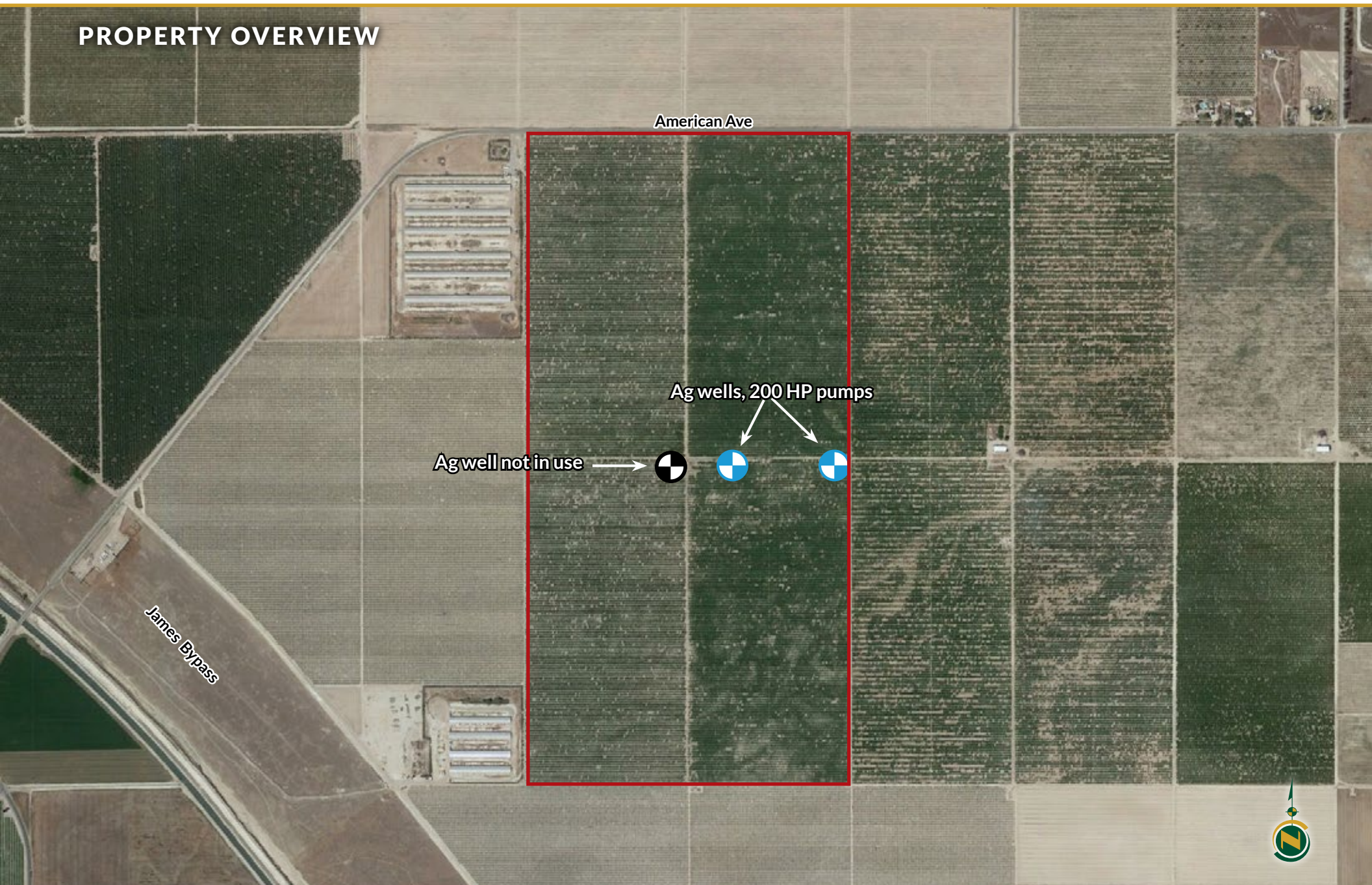


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## PROPERTY OVERVIEW



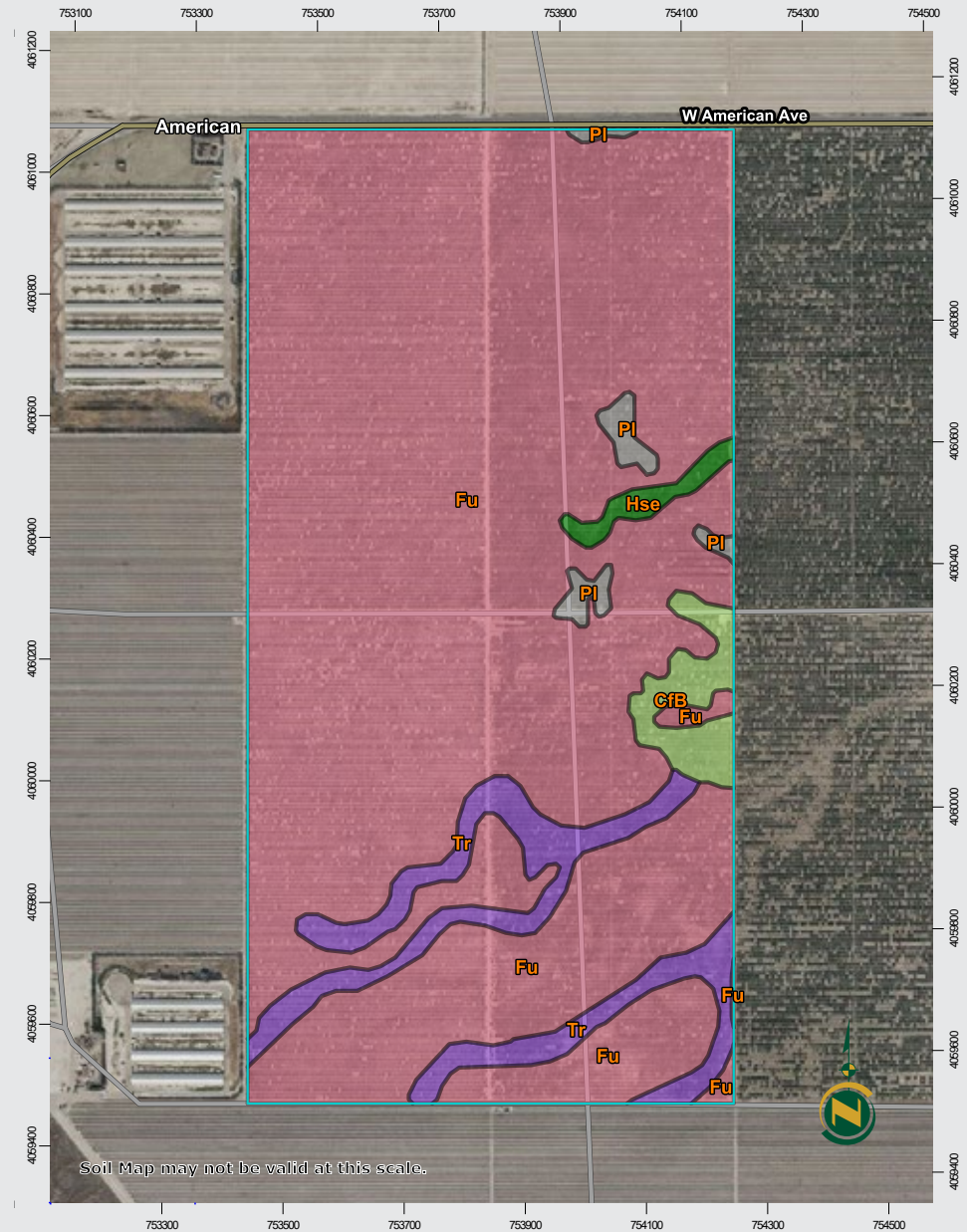
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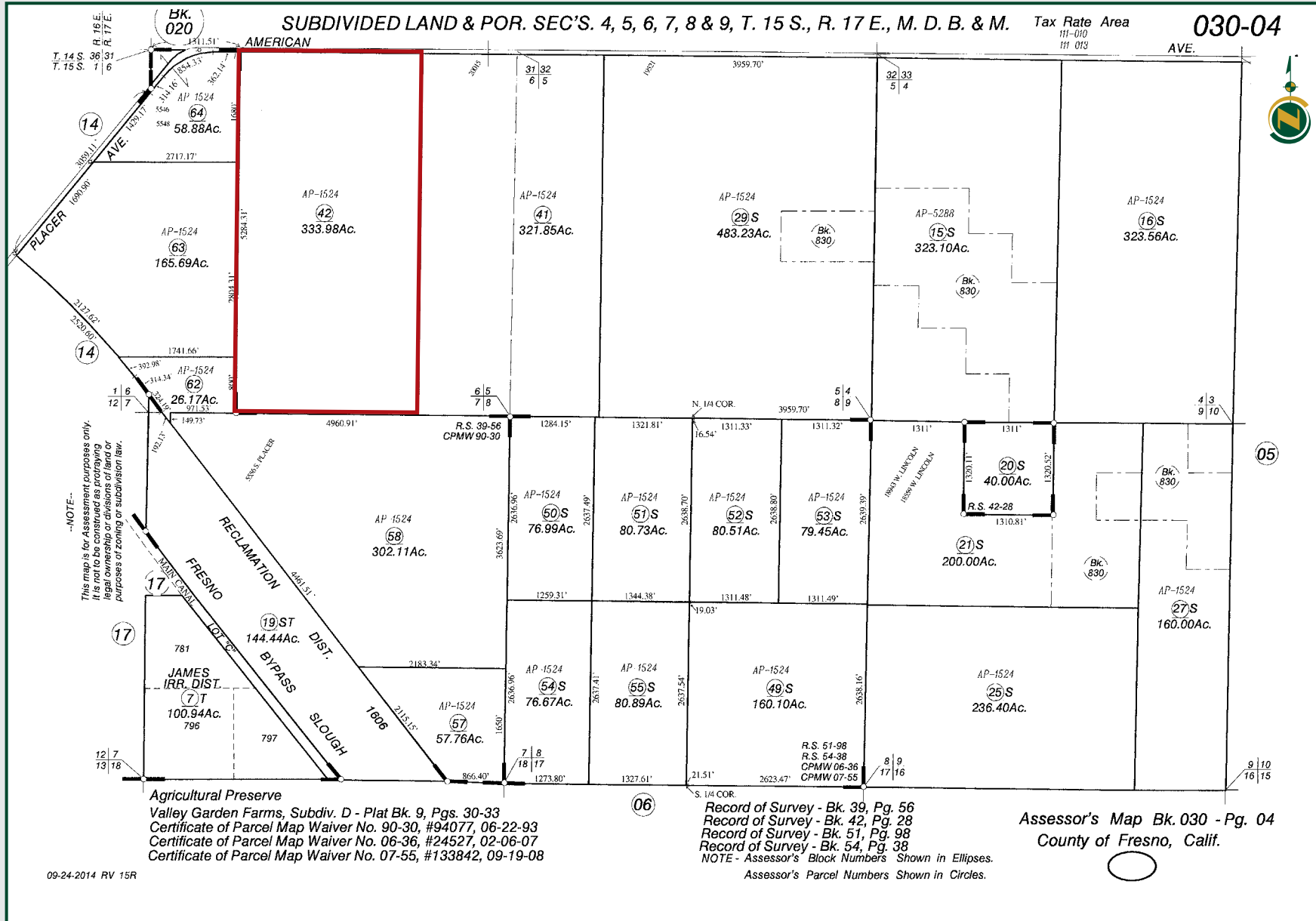


## SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Fu	Fresno fine sandy loam
Tr	Traver sandy loam
CfB	Calhi loamy sand, 3-9% slopes
PI	Playas
Hse	Hesperia sandy loam, very deep, saline-sodic



## PARCEL MAP



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

**Agricultural Preserve**  
Valley Garden Farms, Subdiv. D - Plat Bk. 9, Pgs. 30-33  
Certificate of Parcel Map Waiver No. 90-30, #94077, 06-22-93  
Certificate of Parcel Map Waiver No. 06-36, #24527, 02-06-07  
Certificate of Parcel Map Waiver No. 07-55, #133842, 09-19-08

Record of Survey - Bk. 39, Pg. 56  
Record of Survey - Bk. 42, Pg. 28  
Record of Survey - Bk. 51, Pg. 98  
Record of Survey - Bk. 54, Pg. 38

Assessor's Map Bk. 030 - Pg. 04  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

09-24-2014 RV 15R

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## PROPERTY PHOTOS



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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.**