

HUNTSMAN AVE ALMONDS

Fresno County, California

238.55± Acres

\$7,752,875
(\$32,500/Acre)



- James Irrigation District
- 10 Year Old Producing Almonds
- Double Line Drip Irrigation



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The property consists of a mature almond orchard planted in 2014 to Nonpareil/Monterey/Aldrich.

LOCATION

South side of Huntsman Avenue, 1.33± miles east of S. Colorado Avenue.

LEGAL

Fresno County APN 030-381-09, located in a portion of Section 33, Township 15 South, Range 17 East, M.D.B.&M.

ZONING

Zoning is AE. Property is enrolled in the Ag Preserve (Williamson Act).

WATER

James Irrigation District with water delivery through the district canal system. The orchard irrigates through a pressure sand media filter system with a double-line drip.

SOILS

Primary soil type is Merced clay loam, with three minor soil types: Piper fine sandy loam, Rossi fine sandy loam, and Merced clay, slightly saline.

PRICE/TERMS

\$7,752,875 cash at close of escrow. The sale is “As Is, Where Is”, no warranty or representation. Buyer will reimburse Seller for the 2024 growing crop expenses incurred for the property.

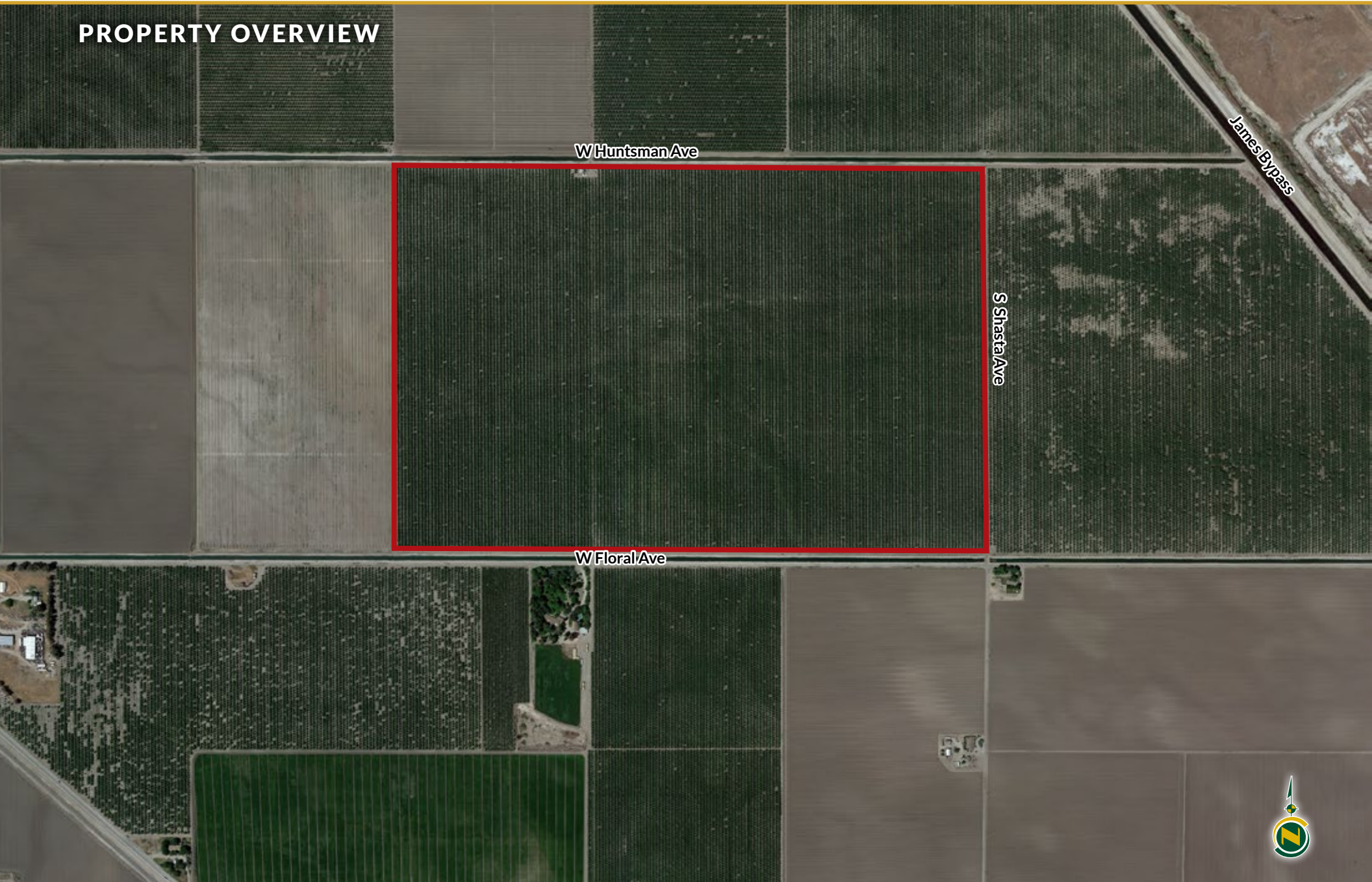


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PROPERTY OVERVIEW

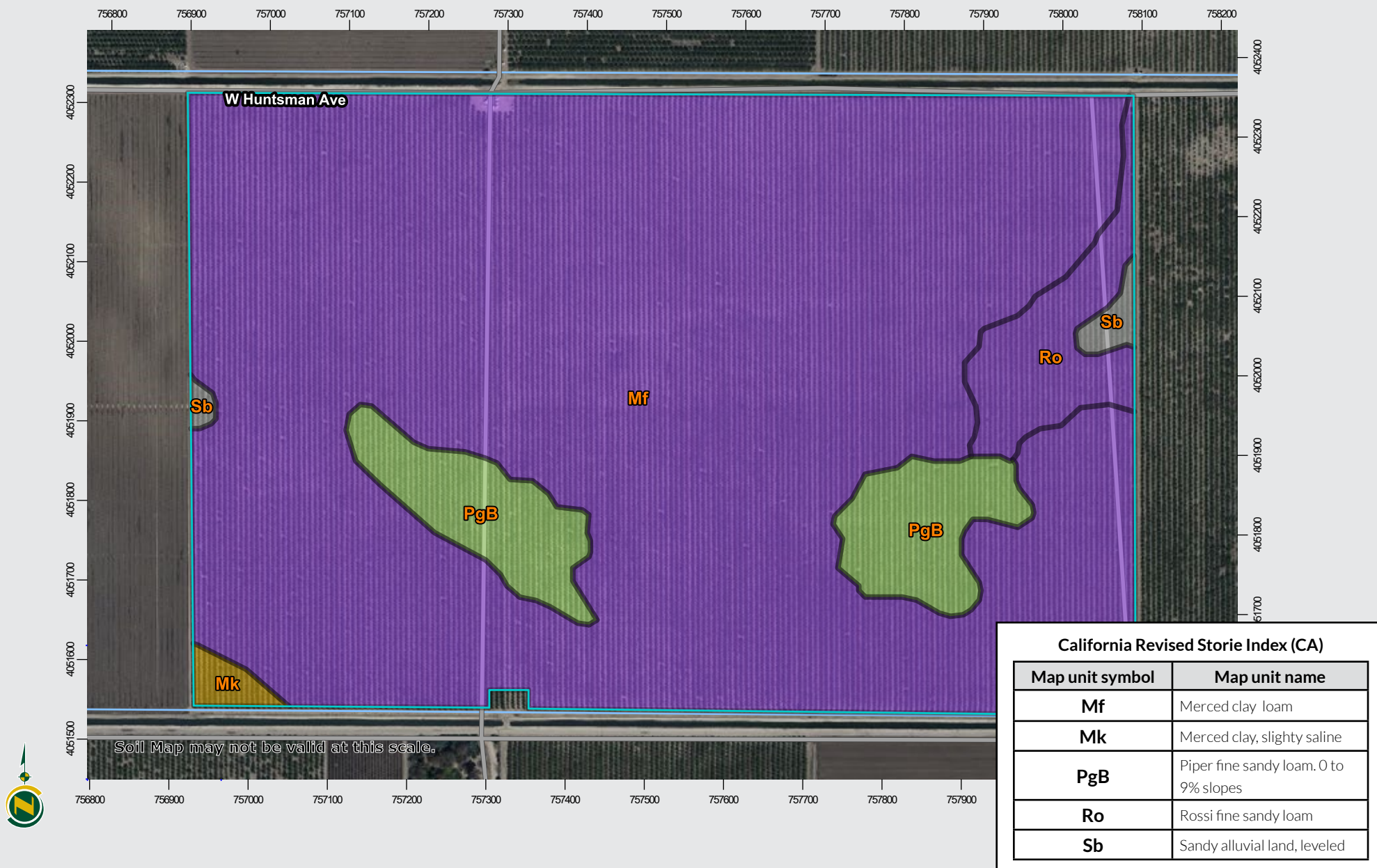


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SOILS MAP

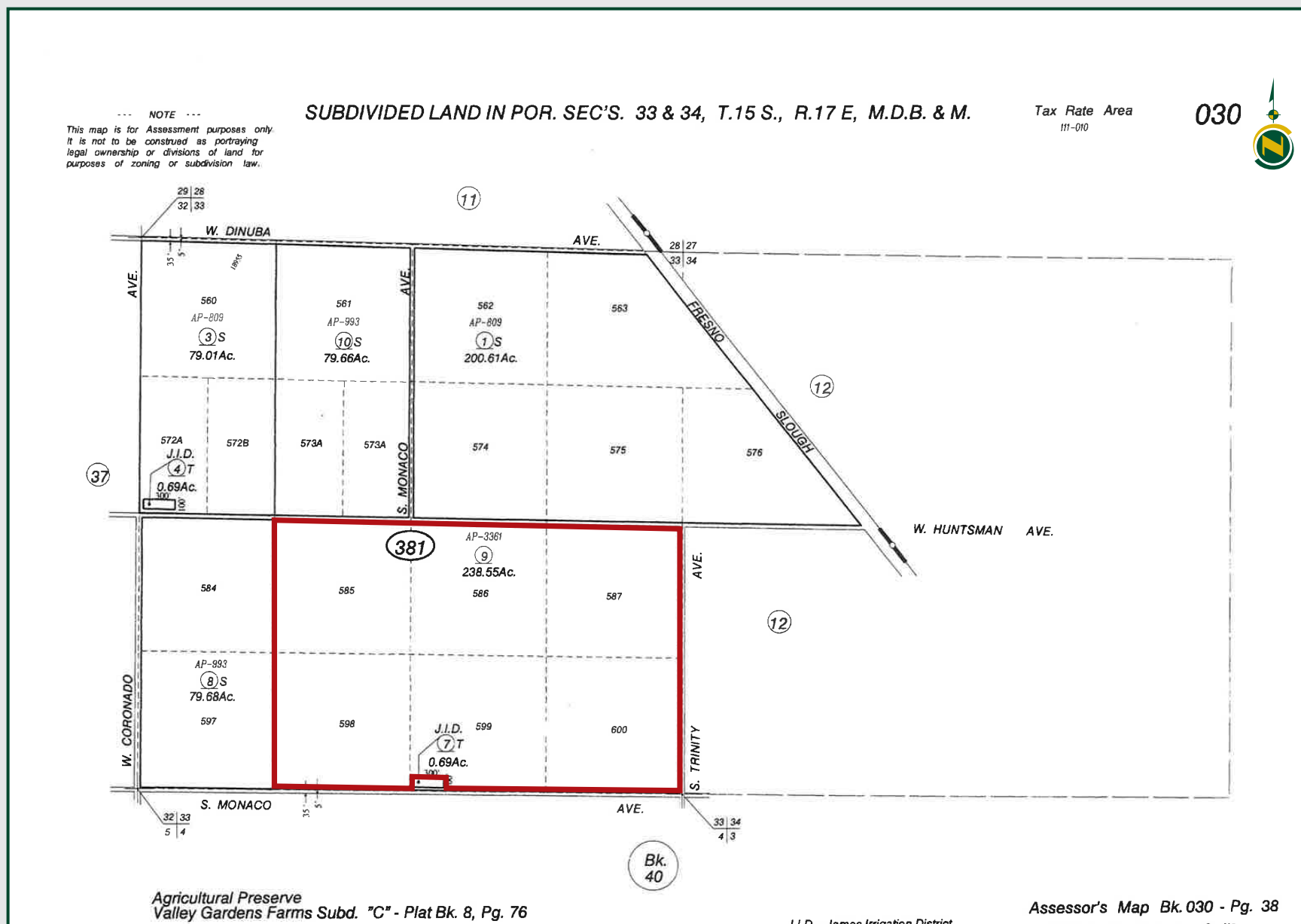


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PARCEL MAP



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PROPERTY PHOTO



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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.