

F.I.D. ALMONDS

Fresno County, California

20.00± Acres

\$600,000
(\$30,000/Acre)



- Monterey & Nonpareil Variety Almonds
- Grade 1 Excellent Soils
- Fresno Irrigation District



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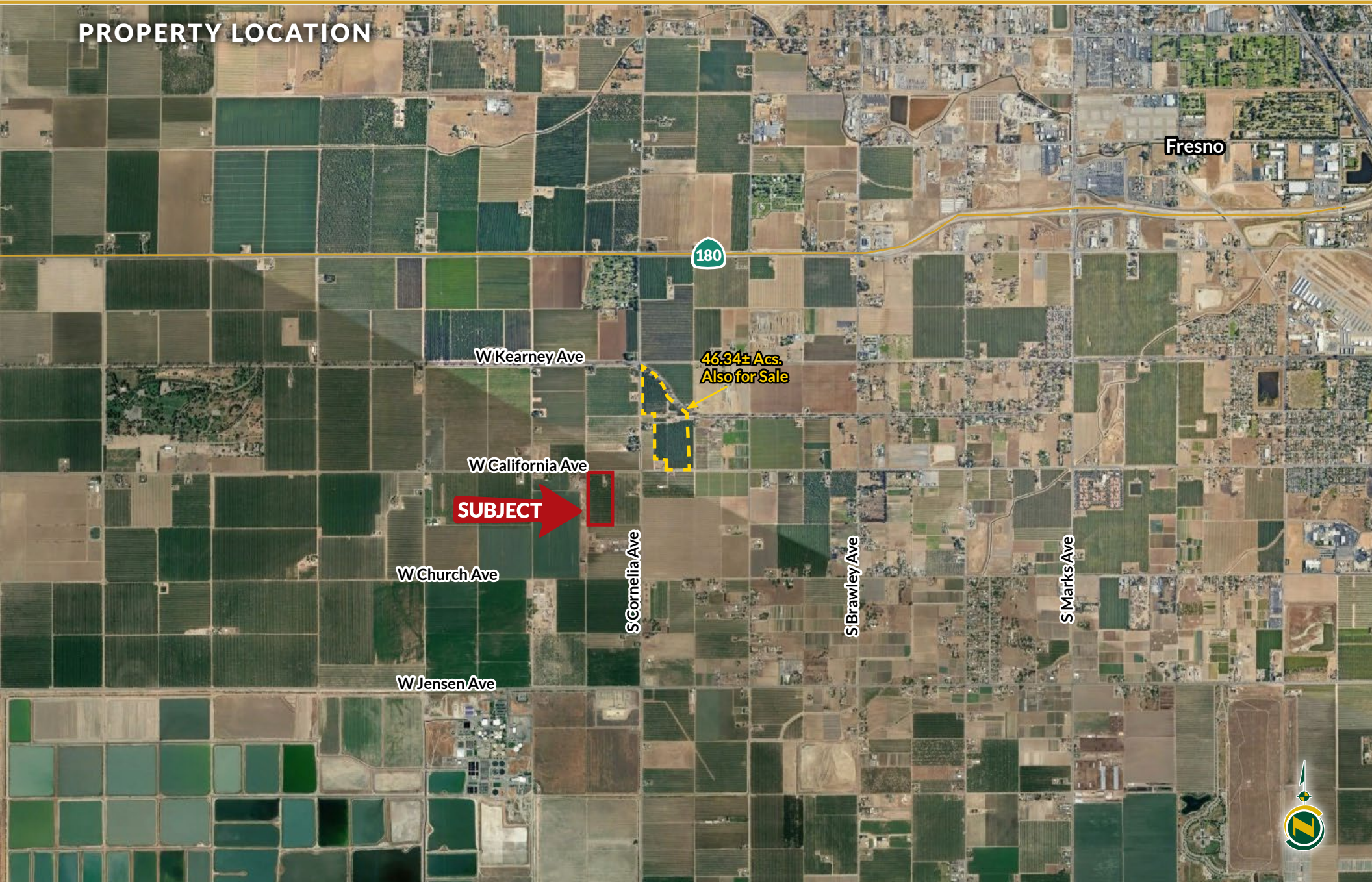
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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Exclusively Presented by:



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The 20± acre block is located between W. California Avenue and W. Church Avenue, west of S. Cornelia Avenue.

LEGAL

Fresno County APN: 327-080-06

Located in a portion of Section 15, T14S, R19E, M.D.B.&M.

ZONING

Zone AE20 (Agricultural Exclusive – 20 acre minimum parcel size)

The property is not located within the Williamson Act.

PLANTINGS

20.00± acres planted to Monterey and Nonpareil variety almonds planted in 2011.

WATER

The property is located in and receives water from Fresno Irrigation District. There is (1) 20 HP pump & well on the property.

SOILS

Ramona sandy loam, Ramona loam & Atwater loamy sand, 0-3% slopes, MLRA 17

Predominantly Grade 1 – Excellent soils

PRICE/TERMS

\$600,000 (\$30,000 / acre) cash at the close of escrow. Seller to retain all oil and mineral rights. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crop.

NOTE

Seller to maintain the right to remove wood panels from the barn before the close of escrow if he so chooses.



PROPERTY OVERVIEW

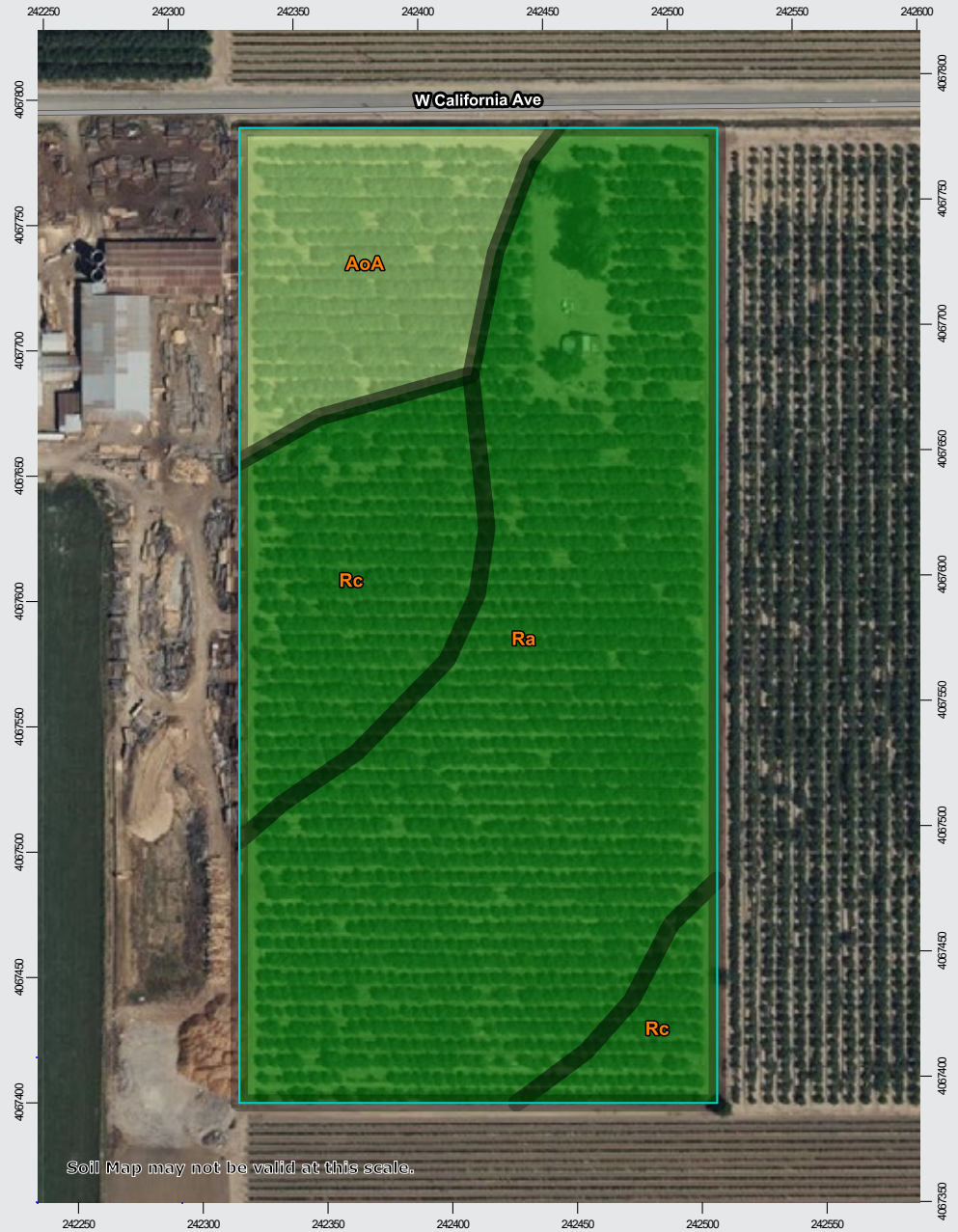
W California Ave



S Cornelia Ave



SOILS MAP

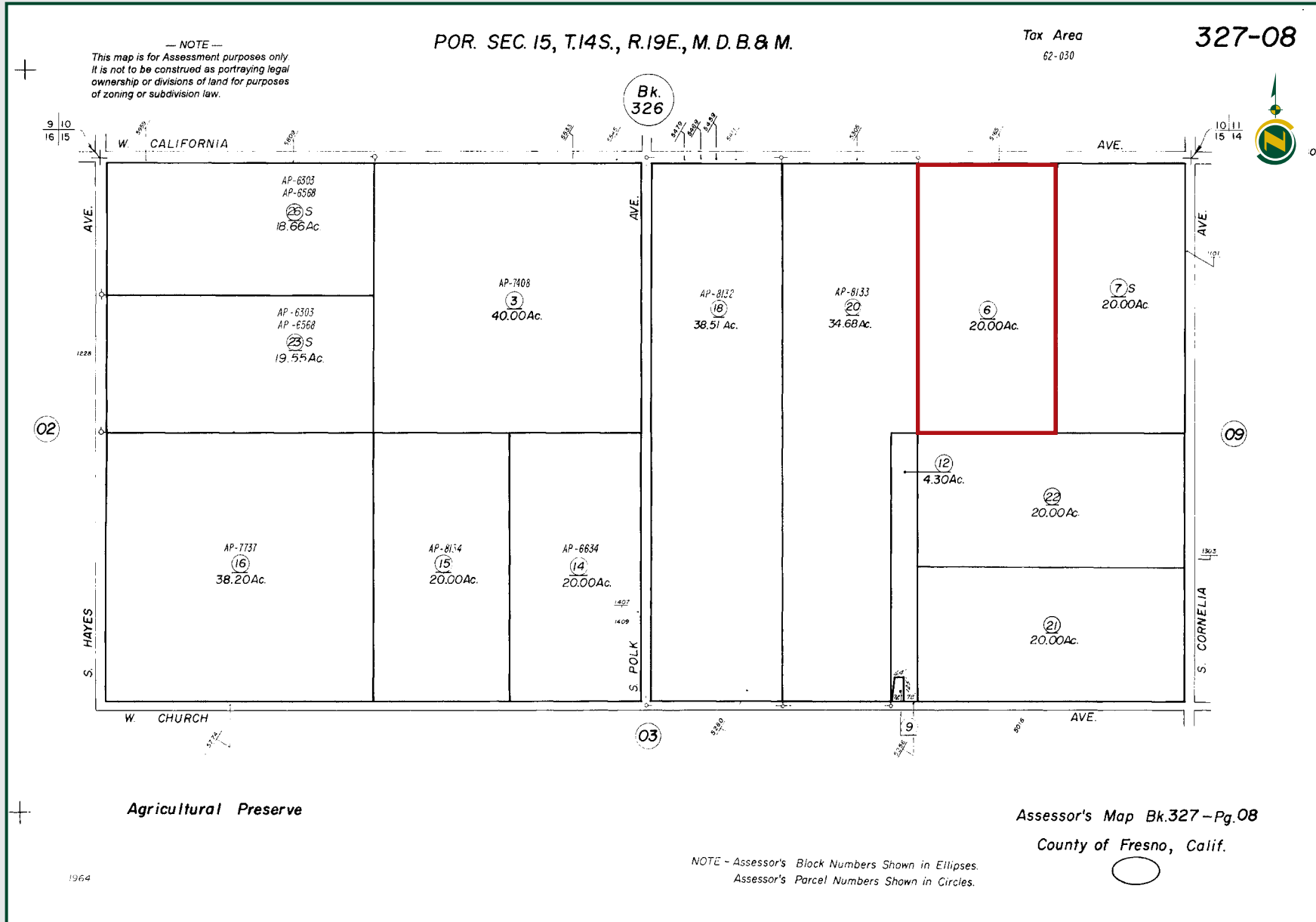


Soil Map may not be valid at this scale.

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Ra	Ramona sandy loam	Grade 1 - Excellent
Rc	Ramona loam	Grade 1 - Excellent
AoA	Atwater loamy sand, 0-3% slopes, MLRA 17	Grade 3 - Fair

PARCEL MAP



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.