

F.I.D. WALNUTS & HOME

Fresno County, California

46.34± Acres

\$1,390,200
(\$30,000/Acre)



- Chandler Variety Walnuts
- Grade 1, Excellent Soils
- Fresno Irrigation District



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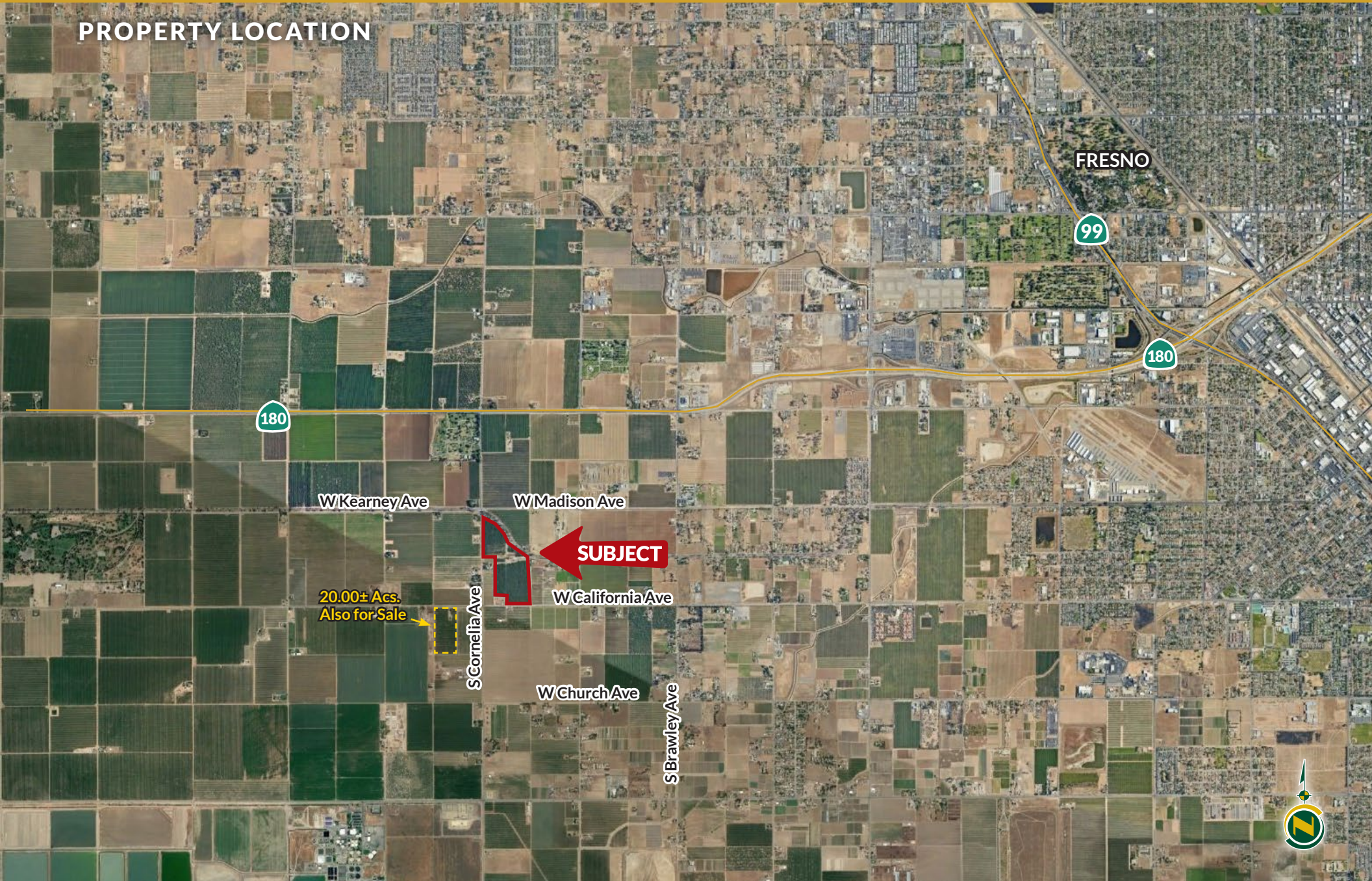


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The 46.34± acre block is located on the SEC of W. Kearney Blvd and S. Cornelia Ave. The property address is 4611 W Kearney Blvd., Fresno, CA 93706.

LEGAL

Fresno County APNs: 326-030-23, 24, 29, 39 & 66
Located in a portion of Section 11, Township 14S, Range 19E, M.D.B.&M.

ZONING

Zone AE20 (Agricultural Exclusive – 20 acre minimum parcel size)
APN 326-030-23 is located within the Williamson Act.

PLANTINGS

46.34± acres planted to Chandler variety walnuts.

WATER

The property is located in and receives water from the Fresno Irrigation District. There is (1) 100 HP pump & well on the property.

SOILS

See soils map included.

BUILDINGS

There is one home located on the property that is currently rented out on a monthly basis for \$865.00.

PRICE/TERMS

\$1,390,200 (\$30,000/acre) cash at the close of escrow. Seller to retain all oil and mineral rights. Buyer to reimburse Seller for all cultural costs incurred toward the 2024 crop.



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PROPERTY OVERVIEW



W Kearney Ave

W Madison Ave

W Kearney Ave

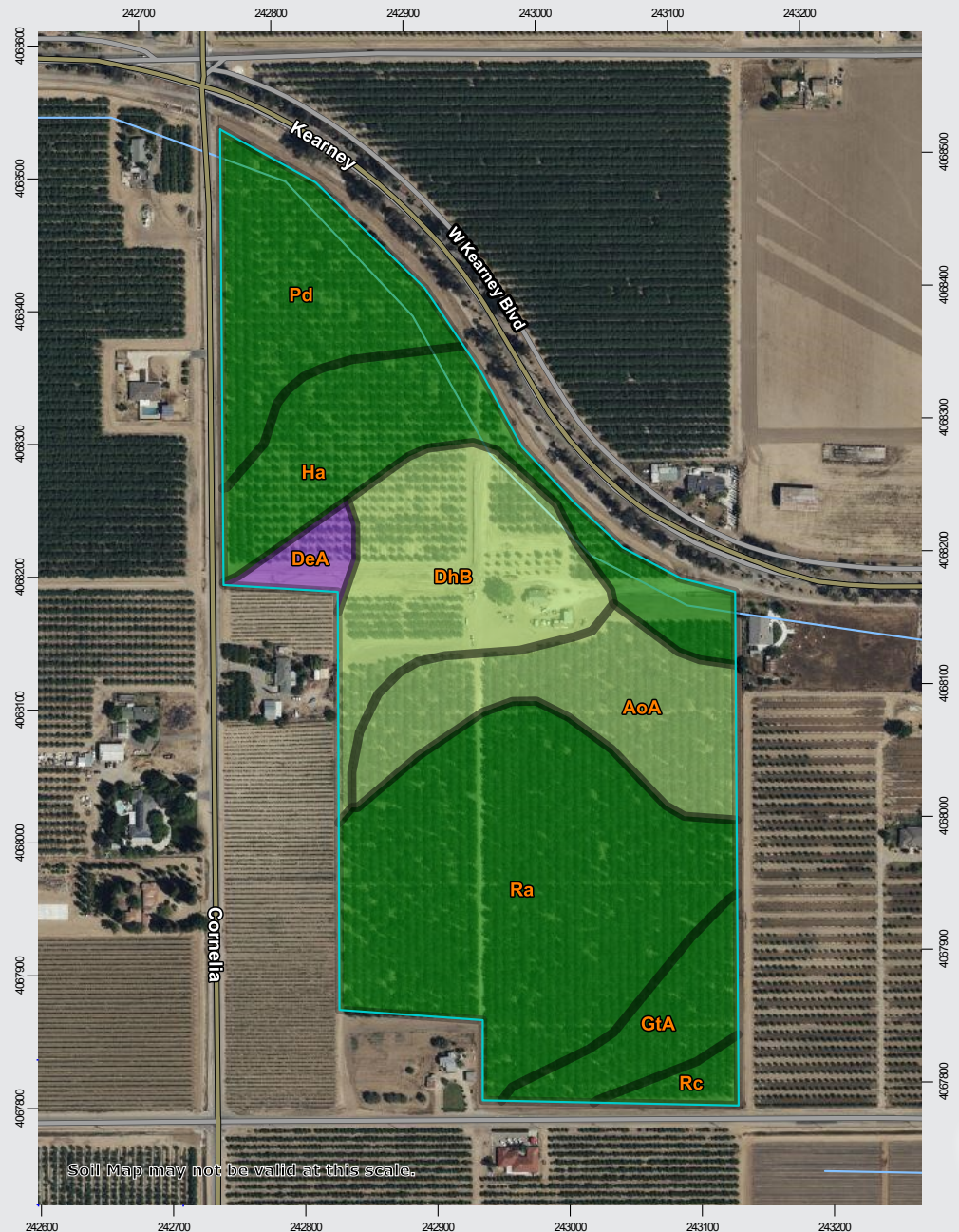
S Cornelia Ave

W California Ave

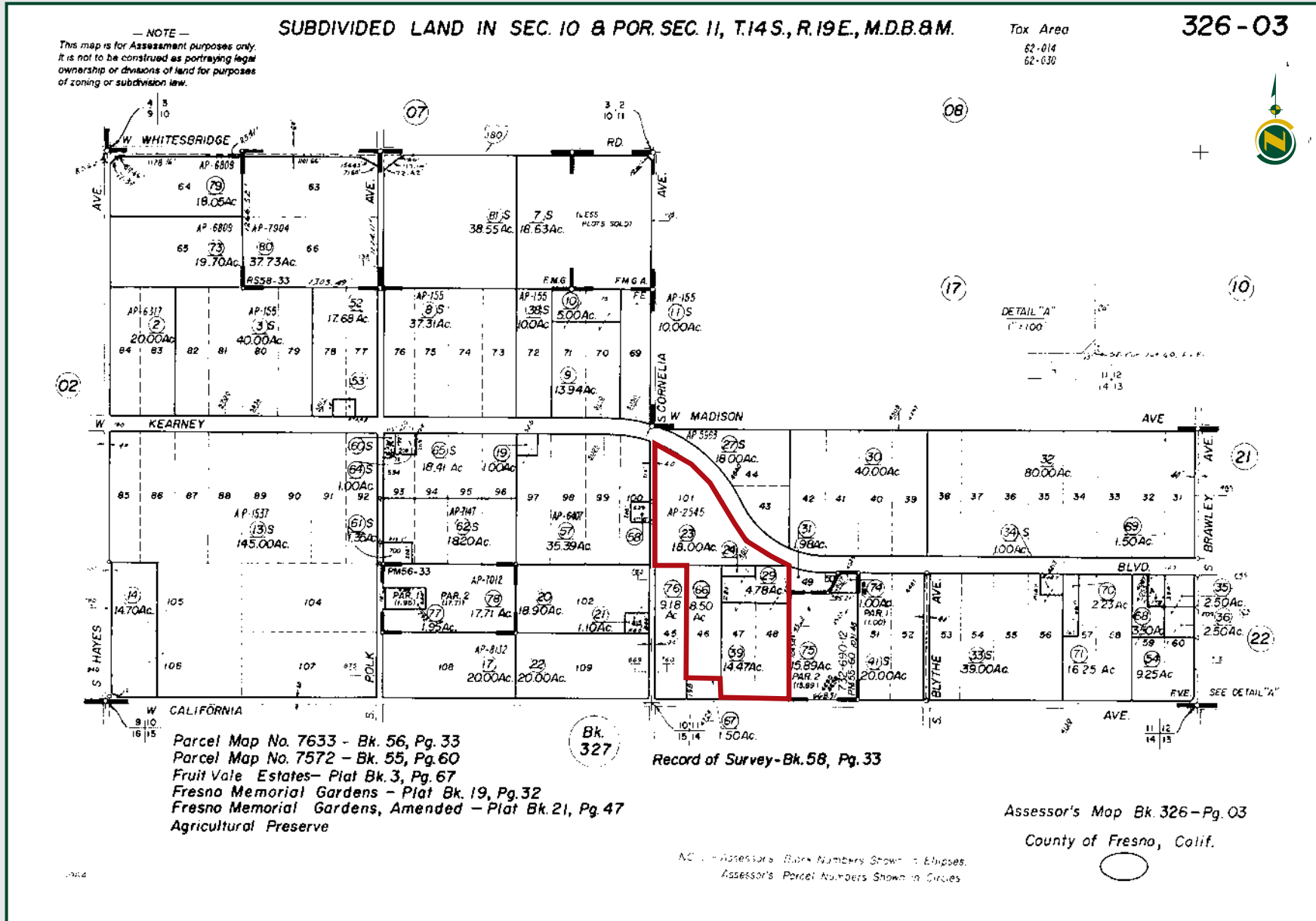


SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Ra	Ramona loam	Grade 1 - Excellent
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good
Ha	Hanford coarse sandy loam	Grade 1 - Excellent
Pd	Pachappa loam, moderately deep	Grade 1 - Excellent
AoA	Atwater loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
GtA	Greenfield sandy loam, 0-3% slopes	Grade 1 - Excellent
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair



PARCEL MAP



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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.**