

# F.I.D. WALNUTS & HOME

Fresno County, California

46.34± Acres

\$1,297,520  
(\$28,000/Acre)

**PRICE REDUCED**

180

W Kearney Ave

W Madison Ave

S Cornelia Ave

W California Ave

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



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:

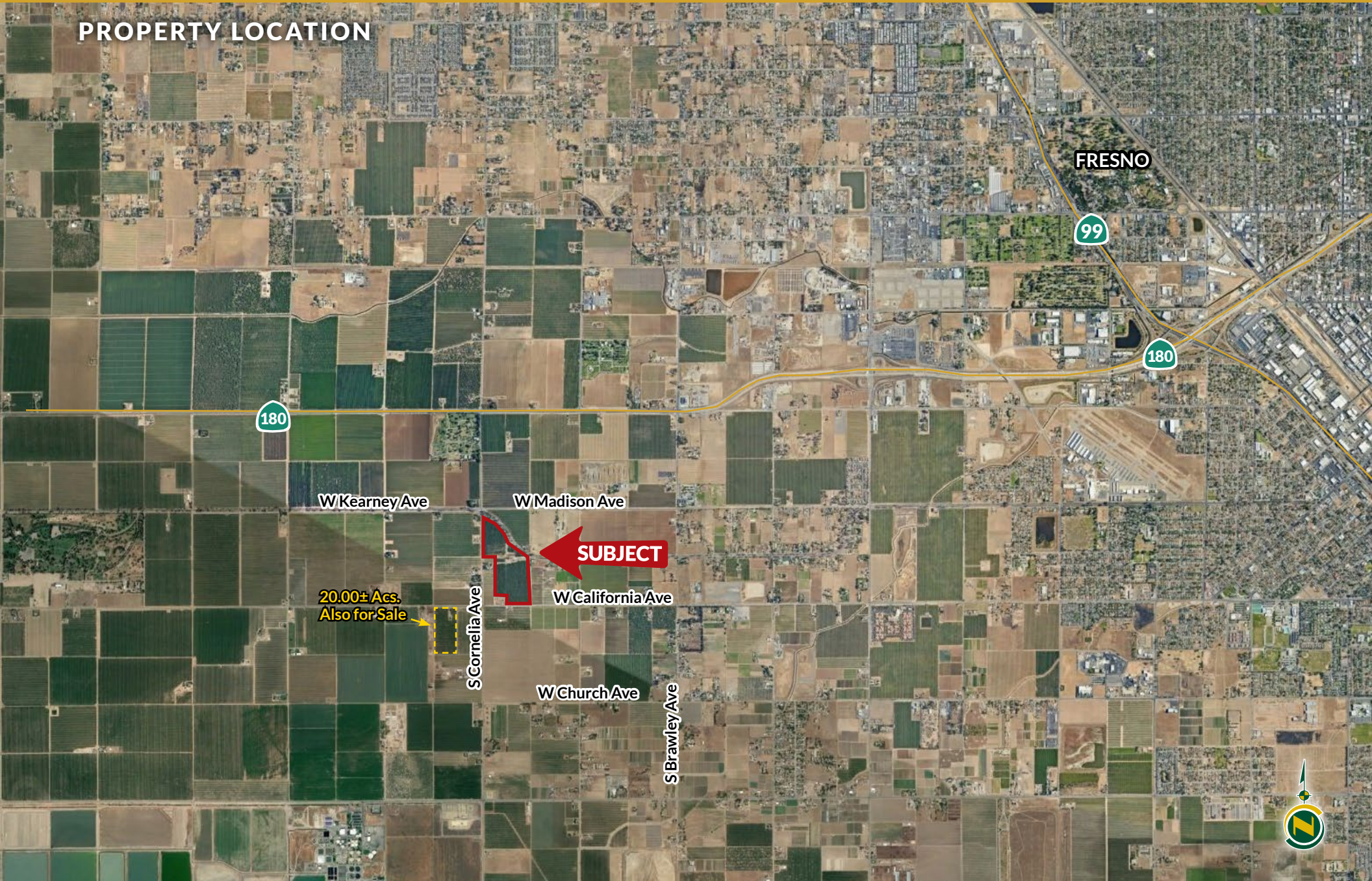


# F.I.D. WALNUTS & HOME

46.34± Acres  
Fresno County, CA



## PROPERTY LOCATION



# F.I.D. WALNUTS & HOME

46.34± Acres  
Fresno County, CA



## 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

\$1,297,520 (\$28,000/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 2025 crop.

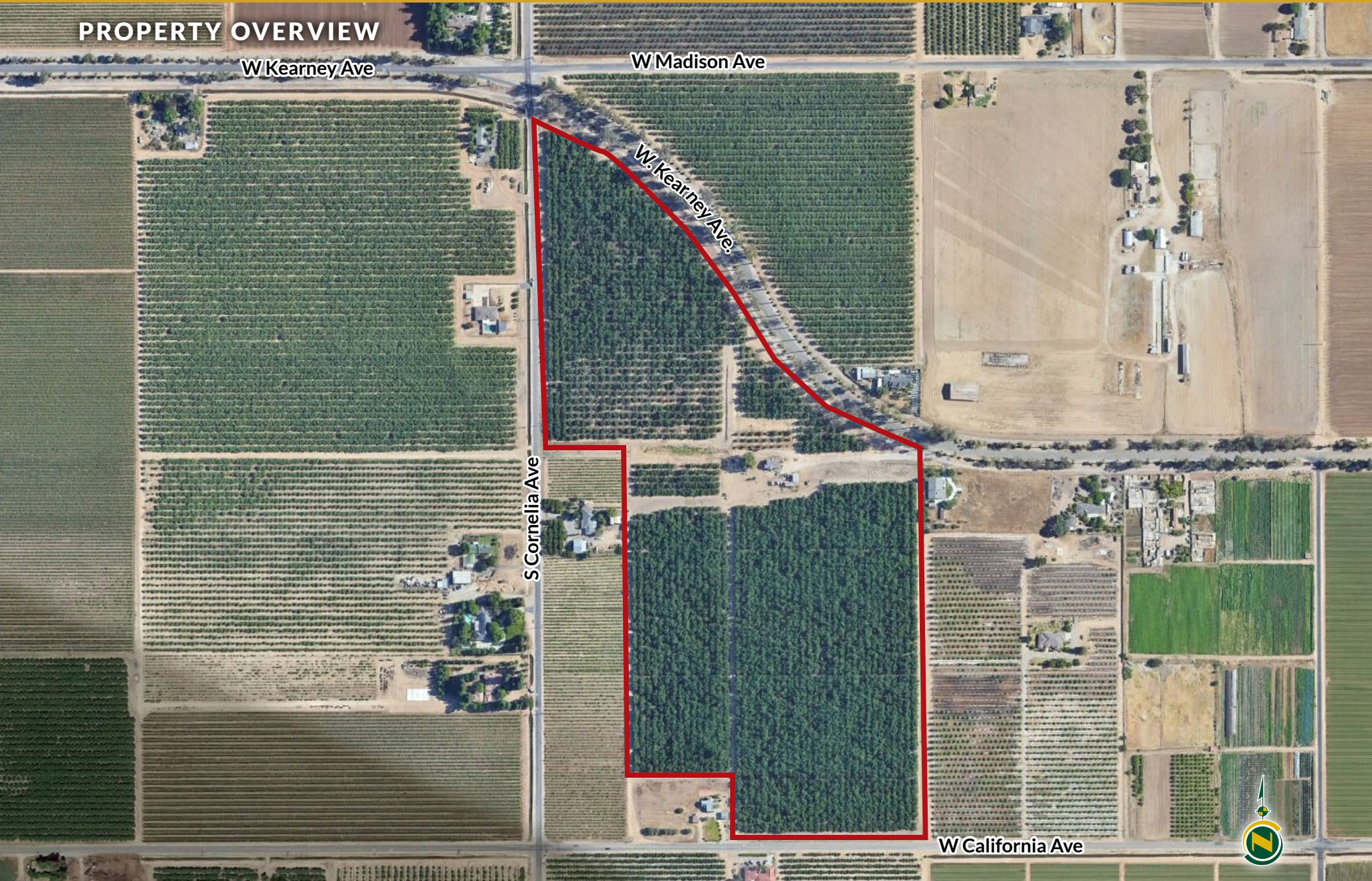


# F.I.D. WALNUTS & HOME

46.34± Acres  
Fresno County, CA

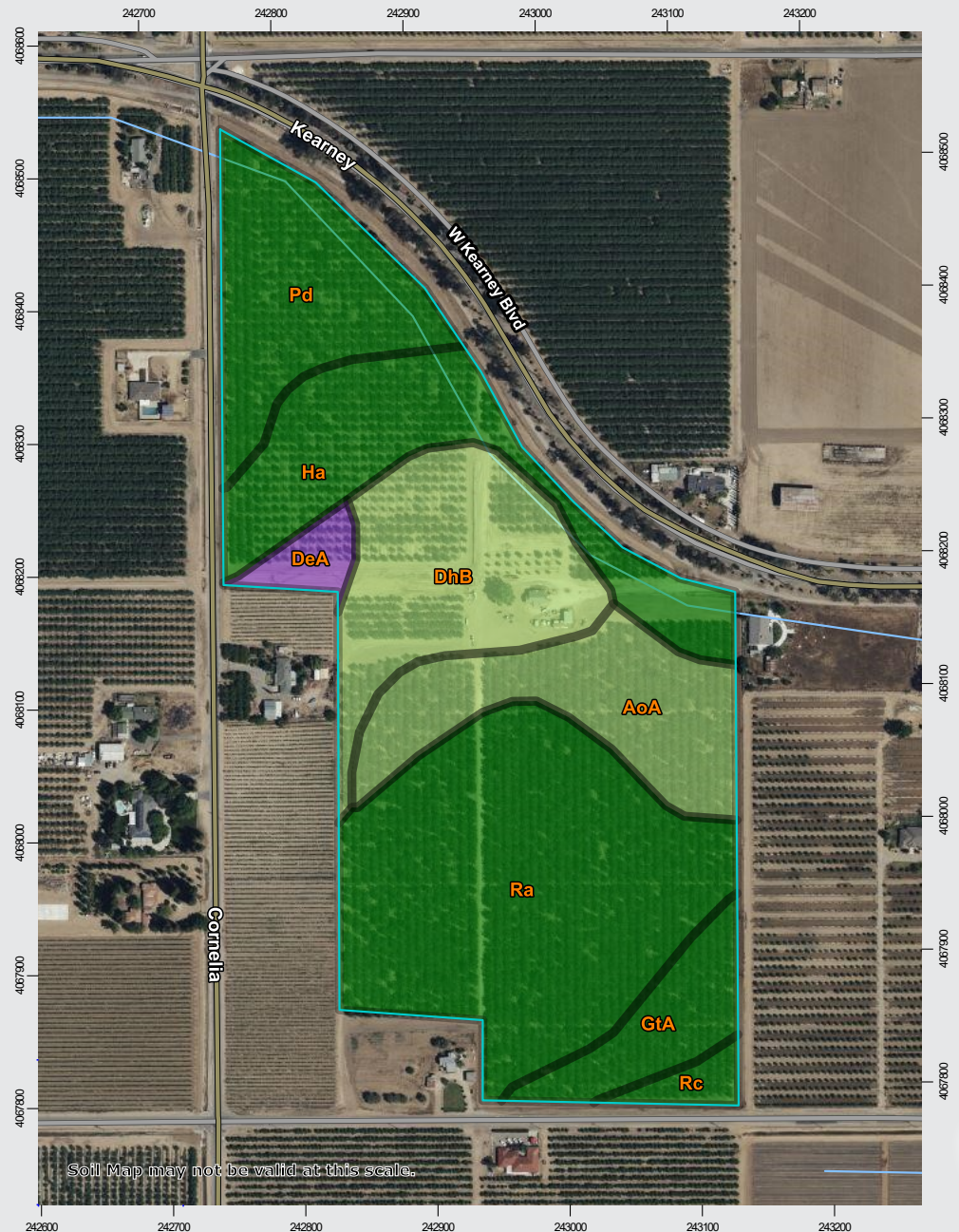


## PROPERTY OVERVIEW

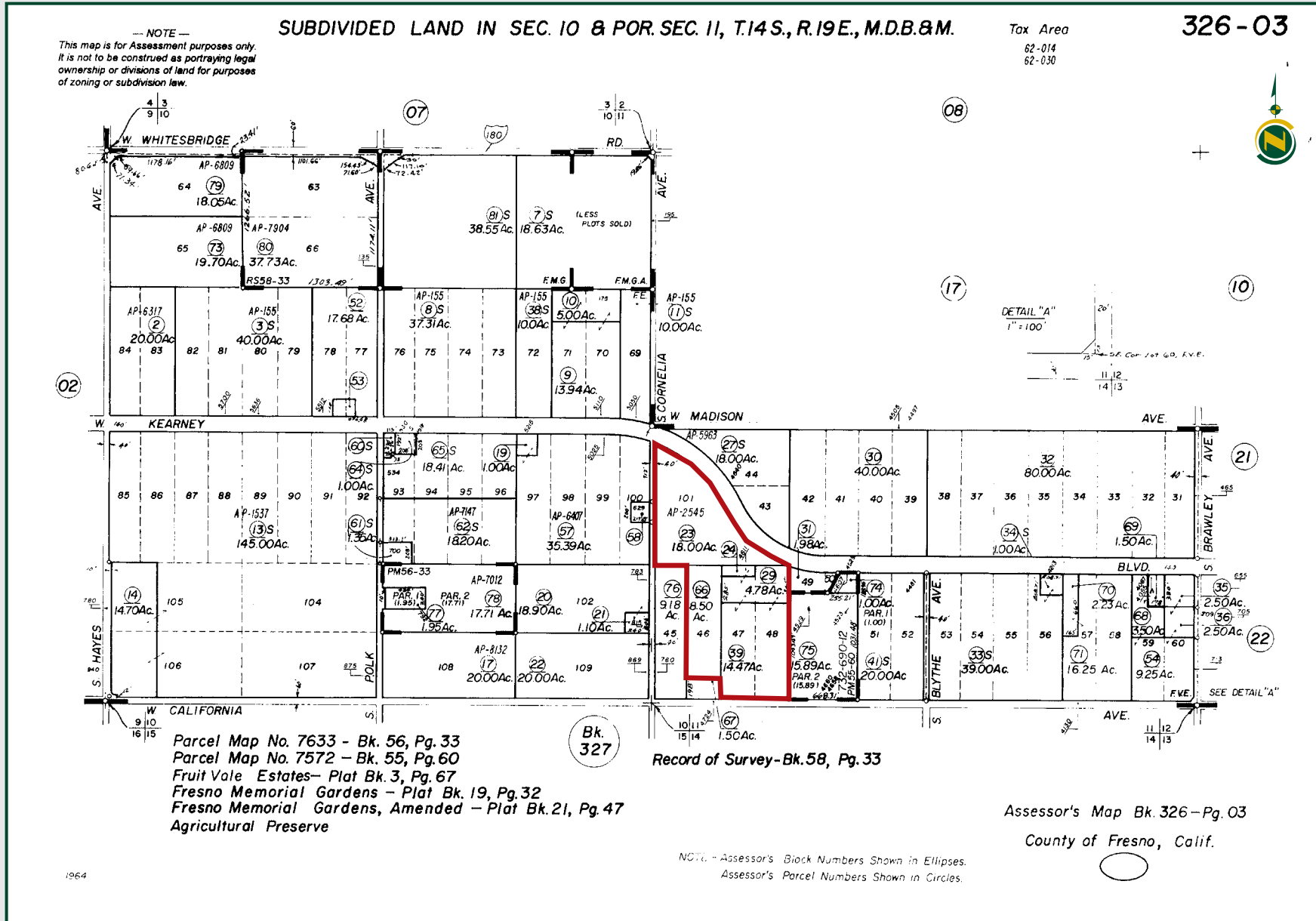


## SOILS MAP

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



## PARCEL MAP



1964

# F.I.D. WALNUTS & HOME

46.34± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# F.I.D. WALNUTS & HOME

46.34± Acres  
Fresno County, CA



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>



**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.**