

EL DORADO ALMONDS & PISTACHIOS

Fresno County, California

476.38± Acres **\$11,495,000**
(\$24,130/Acre)

PRICE REDUCED



- Westlands Water District
- Almonds & Pistachios
- Predominantly Grade 1 - Excellent Soils



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Exclusively Presented by:



EL DORADO ALMONDS & PISTACHIOS

476.38± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

454.94± acres planted to almonds and pistachios in Westlands Water District.

LOCATION

The property is located on the NWC of S. El Dorado Ave and W. Cole Ave in Huron Area, Ca 93210.

LEGAL

Fresno County APN: 065-040-02s

Located in a portion of Section 15, Township 19S, Range 16E, M.D.B.&M. This property is located in the Williamson Act.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

PLANTINGS

Field 1: 152.25± acres planted in 2019 to 50% Nonpareil & 50% Monterey on Nemaguard Rootstock & 22' x 16' spacing.

Field 2: 151.33± acres planted in 2020 to Golden Hills on Wonderful Rootstock & 20' x 15' spacing.

Field 3: 151.36± acres planted in 2019 to Lost Hills on UCB-1 Rootstock & 20' x 15' spacing

WATER

The property is located in the Westlands Water District. There are two filtration stations and 1 deep well delivering water through a dual line drip system.

SOILS

See Soils Map included.

PRICE/TERMS

\$11,495,000 (\$24,130 / acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crop.

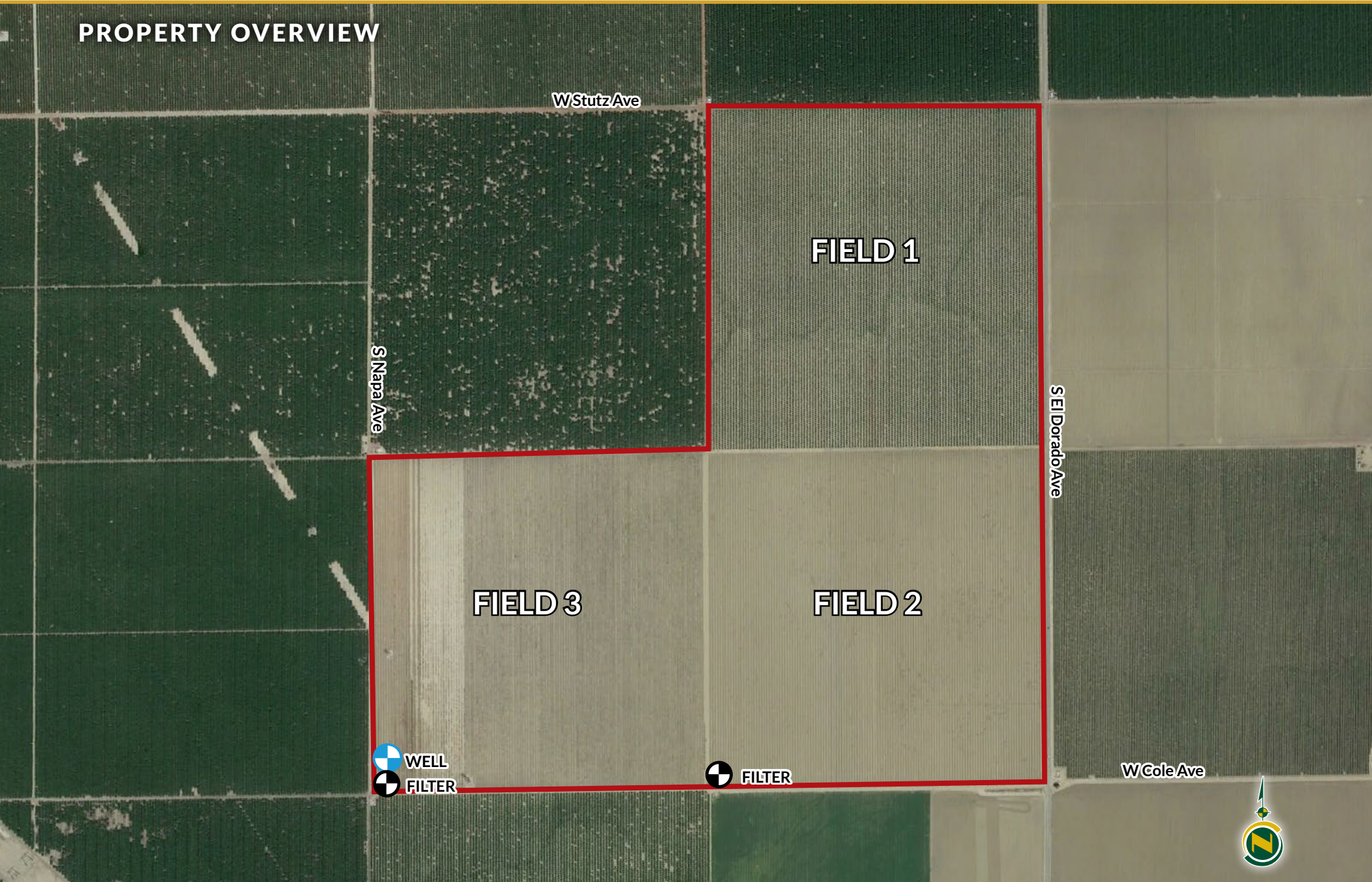


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PROPERTY OVERVIEW



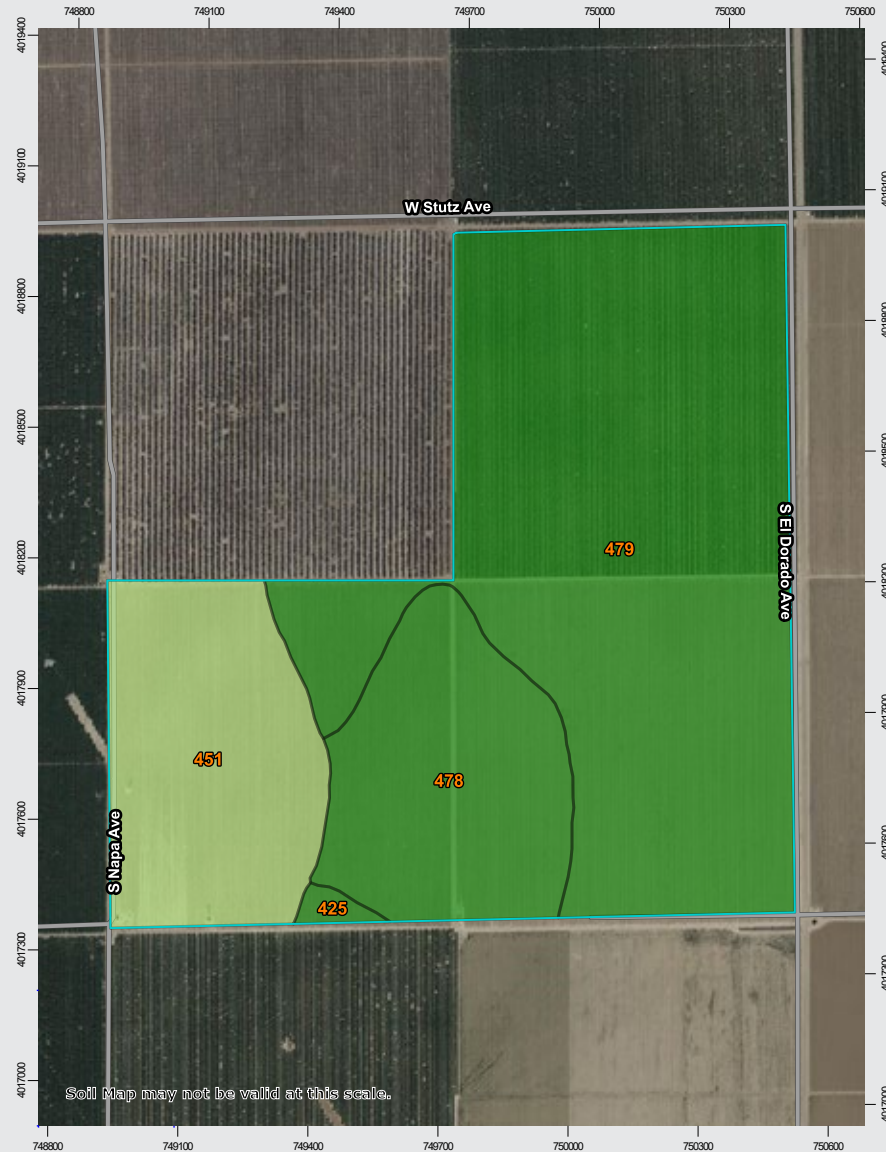
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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
479	Cerini clay loam, 0-2% slopes	Grade 1 - Excellent
451	Milham sandy loam, 0-2% slopes, MLRA 17	Grade 2 - Good
478	Cerini clay loam, 0-2% slopes, MLRA 17	Grade 1 - Excellent
425	Kimberlina sandy loam, 0-2% slopes	Grade 1 - Excellent

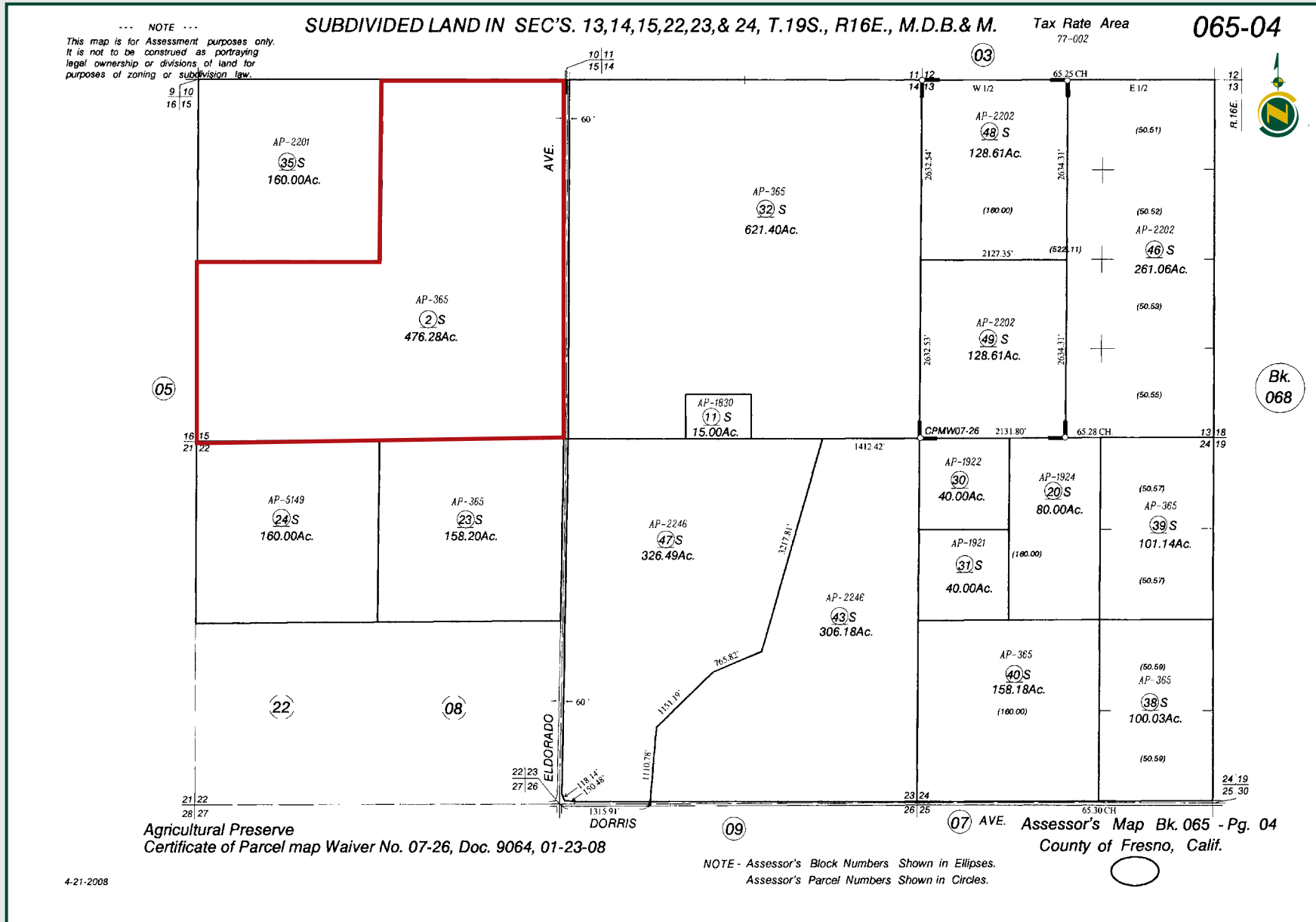


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PARCEL MAP



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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.