

RUSSELL AVE RANCH

Fresno County, California

316.38± Acres

\$4,982,985

(\$15,750/Acre)



- Westlands Water District
- Nonpareil, Monterey & Wood Colony Varieties
- Predominantly Grade 1 - Excellent Soils



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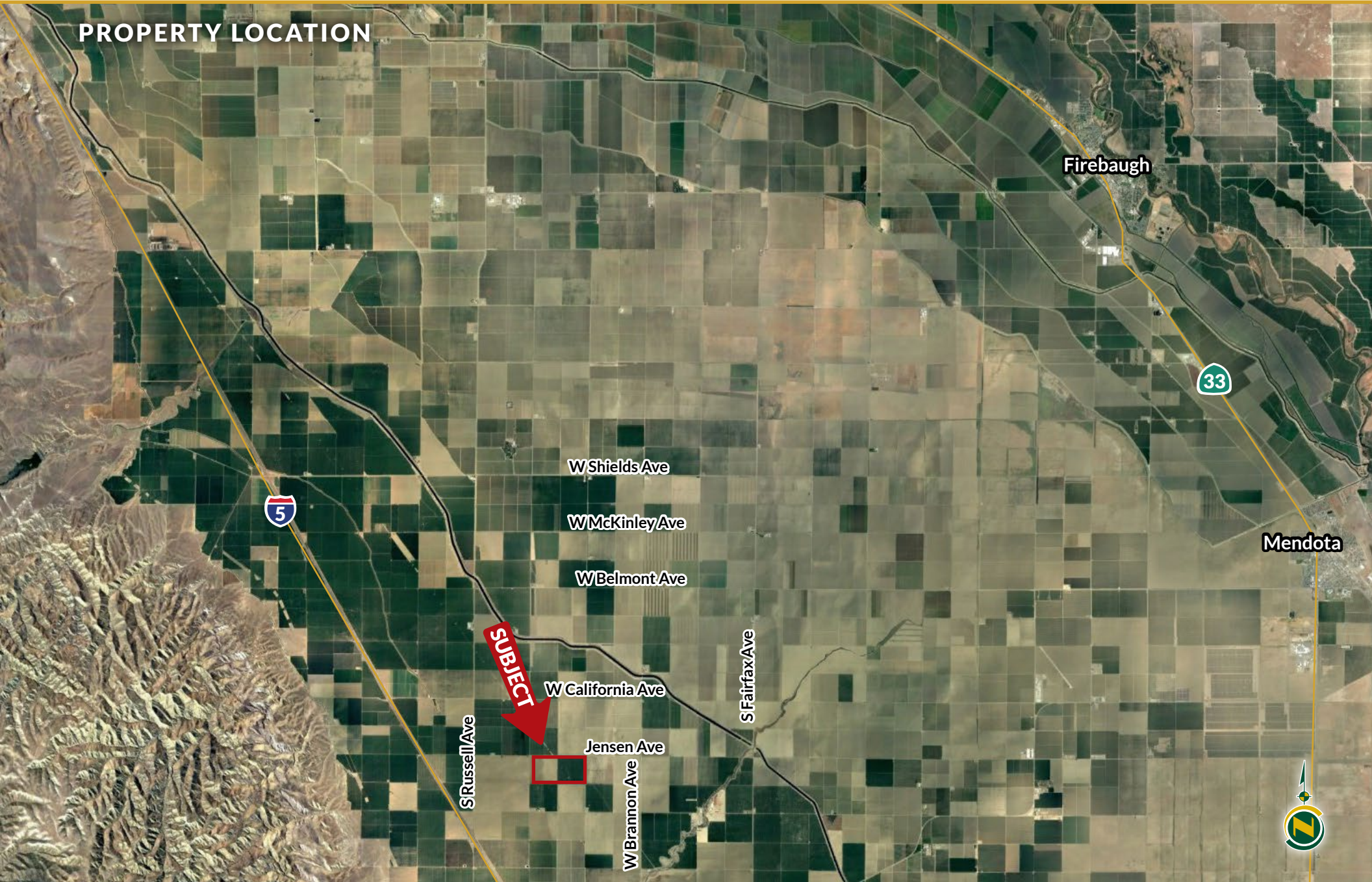


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

302± acres planted to Nonpareil, Monterey and Wood Colony variety almonds.

LOCATION

The property is located on the south side of W. Jensen Avenue, west of W. Brannon Avenue in Firebaugh, Ca 93622.

LEGAL

Fresno County APN's: 017-060-22, 70s & 71s
Located in a portion of the NW 1/4 of Section 23, T14S, 12E, M.D.B.&M.

ZONING

Zoned AE 20 (Agricultural Exclusive – 20 acre minimum parcel size).
APNs 70s & 71s are located within the Williamson Act.

PLANTINGS

Field 4: Planted in January, 2018 to 50% Nonpareil, 25% Wood Colony & 25% Monterey on Nemaguard Rootstock & 14' x 22' spacing.
Field 5: Planted in January, 2019 to 50% Nonpareil, & 50% Monterey on Nemaguard Rootstock & 14' x 22' spacing.

Production history is available upon request.

WATER

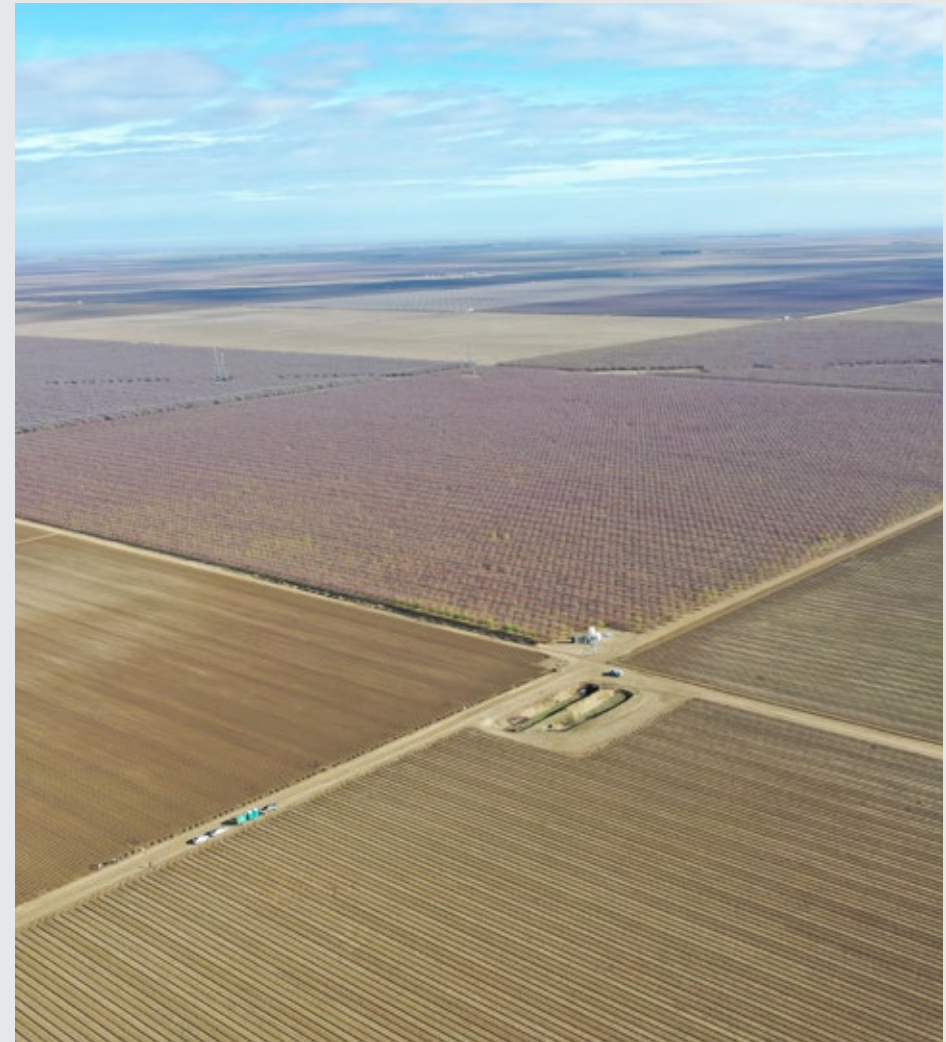
The property is located in the Westlands Water District. There are two filtration stations delivering water through a dual line drip system.

SOILS

See Soils Map included.

PRICE/TERMS

\$4,982,985 (\$15,750 / 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



S Russell Ave

Jensen Ave

W Brannon Ave

FIELD 4

FIELD 5

Filter Station

Filter Station

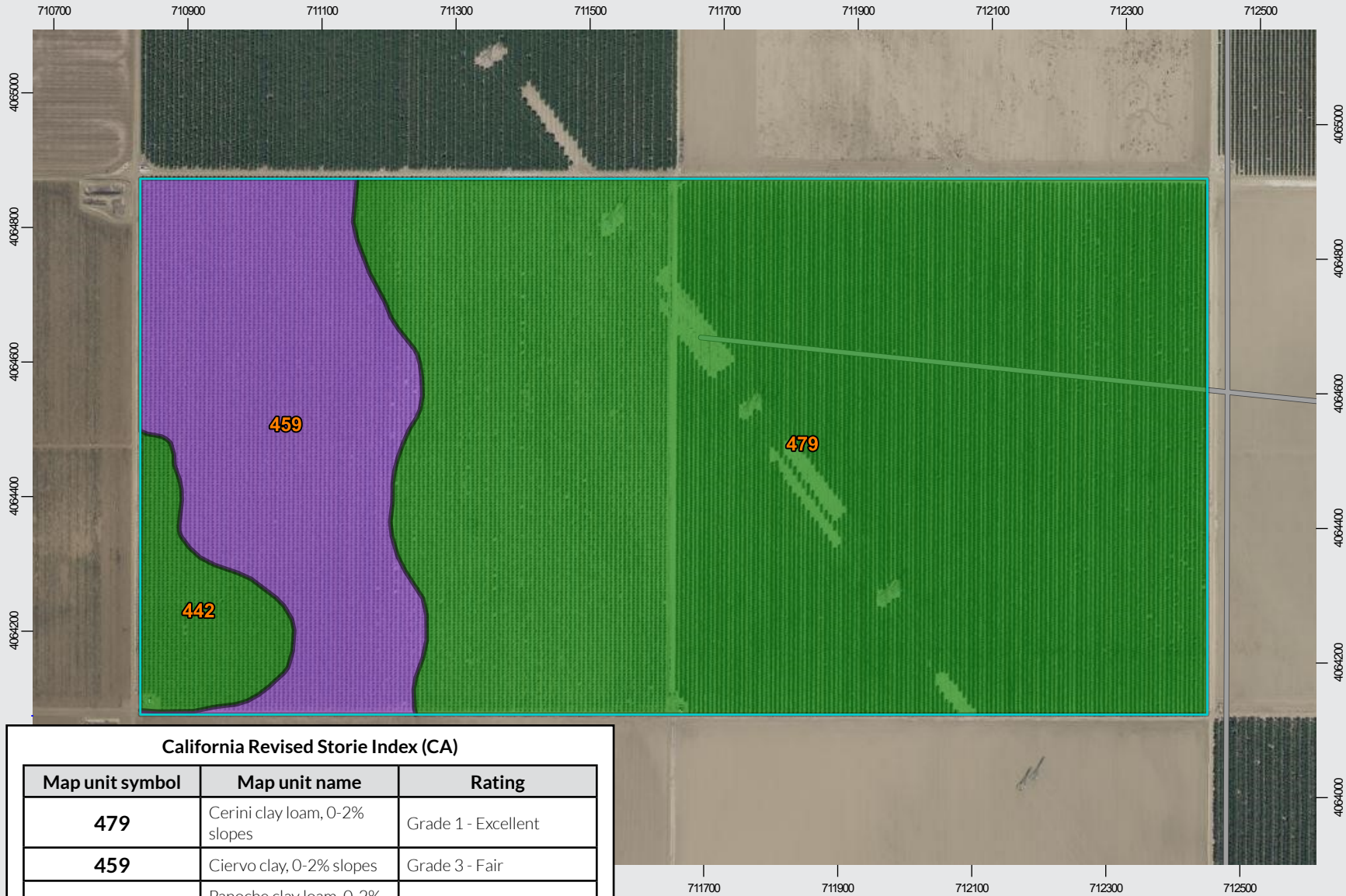


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SOILS MAP



California Revised Storie Index (CA)

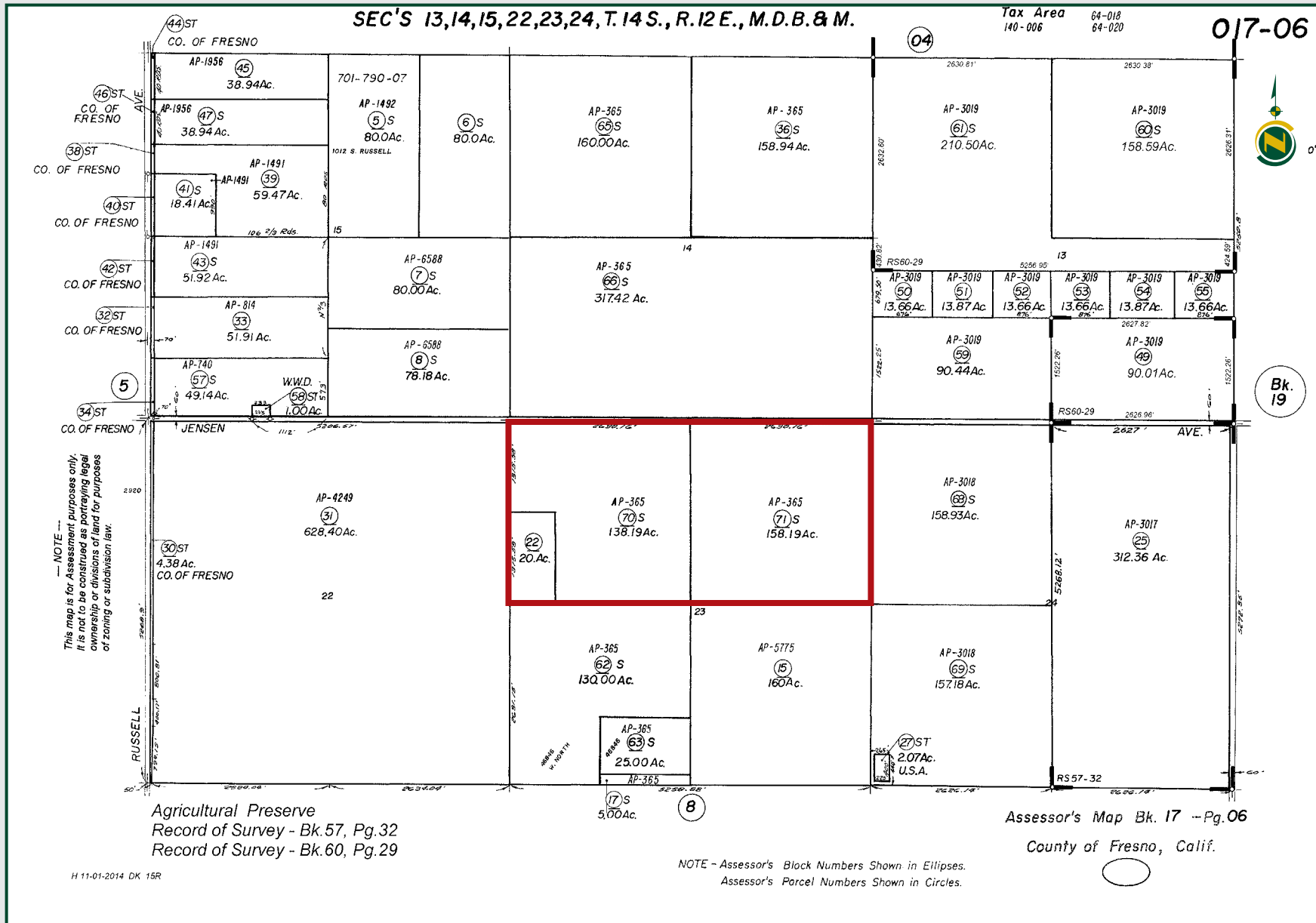
Map unit symbol	Map unit name	Rating
479	Cerini clay loam, 0-2% slopes	Grade 1 - Excellent
459	Ciervo clay, 0-2% slopes	Grade 3 - Fair
442	Panoche clay loam, 0-2% slopes	Grade 1 - Excellent

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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.