

# WELDON AVENUE CITRUS

Fresno County, California

**\$1,358,000**

(\$35,000/Acre)



**38.80± Acres**

- Producing Citrus
- Rental Home & Barn
- Crop Included with Cultural Reimbursement
- 3 Wind Machines

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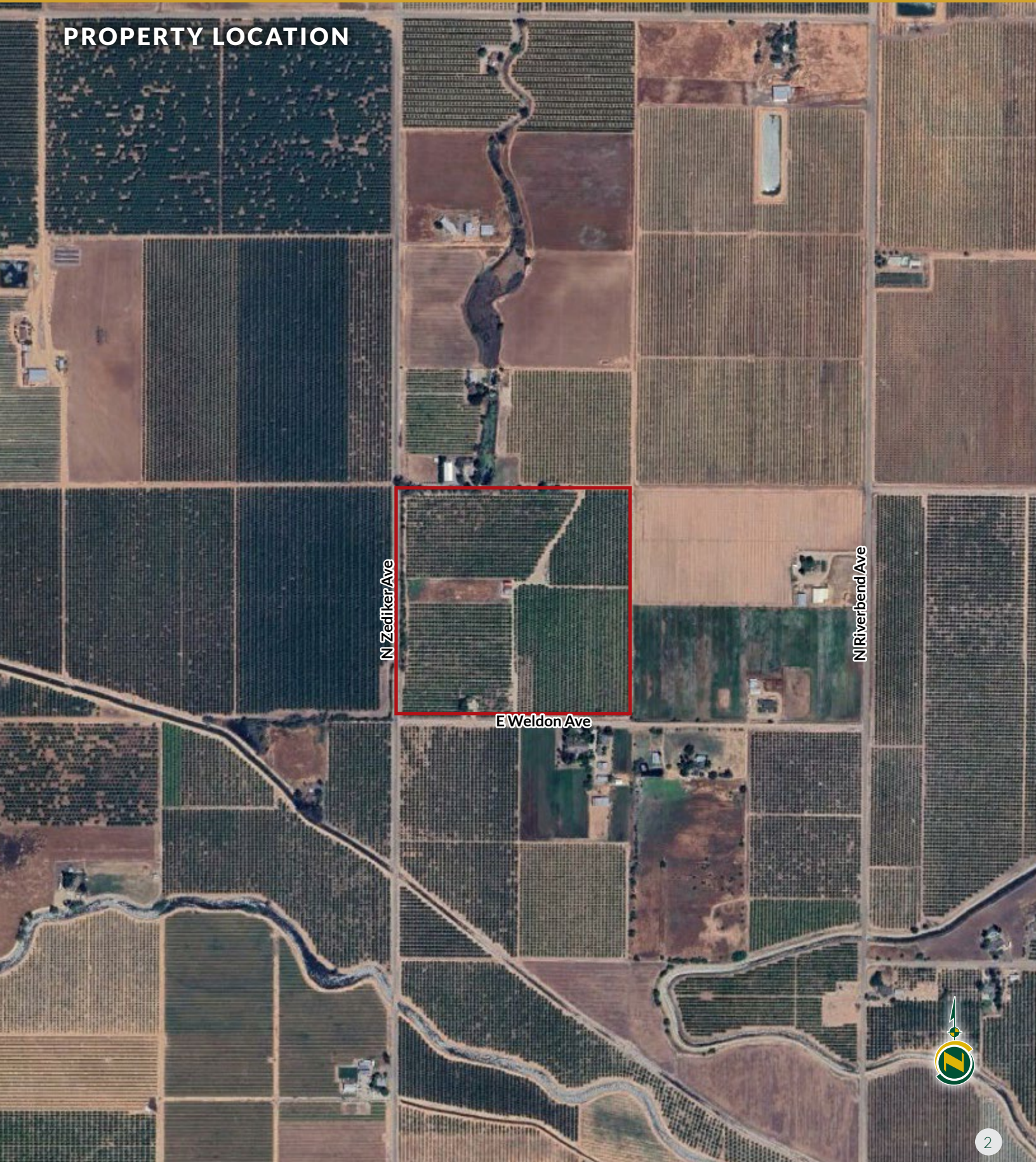
CA DRE #00020875

# WELDON AVENUE CITRUS

38.80± Acres  
Fresno County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

Citrus plantings with a rental home and wood barn.

### LOCATION

Located on the northeast corner of N. Zediker Avenue and E. Weldon Avenue.

Address: 15076 E. Weldon Avenue, Sanger, CA 93657

### LEGAL

Fresno County APN's: 158-130-39 & 40. Located in a portion of Section 30, T13S, R23E, M.D.B.& M.

The property is not enrolled in the Williamson Act.

### WATER

Fresno Irrigation District.

(1) 7 1/2 HP irrigation pump and well

(1) 2 HP domestic pump and well.

The domestic pump also supplies 2.6± acres of the citrus orchard. The balance of the citrus grove is flood irrigated by the 7 1/2 HP pump.

### SOILS

87.9% RC - Ramona loam

6.5% Hu - Hildreth clay

5.6% SgA - San Joaquin loam

### BUILDINGS

There is a rental home approximately 1,184± sq. ft., 2 bedrooms, 1.75 baths, built in 1968. There is a wood barn that can be used for equipment storage. A chain link fence exists on a portion of the property along Weldon Avenue.

### IMPROVEMENTS

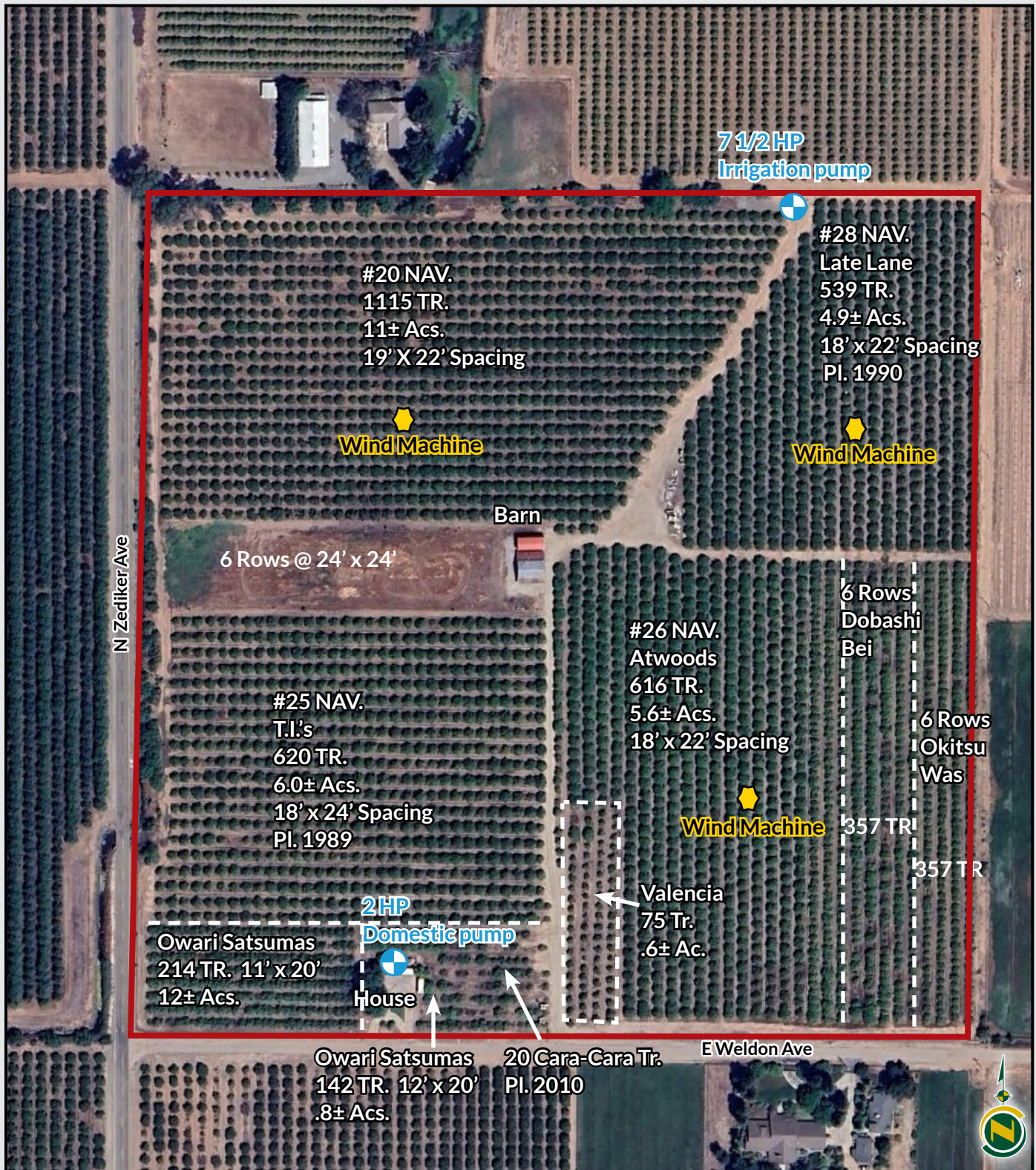
There are 3 gas powered wind machines for frost protection.

### PRICE/TERMS

\$1,358,000 cash or terms acceptable to Seller. The 2024/25 crop is available with full reimbursement of cultural costs.



## PLANTING MAP



## SOILS MAP



**California Revised Storie Index (CA)**

Map unit symbol	Map unit name
Rc	Ramona Loam
Hu	Hildreth clay
SgA	San Joaquin loam, shallow, 0-3% slopes

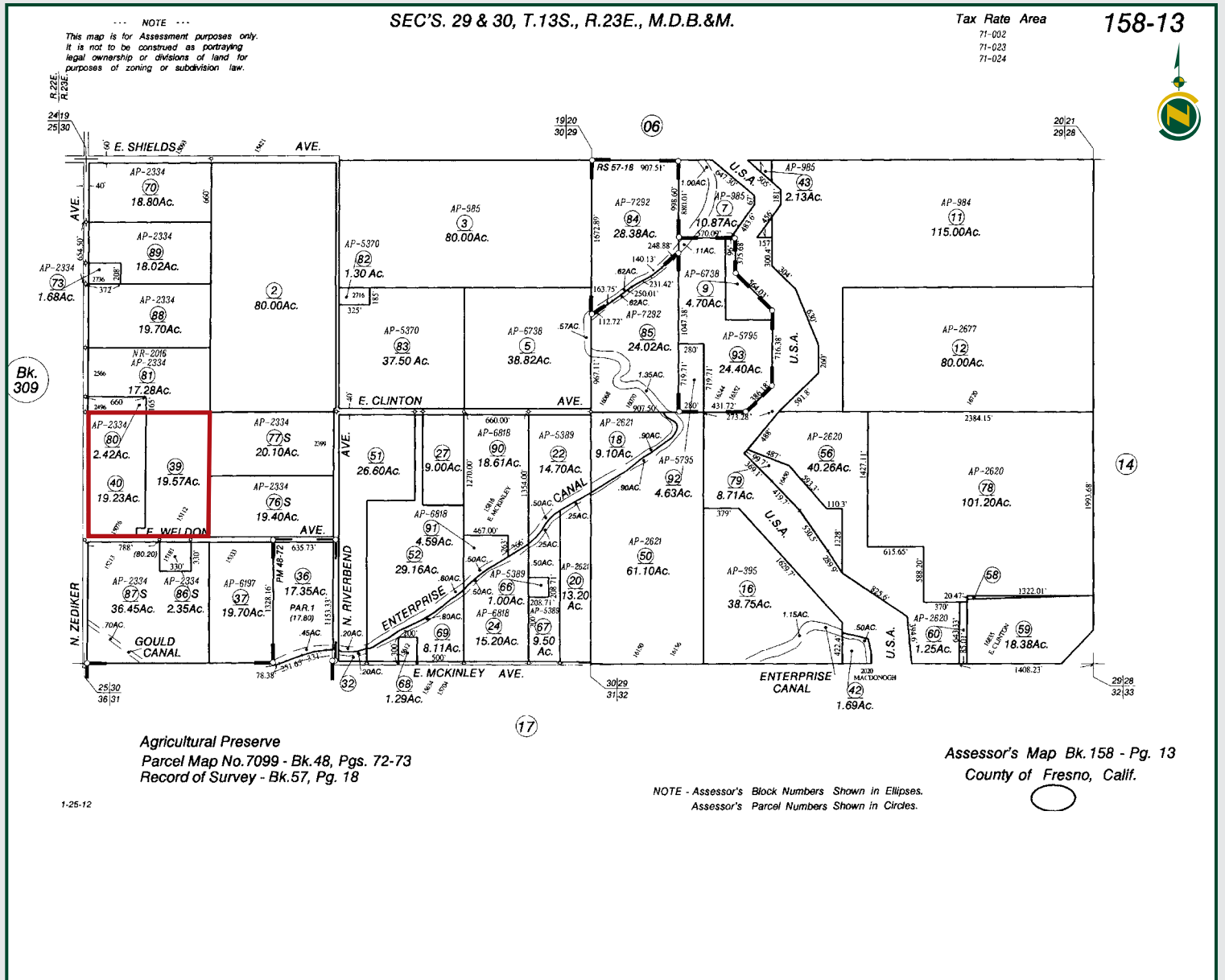


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## PARCEL MAP



## PROPERTY PHOTOS



## PROPERTY PHOTO



**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.**



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