

# LIBERTY ALMONDS

Fresno County, California

160± Acres

\$3,000,000

(\$18,750/Acre)



- Liberty Water District
- One Share of Liberty Canal Company Stock
- Producing Almonds
- Custom Home May Be Purchased Separately



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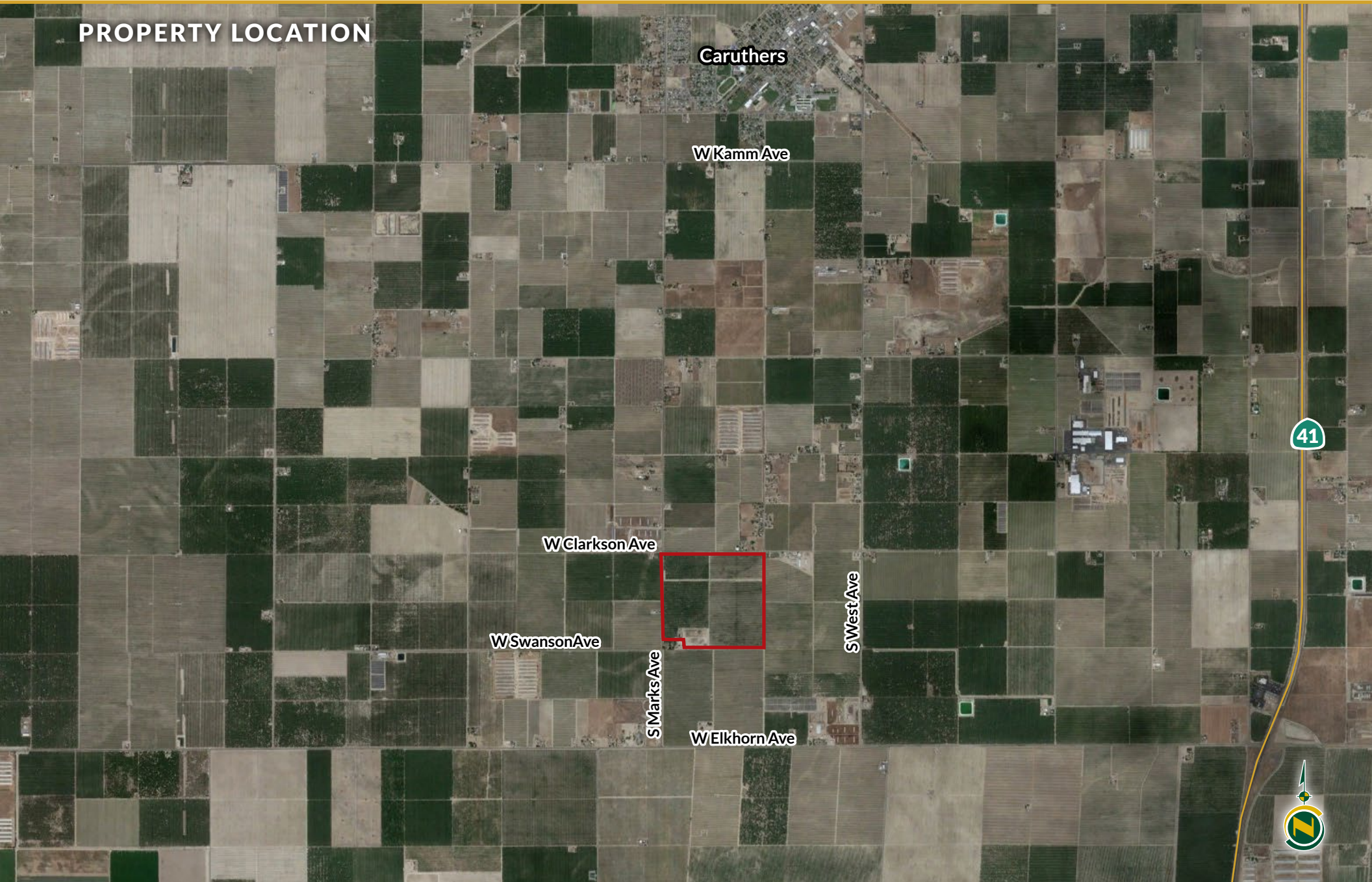


# LIBERTY ALMONDS

160.00± Acres  
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## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

This offering consists of 160± acres of Independence, Monterey, and Nonpareil almonds. There is an 8.5± acre yard in the southwestern corner of the ranch that includes a shop and a recharge basin for surface water. The house is on a separate parcel but is available for sale as well.

### LOCATION

The subject property is located on the east side of S. Marks Ave roughly 0.5± miles north of W. Elkhorn Ave. Physical address: 16452 S. Marks Ave Caruthers, CA 93609.

### LEGAL

Fresno County APN(s): 042-050-92S & 042-050-08S. Located in a portion of Section 31, Township 16S, Range 20E, M.D.B.&M.

### ZONING

AE-20, Agricultural Exclusive - 20 acres. The parcels are enrolled in the Williamson Act.

### PLANTINGS

East Field:

82± acres of Independence almonds planted in 2016.

West Field:

40± acres of Monterey/Nonpareil almonds planted in 2013

20± acres of Monterey/Nonpareil almonds planted in 2015

### WATER

The ranch is located within Liberty Water District and entitled to receive surface water through its 1 share of Liberty Canal Company stock. In addition to surface water, there are two ag wells which each have a 75 HP pump. The entire ranch is irrigated via single line drip. The eastern field and the 40± acres south of the canal on the western field can also be irrigated via flood irrigation. The ranch is located within North Fork Kings GSA.

### SOILS

See soils map included

### BUILDINGS

In the southwestern corner of the ranch there is an 8.5± acre equipment yard which also includes a recharge basin. The house is on a separate parcel and is available for sale separately from the ranch. The seller is in the process of getting a lot line adjustment to parcel off 2.0± acres from the ranch over to the parcel containing the house. See proposed lot line adjustment map on page 4 of the brochure.

### PRICE/TERMS

\$3,000,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2025 crop.

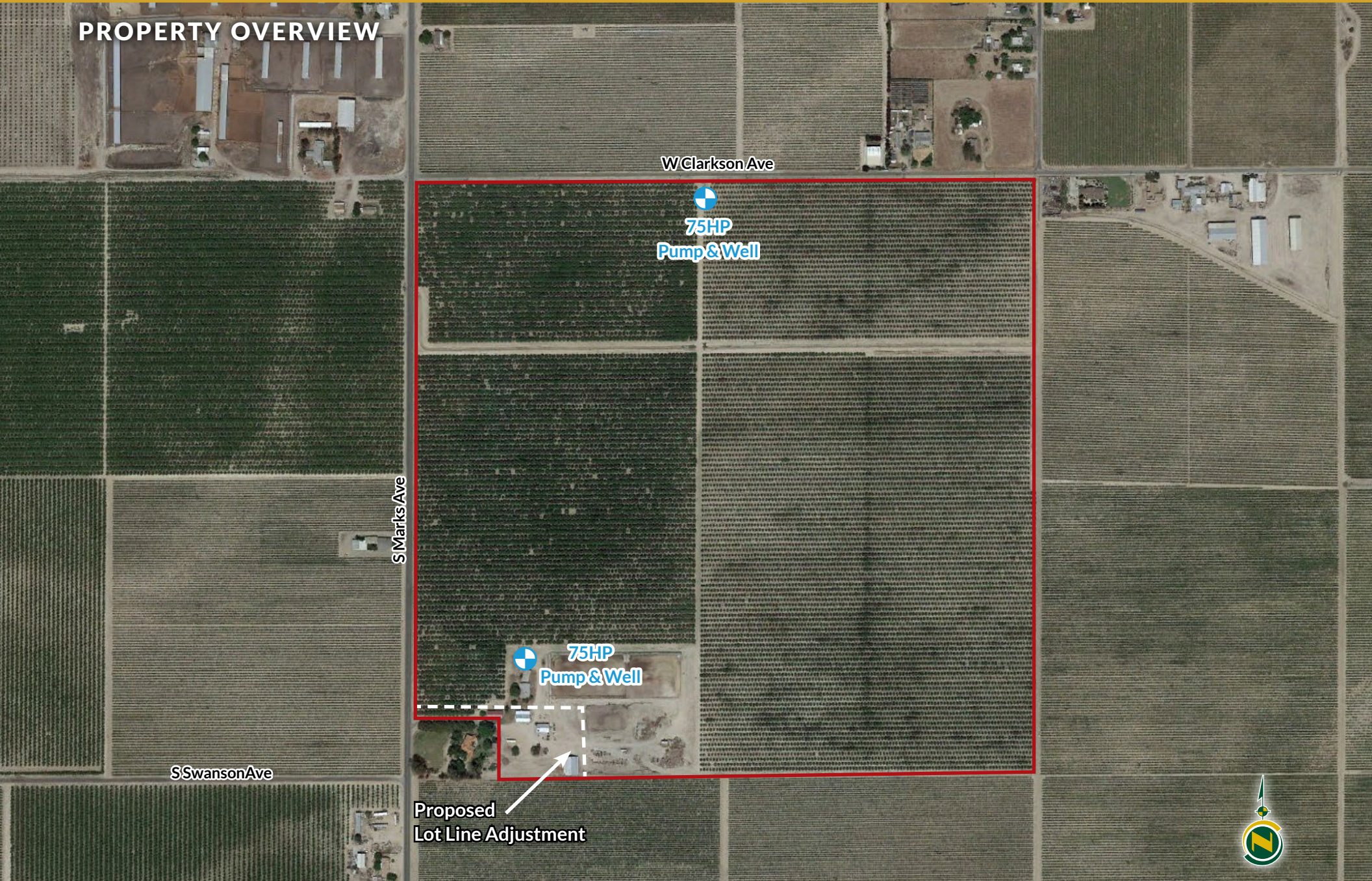


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## PROPERTY OVERVIEW



## SOILS MAP

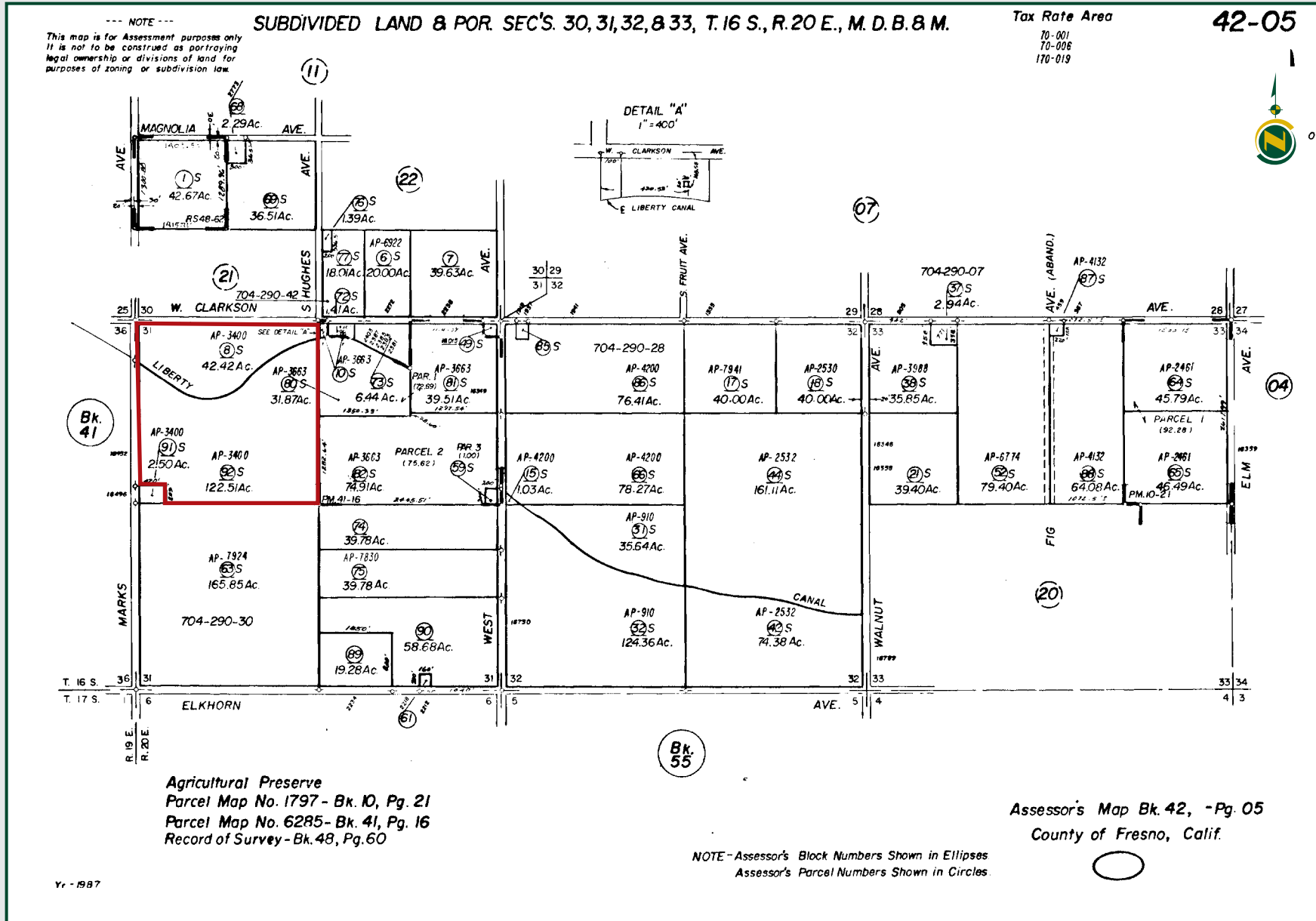
California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
CfA	Calhi loamy sand, 0-3% slopes	Grade 2 - Good
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
CgA	Calhi loamy sand, moderately deep, 0-3% slopes	Grade 2 - Good
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair
Dm	Dello loamy sand	Grade 3 - Fair



Soil Map may not be valid at this scale.



## 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.**