

# SELMA WALNUTS

Fresno County, California

**\$1,870,440**

(\$16,500±/Acre)

**PRICE REDUCED**

**113.36± Acres**

- Quality Well Water
- Grade 1 Excellent Soils
- Walnuts in Full Production
- Income
- Tax benefits

Exclusively Presented by:

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CA DRE #00020875



## PROPERTY INFORMATION

### LOCATION

The offering is located conveniently on the south side of East Conejo Avenue, 1/3 mile west of Fowler Avenue, approximately 9± miles southwest of Selma, California. Regionally the subject property is located 19± miles south of Fresno, 98± miles north of Bakersfield, and 188± miles south of Sacramento.

### DESCRIPTION

This 113.36± assessed acre opportunity is located in the desirable farming area of Selma, California. This land is planted to 100± acres of walnuts. The property is located in Laguna Irrigation District boundaries, but is irrigated with well water from 1 well.

The offering features: quality well water, grade 1 excellent soils, walnuts in full production, income, and tax benefits.

### SOILS - Ca. Rev. Storie Index

- 81.4±% Hesperia Sandy Loam, Very Deep, Grade 1 - Excellent.
- 6.6±% Hesperia Fine Sandy Loam, Very Deep, Grade 1 - Excellent.
- 10.9±% Delhi Sandy, 0 to 3 percent slopes MLRA 17, Grade 2 - Good.
- 1.1±% Hanford Sandy Loam, Grade 1 - Excellent.

### LEGAL/ZONING

The land is zoned AE-20, and is enrolled in the Williamson Act. A portion of the N ½ of Section 28, Township 16S, Range 21E, MDB&M. APN 385-150-37 Fresno County.

### WATER

The property was annexed into the Laguna Irrigation District (but does not have turnout nor is it entitled to receive district water), and is located in the North Fork GSA. The land is irrigated with abundant well water from 1 well equipped with 200HP motor/gearhead which is powered by natural gas. Walnut block SF11 is irrigated with a fan jet system SF 8 and SF9 are flood irrigated. The fanjets use adjoining filters and well on another property. At close of escrow it will be connected to well on 113.36± acres.

### PRICE/TERMS

\$1,870,440 (or \$16,500±/acre) cash at close of escrow, excluding any remaining mineral rights. The 2024 crop is available subject to reimbursement of agreed farming expenses.



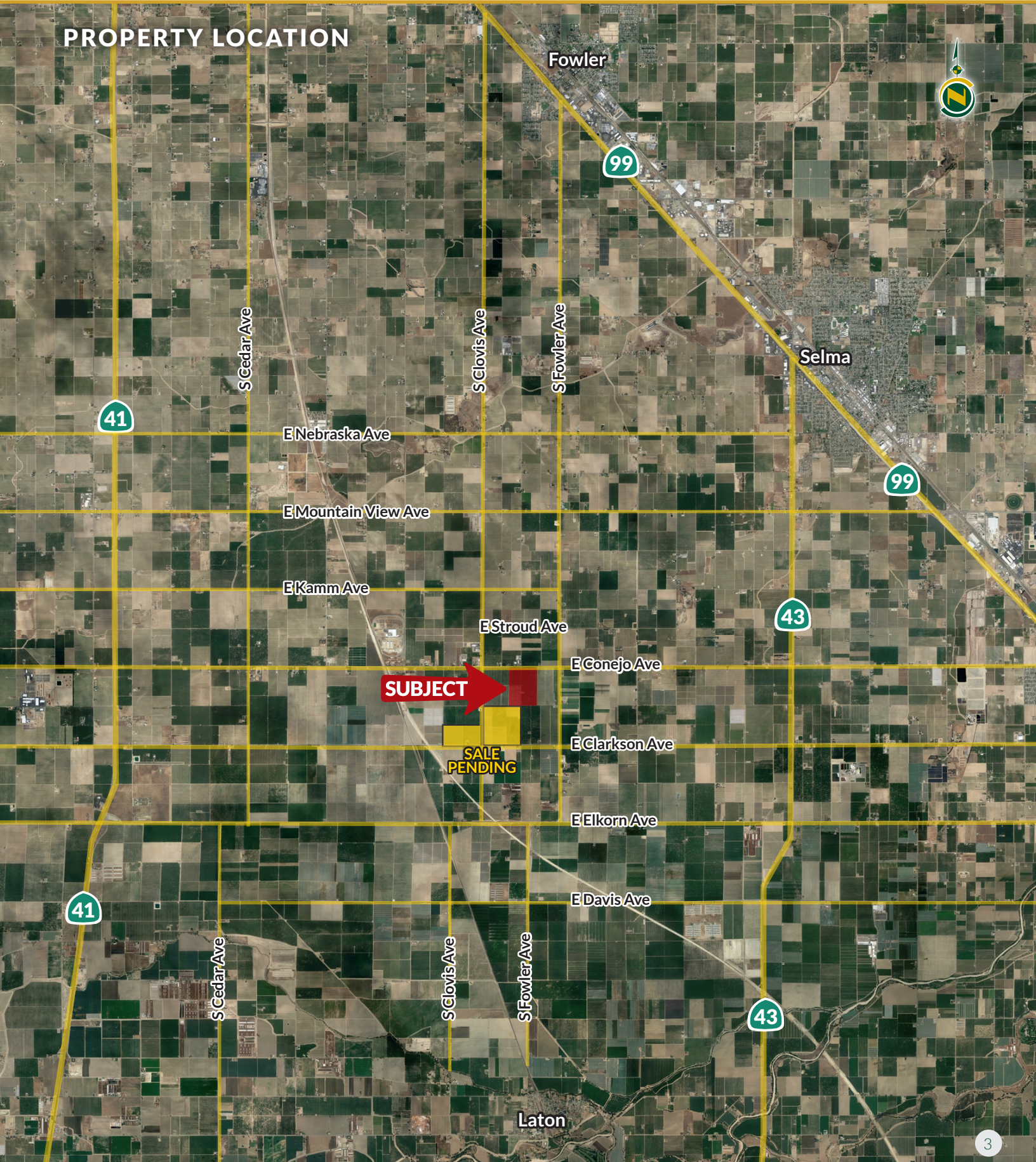


# SELMA WALNUTS

113.36± Acres  
Fresno County, CA

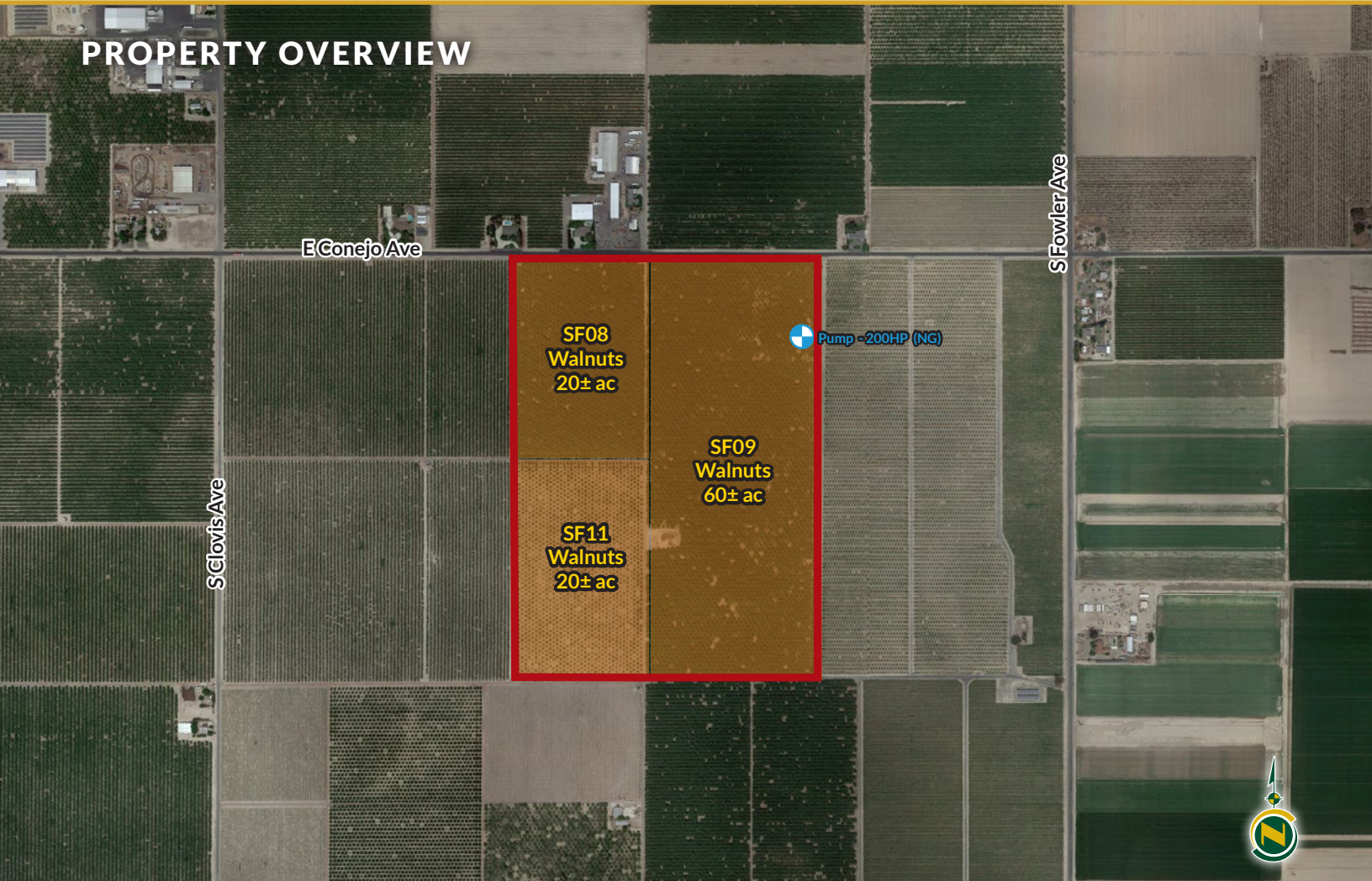


## PROPERTY LOCATION





## PROPERTY OVERVIEW

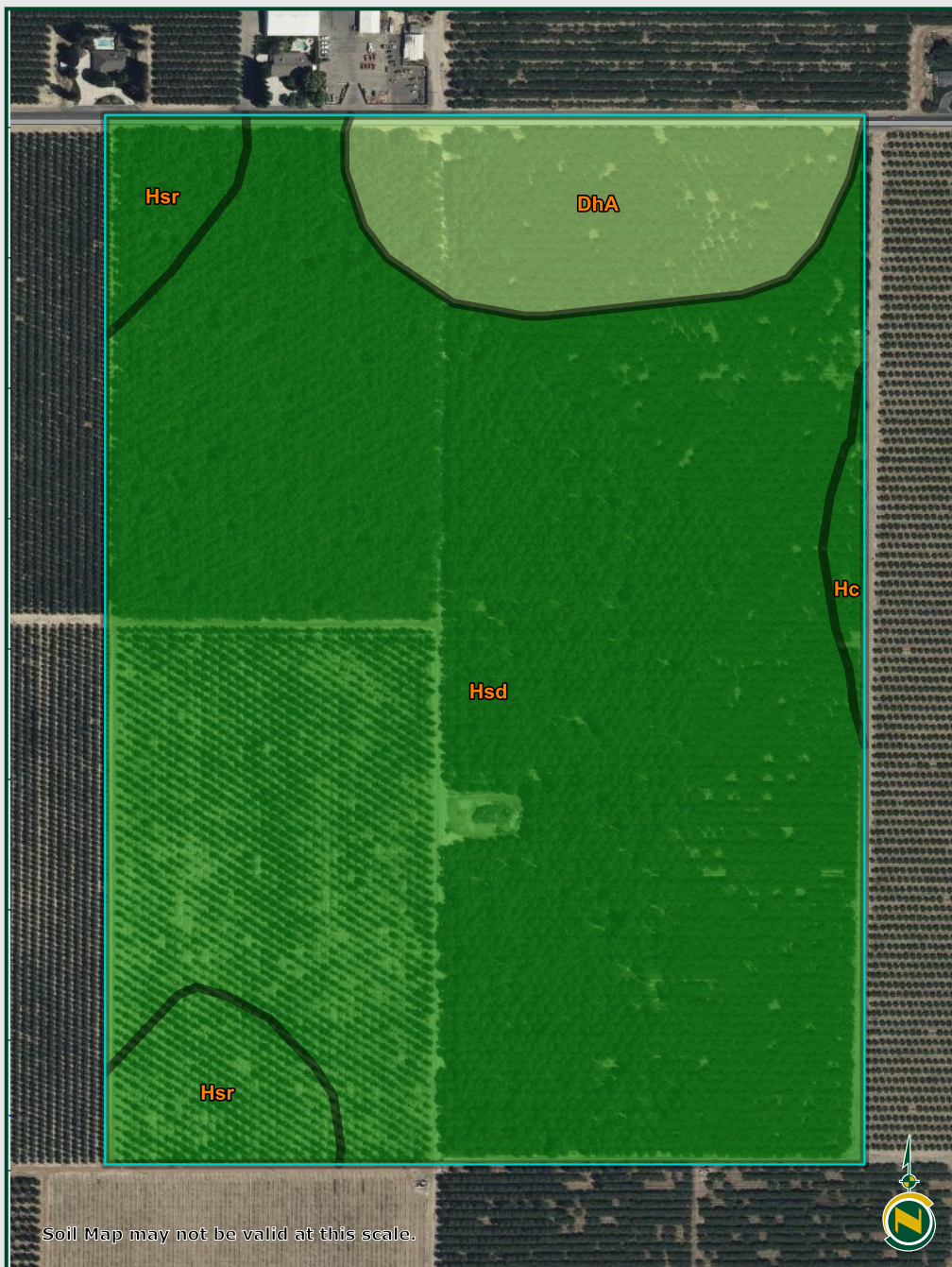


### PLANTINGS OR CURRENT USE:

Fields	Acres	Planted/Grafted	Type/Varieties/Rootstock	Spacing
SF08	20.00±	2008	Walnuts/Tulare/Paradox Rootstock	22' X 24'
SF09	60.00±	2008	Walnuts/Tulare/Paradox Rootstock	22' X 24'
SF11	<u>20.00±</u>	2015	Walnuts/Ivanhoe/Paradox Rootstock	21' X 26'
Total Planted	100.00±			
	<u>13.36±</u>	Roads and Waste		
Assessed Acres	113.36±			



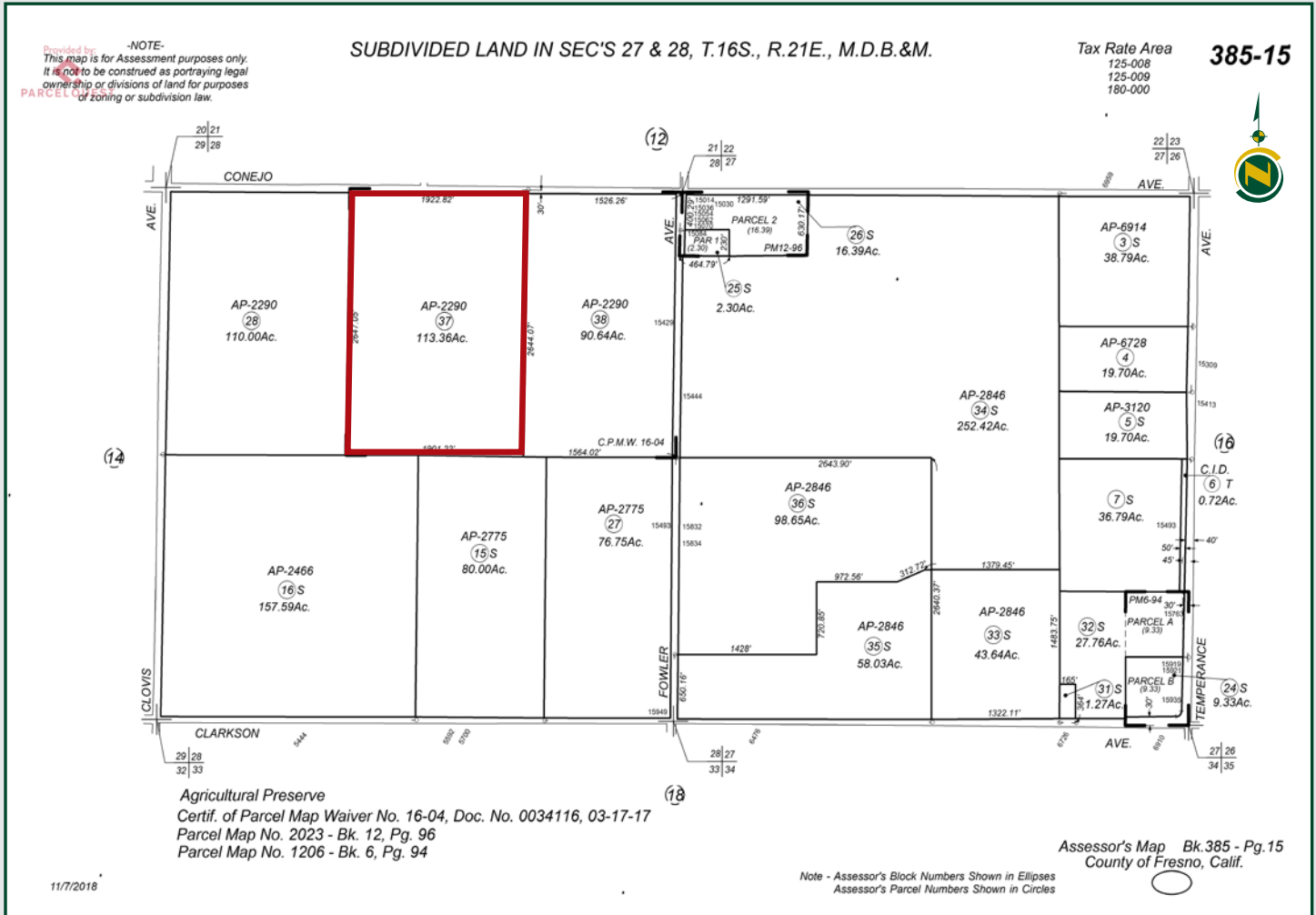
## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent of AOI
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	10.9%
Hc	Hanford sandy loam	Grade 1 - Excellent	1.1%
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent	81.4%
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent	6.6%
<b>Totals for Area of Interest</b>			<b>100.0%</b>

## PARCEL MAP





## PROPERTY PHOTOS





## PROPERTY PHOTOS



## REGIONAL MAP



**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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