

# KERMAN AREA ALMONDS

Fresno County, California

57.48± Acres

\$1,023,144  
(\$17,800/Acre)



- Two Almond Varieties
- One Pump & Well
- Within McMullin GSA



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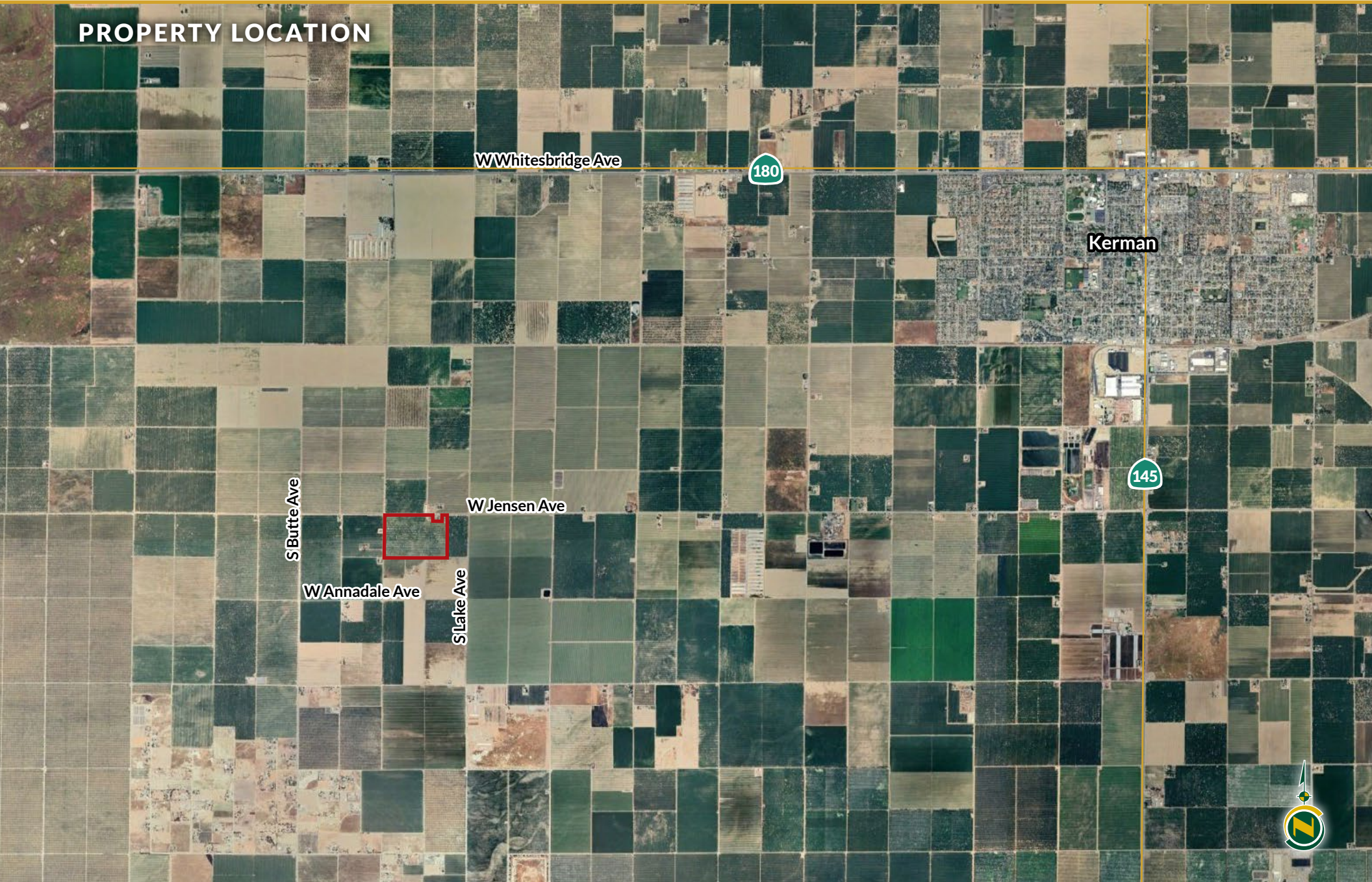


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

8 year old almonds planted to 50% Nonpareil, 50% Wood Colony

### LOCATION

The parcel is 5± miles SW of the City of Kerman and 4± miles west of Hwy 145 on Jensen Avenue. The parcel sits on the south side of Jensen Ave.

### LEGAL

Fresno County APN's: 020-030-43S & 020-030-42S. Located in a portion of Section 20, T14S, R17E, M.D.B.&M.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

### PLANTINGS

Almonds planted in 2016 to 50% Nonpareil and 50% Wood Colony on a 22' x 16' spacing.

### WATER

One 55 HP pump and well installed in 2020 at 500' depth with bowls set at 330± ft.

The parcels are within the McMullin GSA

### SOILS

See soils map included.

### BUILDINGS

One small home approximately 1,110 sq. ft. built in 1950. Currently rented.

### PRICE/TERMS

\$1,023,144.00 all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred for the 2025 almond crop.

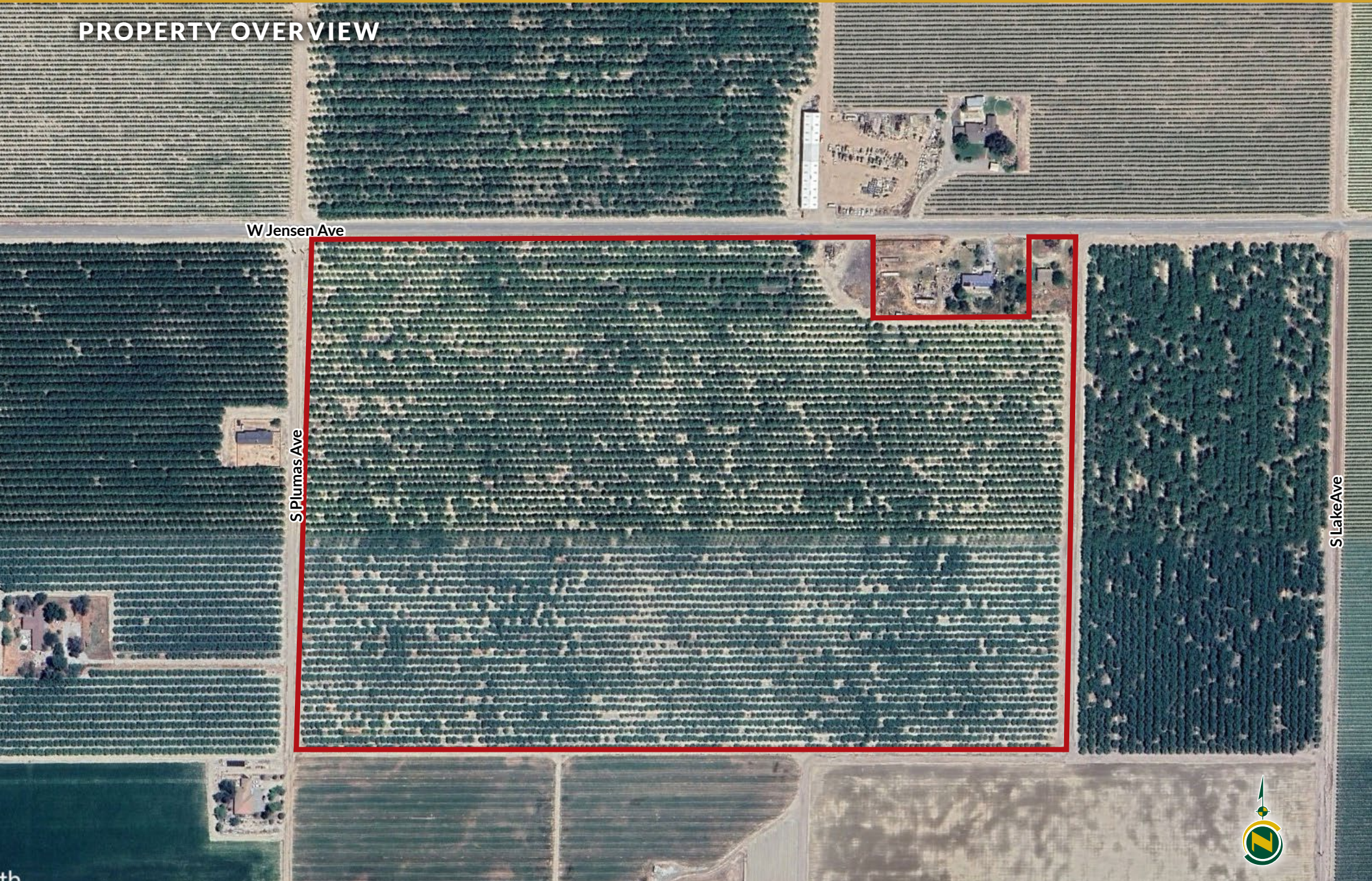


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## PROPERTY OVERVIEW



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## SOILS MAP



### California Revised Storie Index (CA)

Map unit symbol	Map unit name
<b>Fu</b>	Fresno fine sandy loam
<b>Cb</b>	Cajon loamy coarse sand, saline-alkali
<b>Fv</b>	Fresno fine sandy loam, shallow
<b>Hsd</b>	Hesperia sandy loam, very deep
<b>PI</b>	Playas

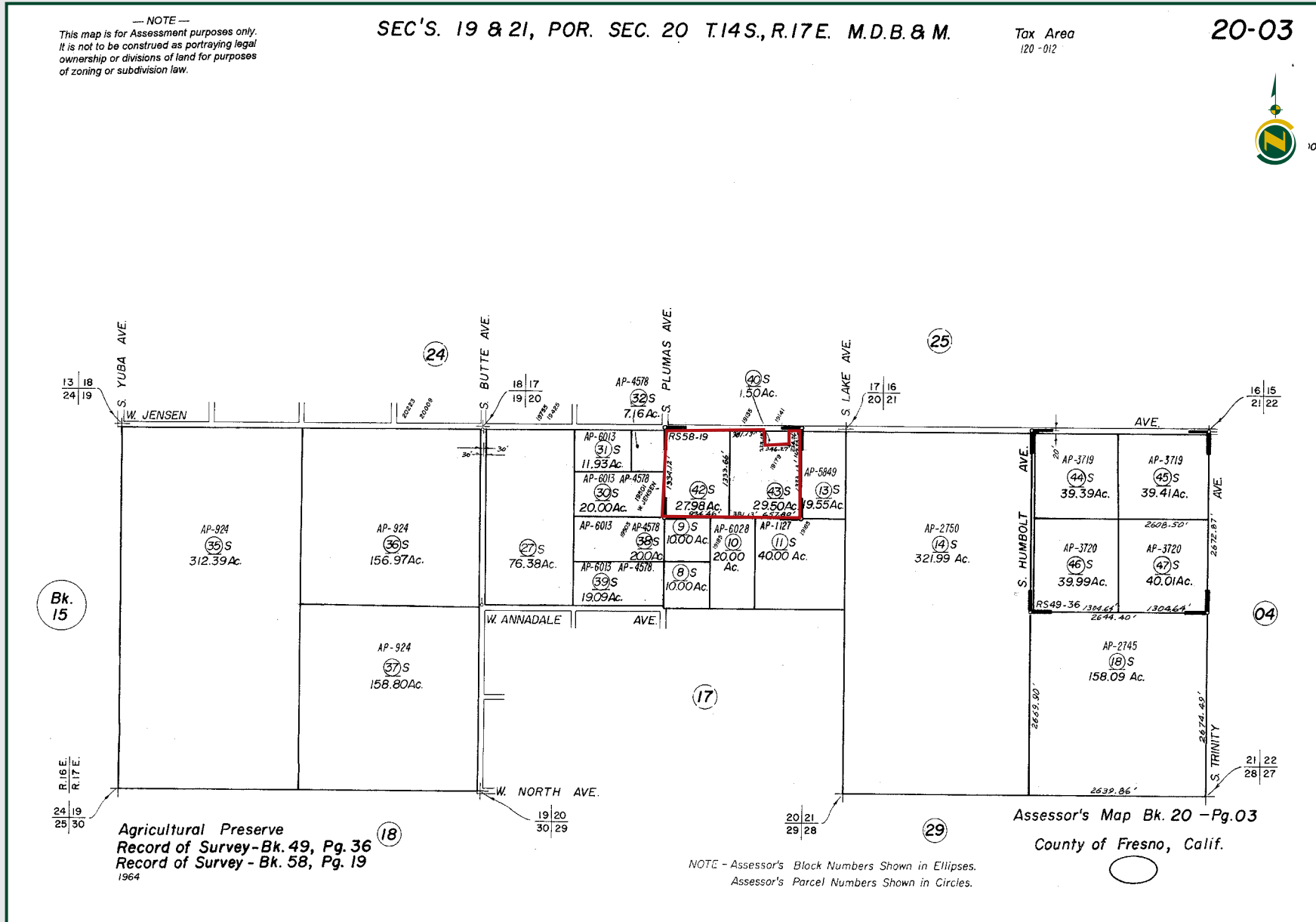


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## PARCEL MAP



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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.**