

KERMAN LOT 1

Fresno County, California

\$300,000

LOCATION

The property is on the southwest corner of Jensen Ave and Lake Ave. in Kerman, CA.

PLANTINGS

19.55± acs. of almonds planted to 50% Nonpareil, 25% Aldrich and 25% Butte planted in 2012 on Hansen rootstock with a 22' x 18' spacing

BUILDINGS

None

LEGAL

Fresno County APN: 020-030-13s. Located in the NE1/4 of the NE1/4 of Sec. 20, T14S, R17E, M.D.B.&M.

WATER/IRRIGATION

There are no pumps or wells on the property.

PRICE/TERMS

\$300,000 cash at the close of escrow.



19.55± Acres

- 3 Almond Varieties
- Close Proximity to Kerman, CA

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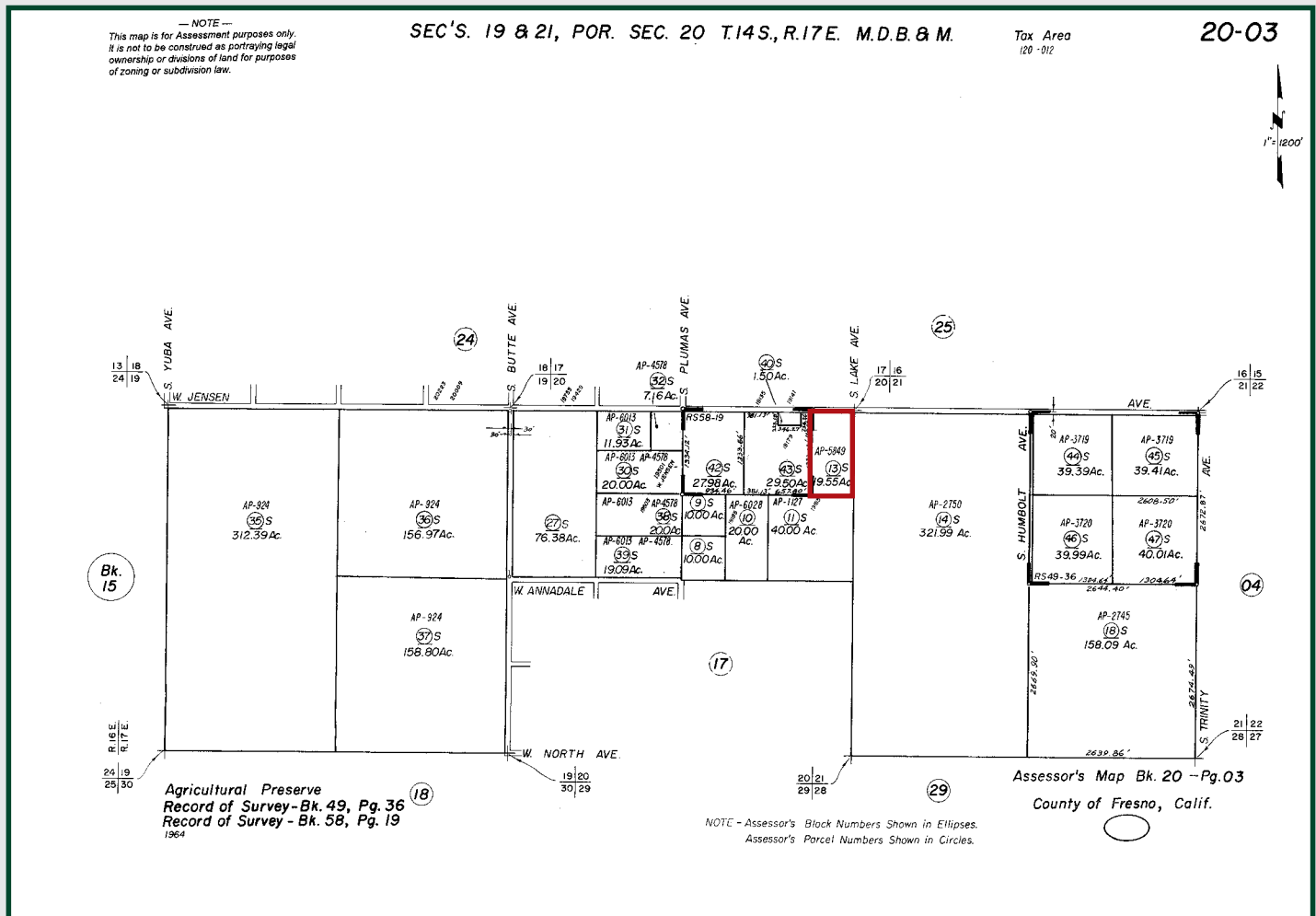
CA DRE #00020875

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Fresno County, CA



APN 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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