

KERMAN LOT 4

Fresno County, California

\$400,000

LOCATION

The property is located approximately ½ mi. of the northwest corner of North and Lake Avenues in Kerman, CA.

PLANTINGS

30± 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: 020-170-42s. Located in the NE 1/4 of the SE 1/4 of Sec. 20, T14S, R17E, M.D.B.&M.

WATER/IRRIGATION

There are no pumps or wells on the property.

PRICE/TERMS

\$400,000 cash at the close of escrow.



30.00± Acres

- 3 Almond Varieties
- Close Proximity to Kerman, CA

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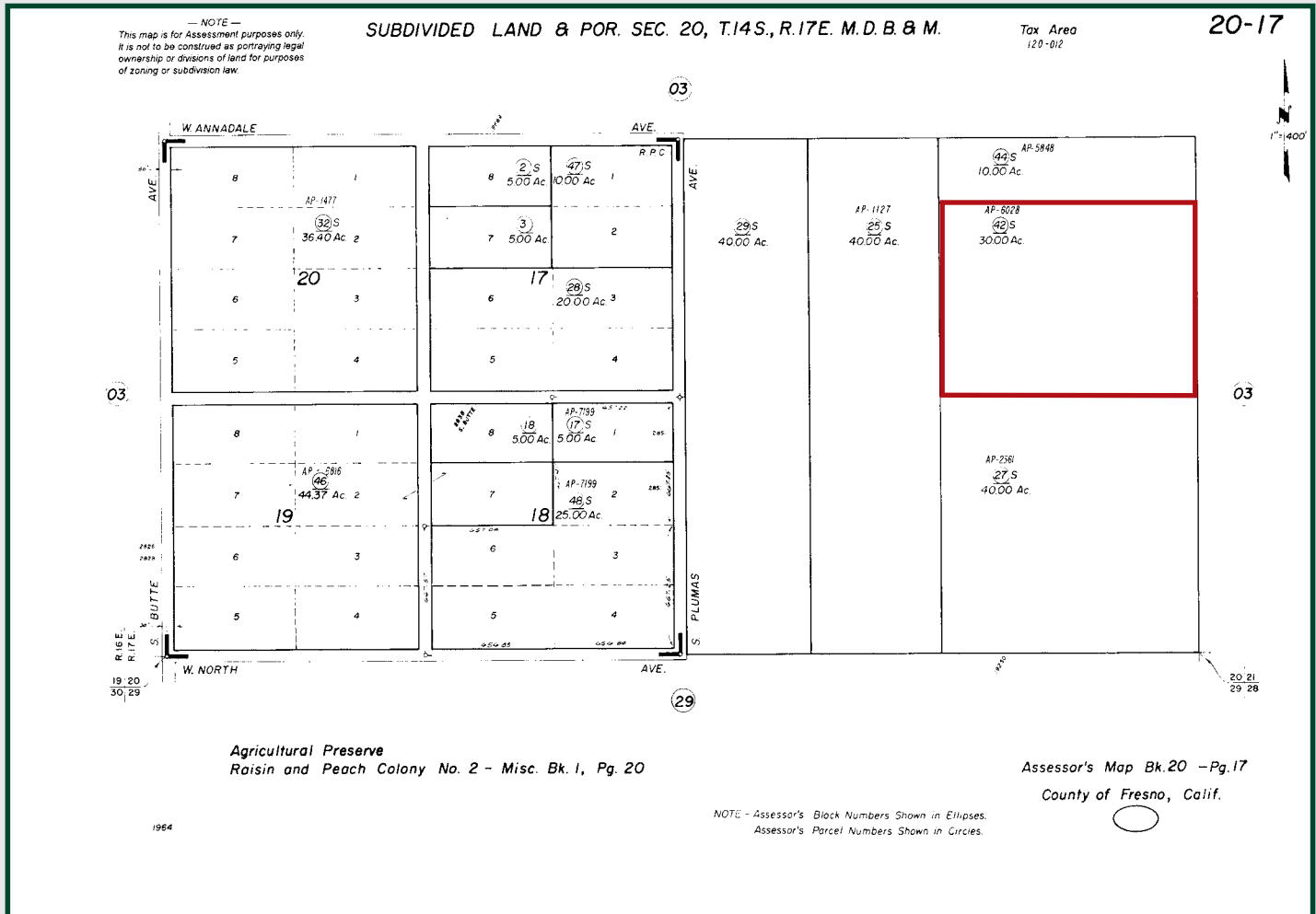
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APN MAP



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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