

BURFORD - EAST HELM RANCH

586.22± ACRES | FRESNO COUNTY, CALIFORNIA

\$7,034,640

(\$12,000/acre)



PROPERTY HIGHLIGHTS

- STINSON CANAL SHARES, & MULTIPLE WELLS
- ALMONDS, & ROW CROPS
- SOLAR



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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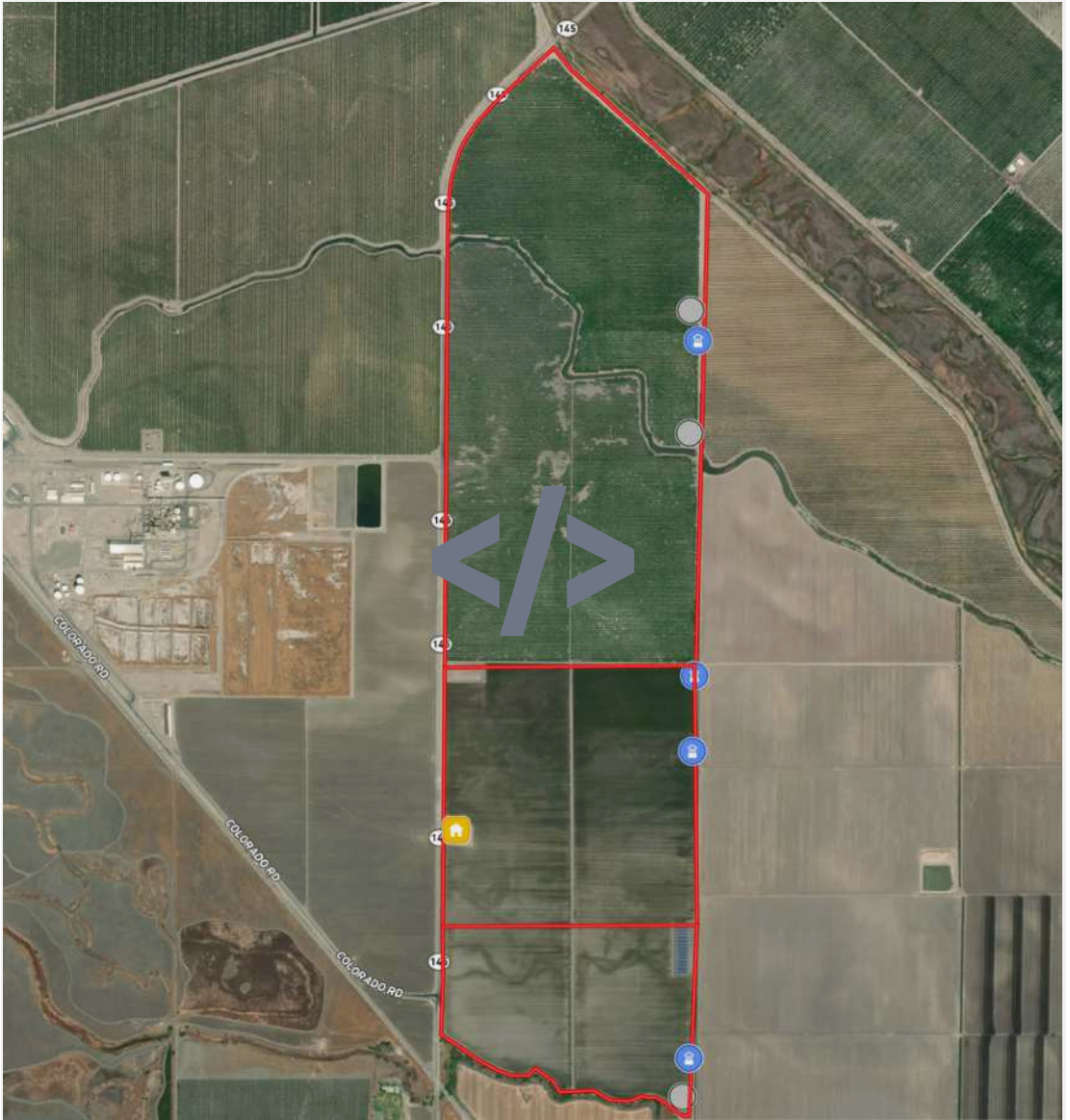
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Located near the center of Fresno County's irrigated farmland is a multigenerational property planted to a variety of crops prominent to the area. With access to two sources of water, the land has several water supply options depending on the rainfall year. The Helm Ranch has a diverse variety of permanent crops and open farmland catering to a balanced farming portfolio.

LOCATION

The ranch can be accessed off 145 (Lassen Ave.), The property is south of the Bypass and north of the City of Helm, CA.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). All APNs are within the Williamson Act.

WATER

There are (4) ag wells and (3) lift pumps. The property also includes 23.88± shares of Stinson Canal Ditch Stock.

BUILDINGS

- 2 homes with an estimated total annual rent of \$16,800.
- 1.8± acre solar site

PLANTINGS

- 234± acres of row crops
- 312± acres of Almonds, planted in 2005 - NP/Aldrich/Butte

PRICE/TERMS

\$7,034,640 (\$12,000/acre) all cash at the close of escrow. In addition to the purchase price, Buyer must reimburse Seller for cultural costs incurred towards the 2025 crop. No equipment included in the sale. The Sellers currently lease neighboring properties being farmed to row crops and almonds. The leasehold interest may also be available for purchase.

*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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION



PARCEL INFORMATION

LEGAL

040-050-48s, 040-090-20s & 21s
Located in a portion of Sections 1-15 Township
16S, Range 17E, M.D.B.&M.



PROPERTY VIDEO



BURFORD - EAST HELM RANCH
586.22± ACRES | FRESNO COUTNY, CALIFORNIA





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