

BURFORD - WEST HELM RANCH

792.42± ACRES | FRESNO COUNTY, CALIFORNIA

\$10,724,400

(\$13,533/Acre)



PROPERTY HIGHLIGHTS

- JAMES IRRIGATION DISTRICT & MULTIPLE WELLS
- ALMONDS, WALNUTS, WINE GRAPES, & OPEN LAND
- LARGE SHOP & HEADQUARTER OFFICE



Independently Owned And Operated
Corporate License #00020875
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FRESNO

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VISALIA

3447 S. Demaree St.
Visalia, CA 93277
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BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
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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. There are multiple homes, an office, and several large shop/support buildings.

LOCATION

The ranch can be accessed off 145 (Lassen Ave.), Rose Ave. and S Colorado Ave., south of the Bypass and north of the City of Helm, CA. Property Address: 18721 W Rose Avenue.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). All APNs are within the Williamson Act except 040-040-23s, 040-050-49s, & 040-090-20s (166± acres).

WATER

405± acres are within and receive water from James Irrigation District. There are (3) ag wells and (3) lift pumps.

BUILDINGS

- 13 homes with an estimated total annual rent of \$128,400.
- (2) large shops/support buildings.

PLANTINGS

- 366± acres of Almonds planted in 2016 - NP/Monterey
- 147± acres of Chandler Walnuts planted in 2016
- 103± acres of French Columbard Wine Grapes planted in 2012
- 103± acres of fallow/open land

PRICE/TERMS

\$10,724,400 (\$13,533/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

040-200-12s & 19s; 040-040-23s; 040-050-10s, 11s, 13s, 14s, 44s, & 49s.

Located in a portion of Sections 1-15 Township 16S, Range 17E, M.D.B.&M.



PROPERTY VIDEO



RANCH MAP







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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