

406.36±
ASSESSED ACRES

WAWONA RANCHES G077, G078 & G079
FRESNO COUNTY, CALIFORNIA

EXCLUSIVELY PRESENTED BY
A DIVISION OF PEARSON COMPANIES



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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.

LOCATION

The property is located on the south side of Lincoln Avenue between Goldenrod & Bishop Avenues approximately 7± miles south of the City of Kerman.

LEGAL

Fresno County APN 035-401-28S & 035-020-28S, County records show both parcels being enrolled in the Williamson Act contract.

WATER

There are five (5) 100 HP turbine pump/wells and one (1) 75 HP turbine pump/well delivering groundwater through a flood valve irrigation system. The property is NOT in an irrigation district and, is not entitled to receive surface water. There is a Fresno Irrigation District ditch delivering water to neighboring recharge ponds.

BUILDINGS

None.

PLANTINGS

The planted acreage is estimated at 403.03± acres with Nonpareil/Monterey almonds planted in 2014.

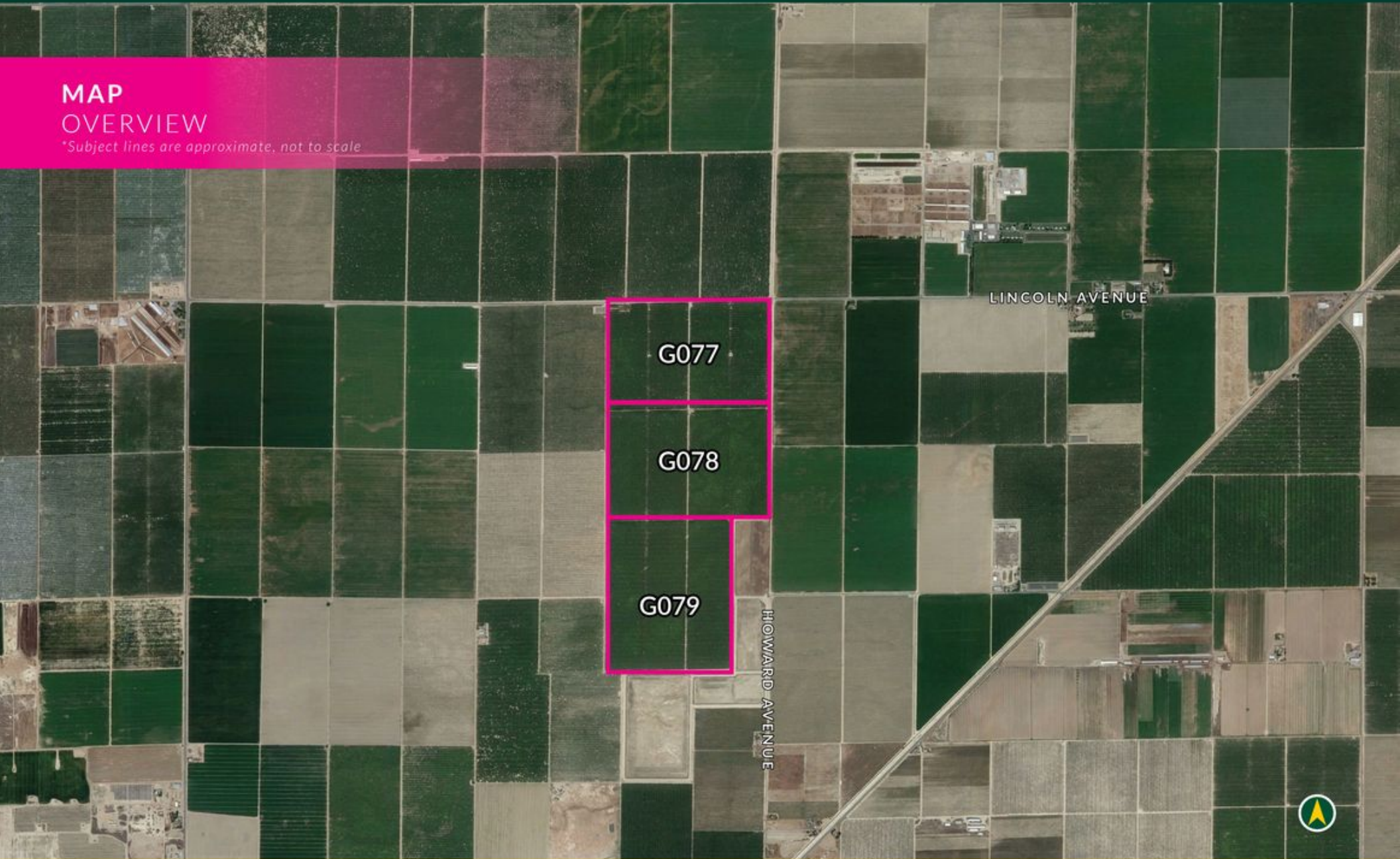
PRICE/TERMS

\$6,095,400 (\$15,000/ac) Buyer must reimburse Seller for cultural costs incurred towards the 2025 almond crop through the close of escrow.



**MAP
OVERVIEW**

**Subject lines are approximate, not to scale*



LAND GROUP 6: WEST HWY 145 RANCH CROP MAP*

**Subject lines are approximate, not to scale*



KEY

- ALMONDS
- PUMP & WELL



RANCH #	FARMABLE ACRES	ASSESSED ACRES	PLANT DATE	CROP	VARIETY	DISTRICT	APN	WELL(S)
G077, G078 & G079						No	035-401-28S, & 035-020-28S	(5) 100HP Turbine, & (1) 75HP Turbine
G077A	65.09		2014	Almonds	50% Monterey / Nonpareil	No		
G077B	64.09		2014	Almonds	50% Monterey / Nonpareil	No		
G078A	66.68		2014	Almonds	50% Monterey / Nonpareil	No		
G078B	65.29		2014	Almonds	50% Monterey / Nonpareil	No		
G079A	90.57		2014	Almonds	50% Monterey / Nonpareil	No		
G079B	51.31		2014	Almonds	50% Nonpareil / 25% Aldrich / Wood Colony	No		
TOTALS	403.03	406.36						(6) WELLS



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