

# FOWLER ALMONDS WITH DEVELOPMENT POTENTIAL

37.32± ACRES | FRESNO COUNTY, CALIFORNIA

**\$3,545,400**



## PROPERTY HIGHLIGHTS

- CONSOLIDATED IRRIGATION DISTRICT
- LOW DENSITY RESIDENTIAL
- PRIME DEVELOPMENT LAND
- NEAR HIGHWAY 99



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

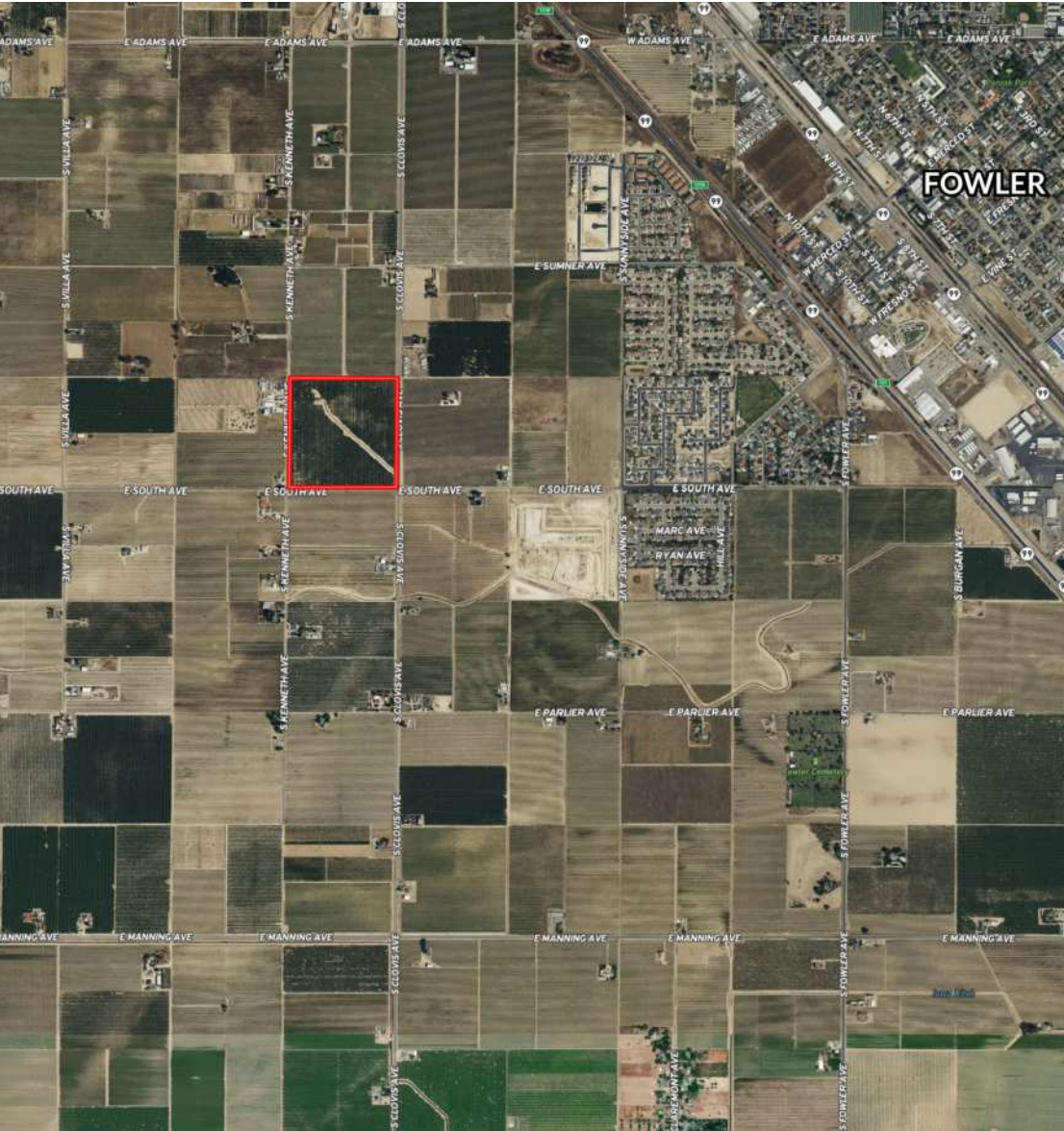
### BAKERSFIELD

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

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## LOCATION MAP





## PROPERTY INFORMATION

### DESCRIPTION

A unique opportunity to purchase 37.32± acres of prime farmland with the potential for future development located near Highway 99. The property consists of almonds, an old shop/barn, and a manufactured home.

### LOCATION

Located on the northwest corner of South Avenue and Clovis Avenue in Fowler, California, just west of Highway 99.

### ZONING

The ranch is within the City of Fowler Sphere of Influence and designated Low Density Residential. The ranch is not enrolled in the Williamson Act.

### WATER

The property is within and receives water from Consolidated Irrigation District.  
(1) pump/well - 200 GPM

### BUILDINGS

There is one shop/barn and a manufactured home located on the property.

### PLANTINGS

The property is planted to Nonpareil almonds with Wood Colony and Aldrich pollinizers in alternating rows.

[View Production Records](#)

### PRICE/TERMS

\$3,545,400 all cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2025 almond crop.

#### \*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

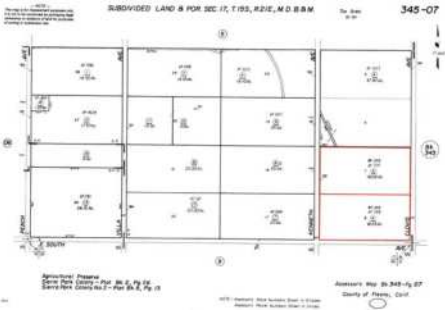
Map Key		
Map symbol	Map symbol name	Rating
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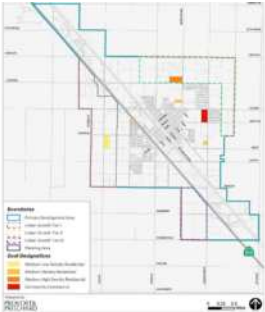
## PARCEL INFORMATION

### LEGAL

Fresno County APNs: 345-070-05 & 06  
Located in a portion of Section 17, T15S, R12E,  
M.D.B.&M.



## CITY OF FOWLER GENERAL PLAN









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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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