

483.23±
ASSESSED ACRES

AMERICAN AVENUE RANCH

FRESNO COUNTY, CALIFORNIA

\$5,073,915
(\$10,500/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 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
661.334.2777

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PROPERTY HIGHLIGHTS:

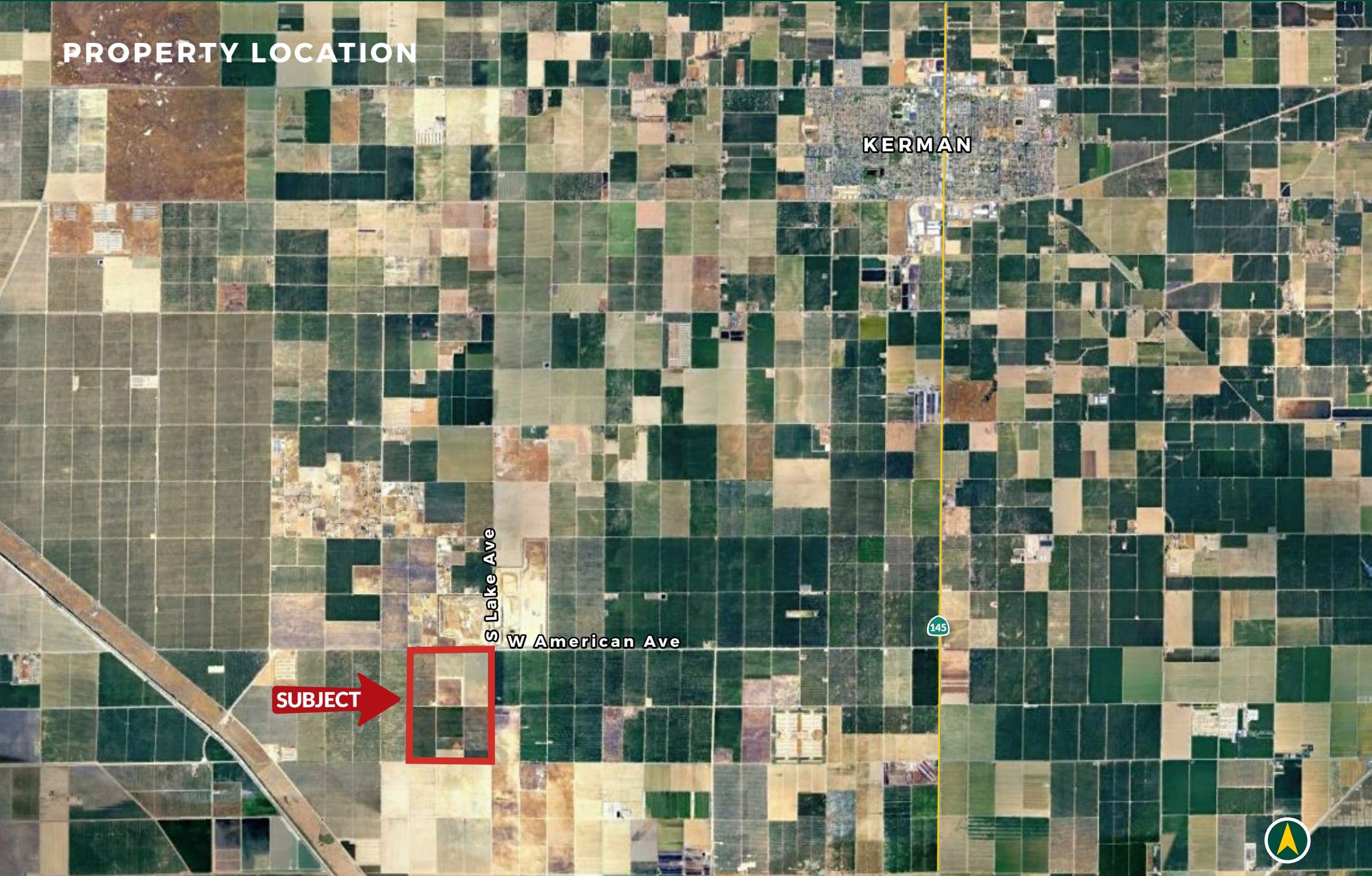
- VARIETY OF PLANTINGS
- (3) PUMPS/WELLS
- MID VALLEY WATER DISTRICT

AMERICAN AVENUE RANCH
FRESNO COUNTY, CA

483.23± ACRES

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(\$10,500 / ACRE)

PROPERTY LOCATION



SUBJECT →



PROPERTY INFORMATION

DESCRIPTION

The property consists of 483.23± acres with a combination of open land, pomegranates, pistachios, grapes and olives.

LOCATION

South side of American Avenue, approximately 8± miles southeast of Kerman, CA.

LEGAL

Fresno County APN: 030-040-29s. Located in a portion of Section 5, T15S, R17E, M.D.B.&M.

ZONING

AE-20. Agricultural Exclusive, 20 acre minimum parcel size. The property is enrolled in the Williamson Act

BUILDINGS/STRUCTURES

(1) metal shop with roll-up doors

PLANTINGS

142± acres pomegranates
80± acres pistachios
62± acres olives
17± acres table grapes
180± acres open land
Property is not currently being farmed.

WATER/IRRIGATION

Mid Valley Water District
(2) 200 HP pumps/wells with diesel motors
(1) 125 HP pump/well with diesel motor
(2) filter stations with (5) sand filter tanks each
(1) abandoned pump/well

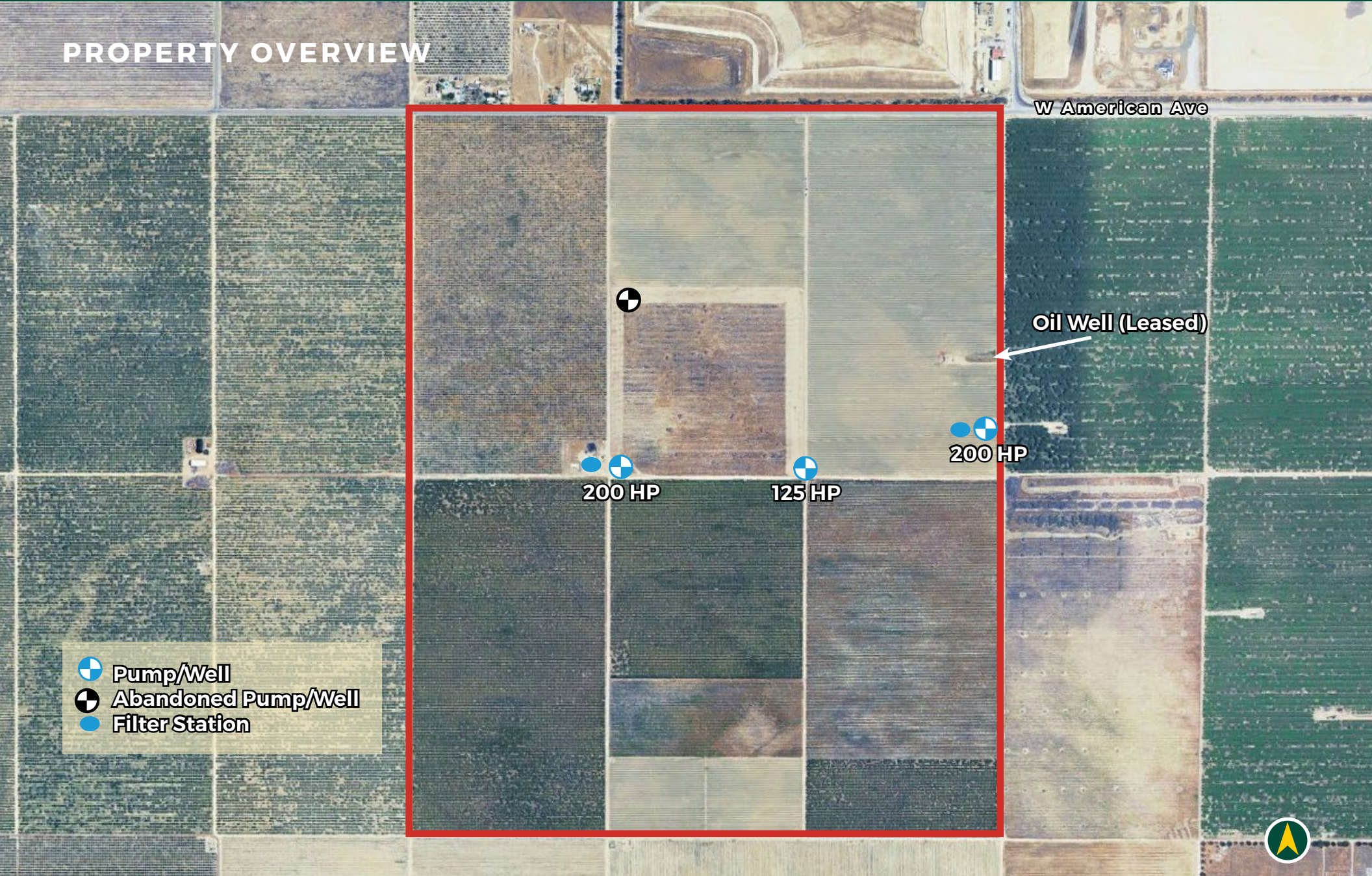
SOILS

See soils map included

PRICE/TERMS

\$5,073,915 all cash at close of escrow.

PROPERTY OVERVIEW



W American Ave

Oil Well (Leased)

200 HP

200 HP

125 HP

-  Pump/Well
-  Abandoned Pump/Well
-  Filter Station



SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Fu	Fresno fine sandy loam
Fv	Fresno fine sandy loam, shallow
CfB	Calhi loamy sand, 3 to 9% slopes
PI	Playas
Cd	Cajon coarse sandy loam, saline alkali
Tr	Traver sandy loam
Ft	Fresno sandy loam, shallow
Hse	Hesperia sandy loam, very deep, saline-sodic



PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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