

FOR SALE



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AGRICULTURAL PROPERTIES
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Firebaugh Almonds



289.93± Acres
Fresno County, California

- Four almond varieties
- San Luis Water District
- Double line drip system

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CA BRE #00020875



Firebaugh Almonds

289.93± Acres

\$4,348,950
(\$15,000 per acre)

LOCATION:

The subject property is located approximately 3.5 miles north of the I-5/Russell Avenue off ramp and west of Russell approximately 1.5 miles.

DESCRIPTION:

Mature almond orchard with 70± acres planted in 1996 and 200± acres planted in 1999 with several years remaining of productivity. There are two legal parcels that make up the total acreage.

LEGAL:

Fresno County APN's: 017-031-12s and 62s. Located in a portion of Section 5, T14S, R12E, M.D.B.&M.

ZONING:

AE-40. 57.72± acres of the property is not enrolled in the Agricultural Preserve while the 232.21± acres is enrolled in the Agricultural Preserve.

PLANTINGS:

70± acres planted to 50% Wood Colony and 50% Carmel. 200± acres are planted 50% Nonpareil, 25% Butte and 25% Carmel on a 24' x 19' spacing.

WATER:

The parcels receive water from the San Luis Water District from turnouts R54 and R58 along the Second Lift Canal. There is a 75 HP electric pump at R54 and an 80 HP Deutz diesel powered gearhead pump at R58. A double line drip system distributes the water throughout the orchard.

SOILS:

Panoche loam, Grade 1
Panoche clay loam, Grade 1
Ciervo clay, Grade 3

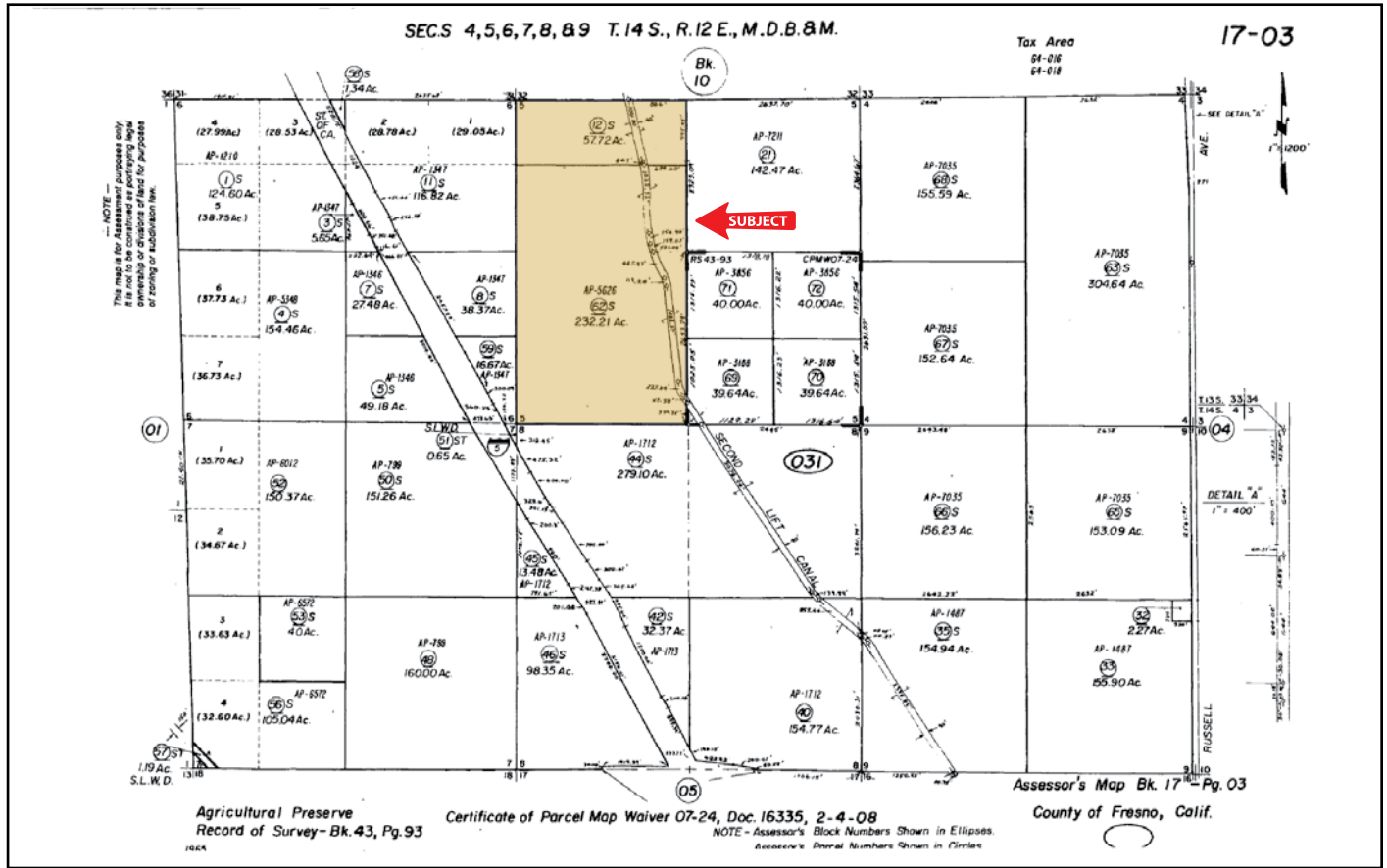
**BUILDINGS/
EQUIPMENT:**

None.

PRICE/TERMS:

\$4,348,950 All cash at close of escrow. Owner to be reimbursed for cultural costs incurred toward the 2021 crop.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



LOCATION MAP



PROPERTY PHOTO



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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