

# BURFORD - KERMAN RANCH

877.83± ACRES | FRESNO COUNTY, CALIFORNIA

**\$12,567,750**

(\$14,317/Acre)



## PROPERTY HIGHLIGHTS

- (9) IRRIGATION PUMPS/WELLS
- MULTIPLE HOMES, RESERVOIR, SOLAR, AND LARGE SHOP
- PROMINENT ALMOND GROWING REGION



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### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
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### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

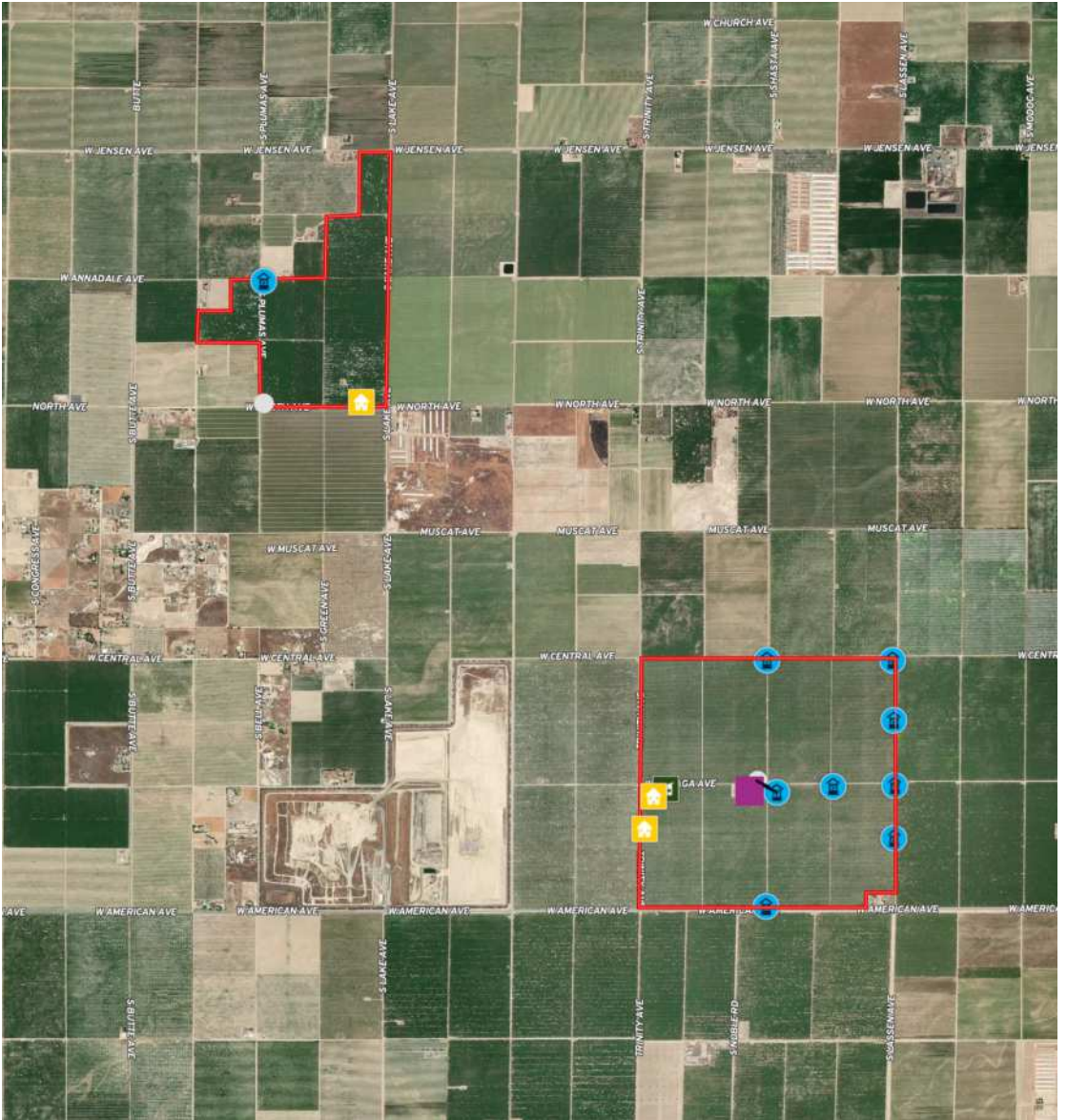
### BAKERSFIELD

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

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

The Kerman area has been known to produce a variety of strong and fruitful crops. The Burford Kerman Ranch has a healthy balance of almonds and alfalfa planting to yield a diverse return and provide opportunity for development to other commodities

### LOCATION

The North Block is located on the SWC of S Lake Ave. and W North Ave. in Kerman, CA 93630. The South Block is 628± acres are located on the NEC of W American Ave. and Trinity Avenue. Property Address: 17946 W American Avenue.

### ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). All APNs are within the Williamson Act except 020-170-28s, 29s, & 47s (70± acres).

### WATER

South Block: Micro sprinkler, (8) 75HP Ag wells, lift pump, & reservoir.

North Block: (1) Ag well, reservoir, & lift pump. Alfalfa ground is on sub surface drip.

### BUILDINGS

There are two homes on the North Block and seven homes, shops, and a yard on the South Block. The South Block also includes a 3± acre solar field.

### PLANTINGS

South Block: 623± acres of 50% NP/25% Aldrich/25% Butte planted in '12 on Hansen Rootstock. 22' x 18' spacing.

North Block: 98± acres of 50% NP/25% Aldrich/25% Butte planted in '12 on Hansen Rootstock. 22' x 18' spacing.  
27± acres of 50% NP/25% Aldrich/25% Butte planted in '03 on Hansen Rootstock. 22' x 18' spacing.  
115± acres planted in 2023 to alfalfa.

### DOWNLOAD PRODUCTION HISTORY

### PRICE/TERMS

\$12,567,750 (\$14,317 / acre) all cash at the close of escrow. In addition to the purchase price, Buyer will reimburse seller for cultural costs incurred towards the 2024 crops. No equipment is included in the sale. The Sellers currently lease neighboring properties being farmed to alfalfa 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**

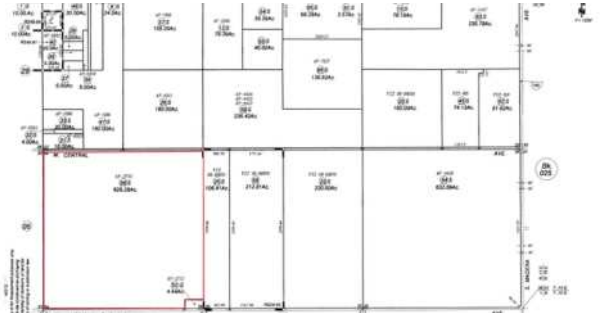
**Map Unit Legend**

Map Unit Symbol	Map Unit Name
U1	Upland, very sandy loam, 0-10% slope
U2	Upland, sandy loam, 0-10% slope
U3	Upland, very sandy loam, 0-10% slope
U4	Upland, very sandy loam, 0-10% slope
U5	Upland, very sandy loam, 0-10% slope
U6	Upland, very sandy loam, 0-10% slope
U7	Upland, very sandy loam, 0-10% slope
U8	Upland, very sandy loam, 0-10% slope
U9	Upland, very sandy loam, 0-10% slope
U10	Upland, very sandy loam, 0-10% slope



**PARCEL INFORMATION**

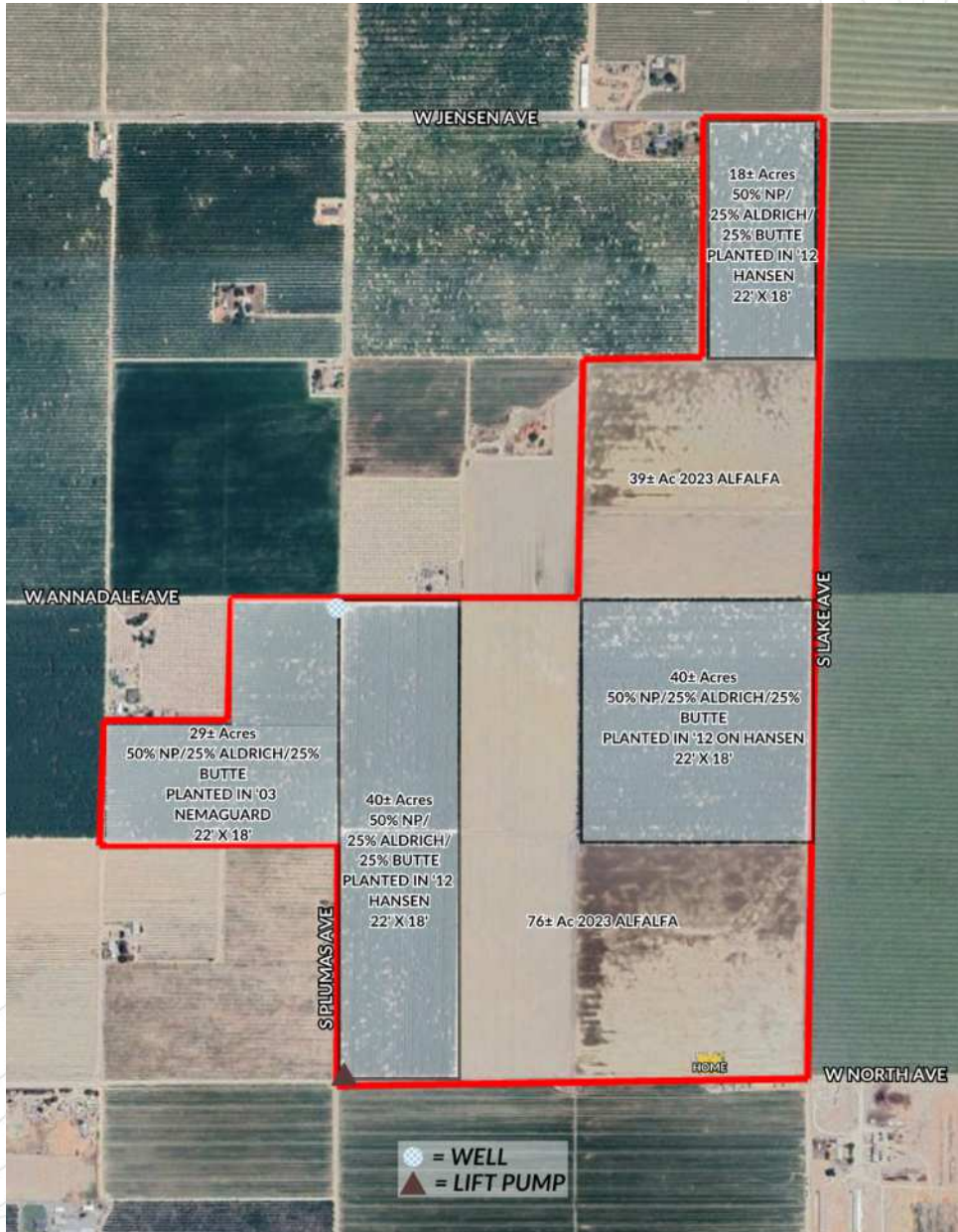
**LEGAL**  
020-030-11s & 13s; 020-060-56s; 020-170-25s, 27s, 28s, 29s, 42s, 44s, & 47s  
Located in a portion of Sections 19-21, 25-27, 24-36, Township 14S, Range 17E, M.D.B.&M.



**PROPERTY VIDEO**



**RANCH MAPS**









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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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