

FOR SALE



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AGRICULTURAL PROPERTIES
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San Luis W.D. Almonds & Open Land



589.86± Acres
Fresno County, California

- Mature Almonds & Open Land
- San Luis Water District

Exclusively Presented By:
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CA BRE #00020875



San Luis W.D. Almonds & Open Land

589.86± Acres

\$5,317,065

DESCRIPTION:

589.86± assessed acres located just east of Interstate 5, north of Shields Avenue in western Fresno County. Property consists of; 198.47± Acres Almonds, 391.39± Acres Open. (See attached ranch map)

LOCATION:

Subject property is located 1± mile north of Shields and ¾ mile east of Interstate 5, approximately 15 miles southwest of Firebaugh, CA.

LEGAL:

Fresno County Apn's: 009-052-32s & 35s and 010-080-32 & 33s.

WATER:

San Luis Water District. Water distributed to trees via booster pumps, media filter stations and drip lines.

SOILS:

Panoche Clay Loam, 0 to 2 percent slopes, MLRA 17 Ciervo Clay, 0 to 2 percent slopes, Cerini Clay Loam 0 to 2 percent slopes. See attached soils map.

BUILDINGS:

No buildings or dwellings.

ZONING:

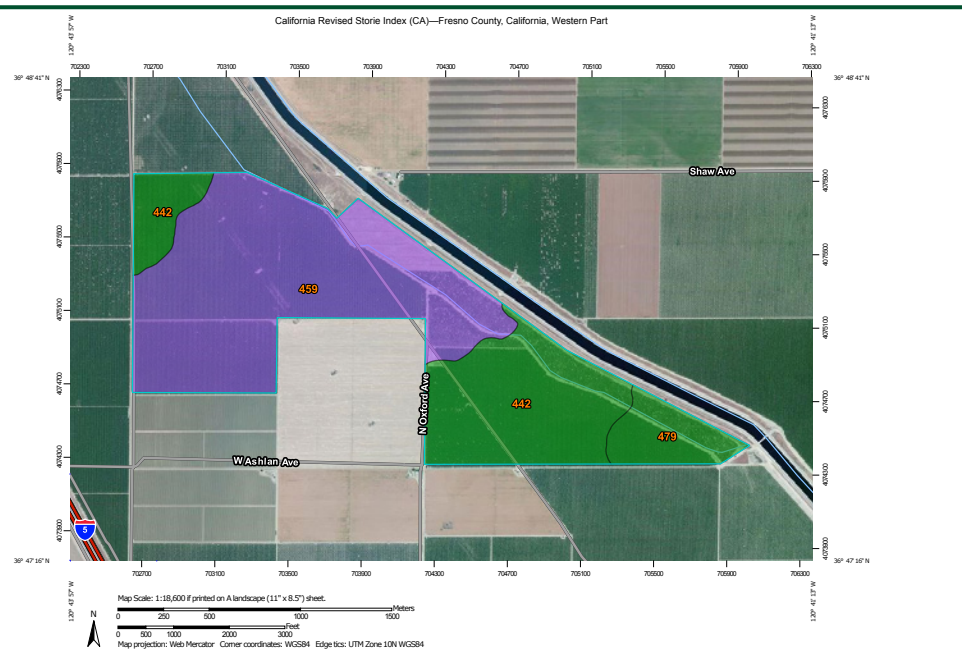
AE-20 (Agricultural Exclusive, 20 acre minimum parcels).

PRICE/TERMS:

\$5,317,065 cash to seller at close of escrow.


SOIL MAP

California Revised Storie Index (CA)— Summary by Map Unit — Fresno County, California, Western Part (CA653)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
442	Panoche clay loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Panoche, clay loam (85%)	201.8	33.1%
459	Ciervo clay, 0 to 2 percent slopes	Grade 3 - Fair	Ciervo, clay (80%)	358.6	58.9%
479	Cerini clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini, clay loam (85%)	48.8	8.0%
Totals for Area of Interest				609.3	100.0%











MAP LEGEND

- Area of Interest (AOI)**









 Area of Interest (AOI)

Soils





Soil Rating Polygons

 -  Grade 1 - Excellent
 -  Grade 2 - Good
 -  Grade 3 - Fair
 -  Grade 4 - Poor
 -  Grade 5 - Very Poor
 -  Grade 6 - Nonagricultural
 -  Not rated
 -  Not rated or not available


Soil Rating Lines

 -  Grade 1 - Excellent
 -  Grade 2 - Good
 -  Grade 3 - Fair
 -  Grade 4 - Poor
 -  Grade 5 - Very Poor
 -  Grade 6 - Nonagricultural
 -  Not rated
 -  Not rated or not available






Soil Rating Points

 -  Grade 1 - Excellent
 -  Grade 2 - Good
 -  Grade 3 - Fair
 -  Grade 4 - Poor


Water Features

 -  Streams and Canals

Transportation

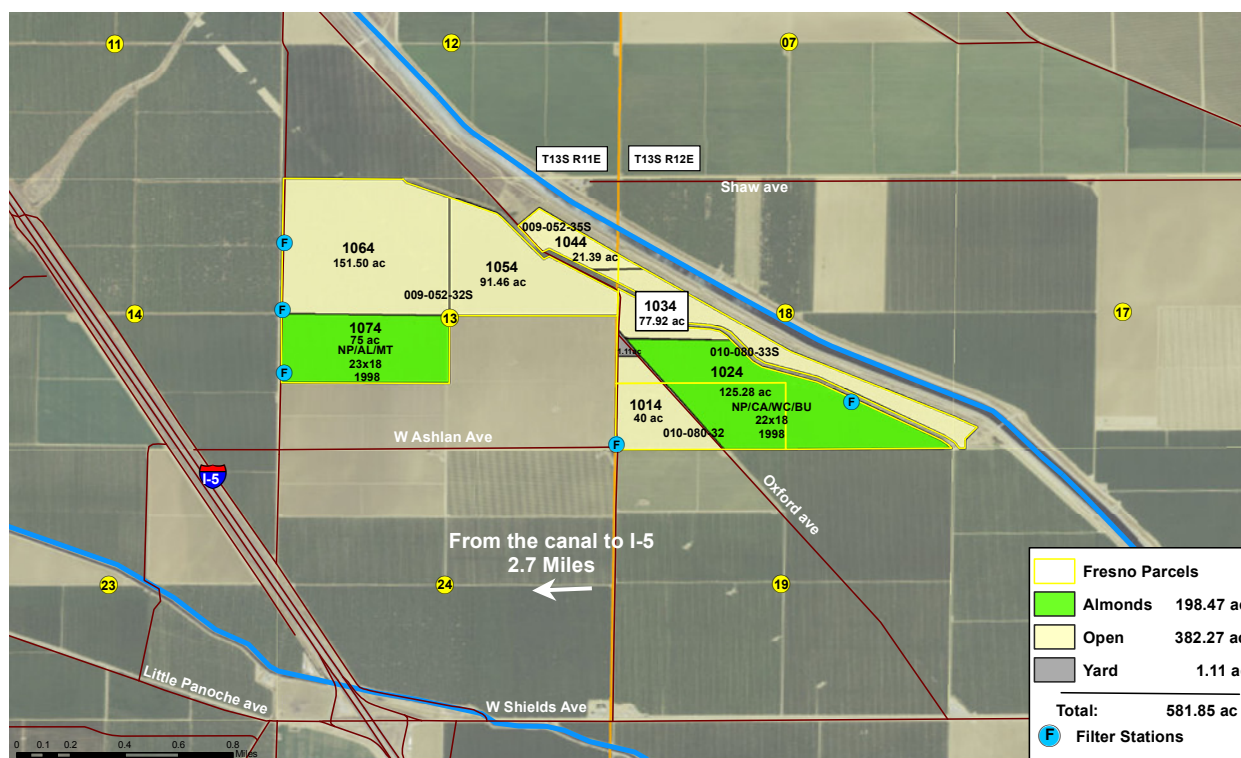
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads

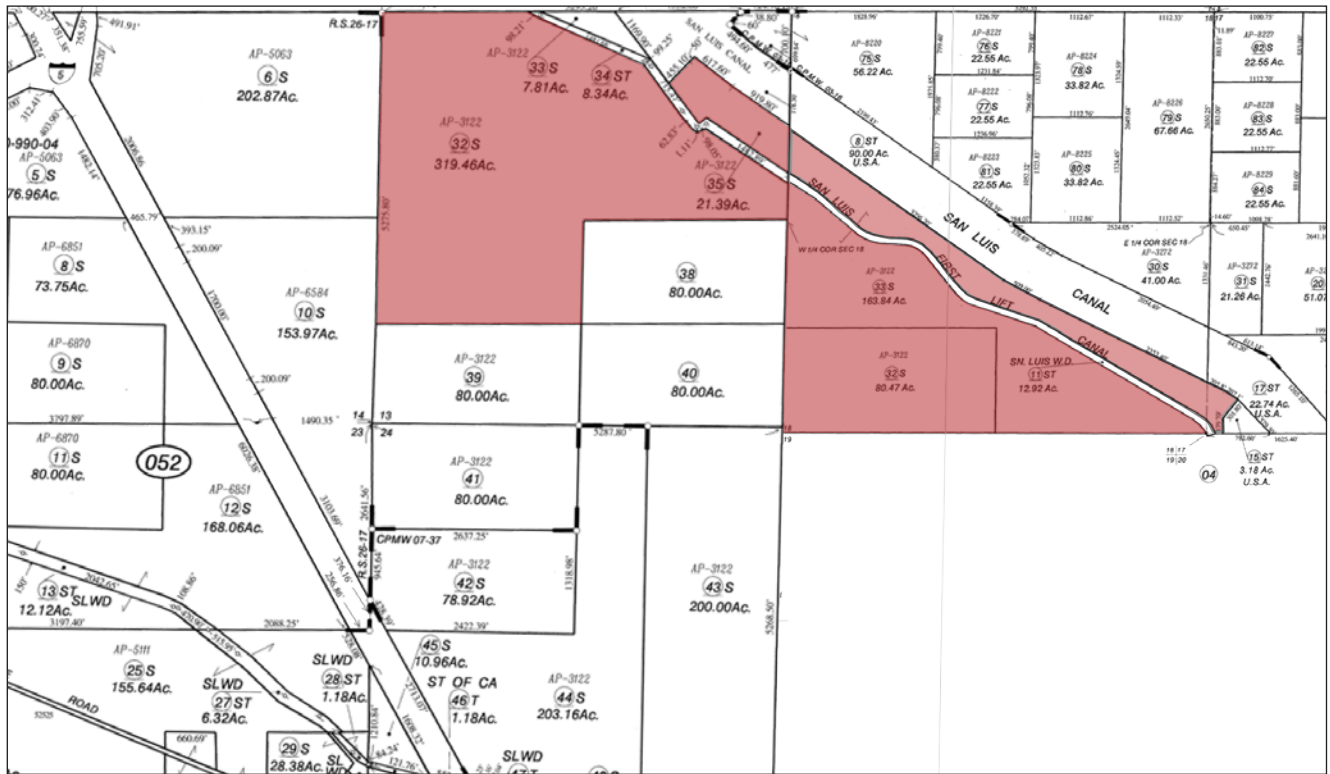
Background

 -  Aerial Photography

RANCH MAP

SAN LUIS WATER DISTRICT ALMONDS & OPEN LAND
Fresno County



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