



**PEARSON
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FOR SALE

Fresno County Almond Ranch



**453.16± Acres
Fresno County, California**

- Large farming block
- Four irrigation pumps and wells
- Income and tax benefits
- Good plantings and soils

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Fresno County Almond Ranch

453.16± Acres

New Price
\$9,950,000
(\$21,957/ac)

~~\$11,250,000~~

DESCRIPTION:

This large block almond ranch opportunity is a state of the art fully turn key offering. The property has a variety of almonds planted in various years. The majority of the ranch is newer plantings. The ranch has four ag pumps and wells that supply approximately 5,500± GPM. The property also has a nice shop and modular tenant home. This attractive almond ranch is being farmed with the best cultural practices.

LOCATION:

The street address is 11656 McMullin Grade, Helm, CA 93627. It is located east of McMullin grade between W. Floral Avenue and W. Kamm Avenue.

LEGAL:

Fresno County APN 040-050-65s the property is located in portions of sections 1, 2, 11 and 12. Township 16S, Range 17E., M.D.B. & M.

ZONING:

AE-20 Agriculture Exclusive, the property is under the Williamson Act contract.

PLANTINGS:

Block 1A (40± acs) - 50% Nonpareil, 25% Folsom, 25% Independence planted in 2010 Viking rootstock from Dave Wilson Nursery.

Block 1B (80± acs) - 50% Nonpareil, 25% Folsom, 25% Independence planted in 2011 Viking rootstock from Dave Wilson Nursery.

Block 2 (120± acs) - 50% Nonpareil, 50% Monterrey planted in 2014 Hanson rootstock from Duarte Nursery.

Block 3 (90± acs) - 100% Independence planted in November 2016 Hanson rootstock from Dave Wilson Nursery.

Block 4 (90± acs) - 50% Marcona, 25% Nonpareil, 25% Monterrey planted in 2005

PRODUCTION:

Available to qualified buyers.

SOILS:

Calhi loamy sand 3 to 9 percent slopes

Merced clay loam

Piper sandy loam, 0 to 9 percent slopes

Piper-Rossi complex, 0 to 9 percent slopes

Traver fine sandy loam, moderately deep

Pond fine sandy loam

Rossi fine sandy loam

Temple loam

Temple clay loam

Pits

WATER:

The property has four electric ag pumps, and wells. The almonds are being irrigated by sprinkler and drip systems through filter stations. The home and shop have a domestic pump and well. The property is also located in the Murphy Slough Association.

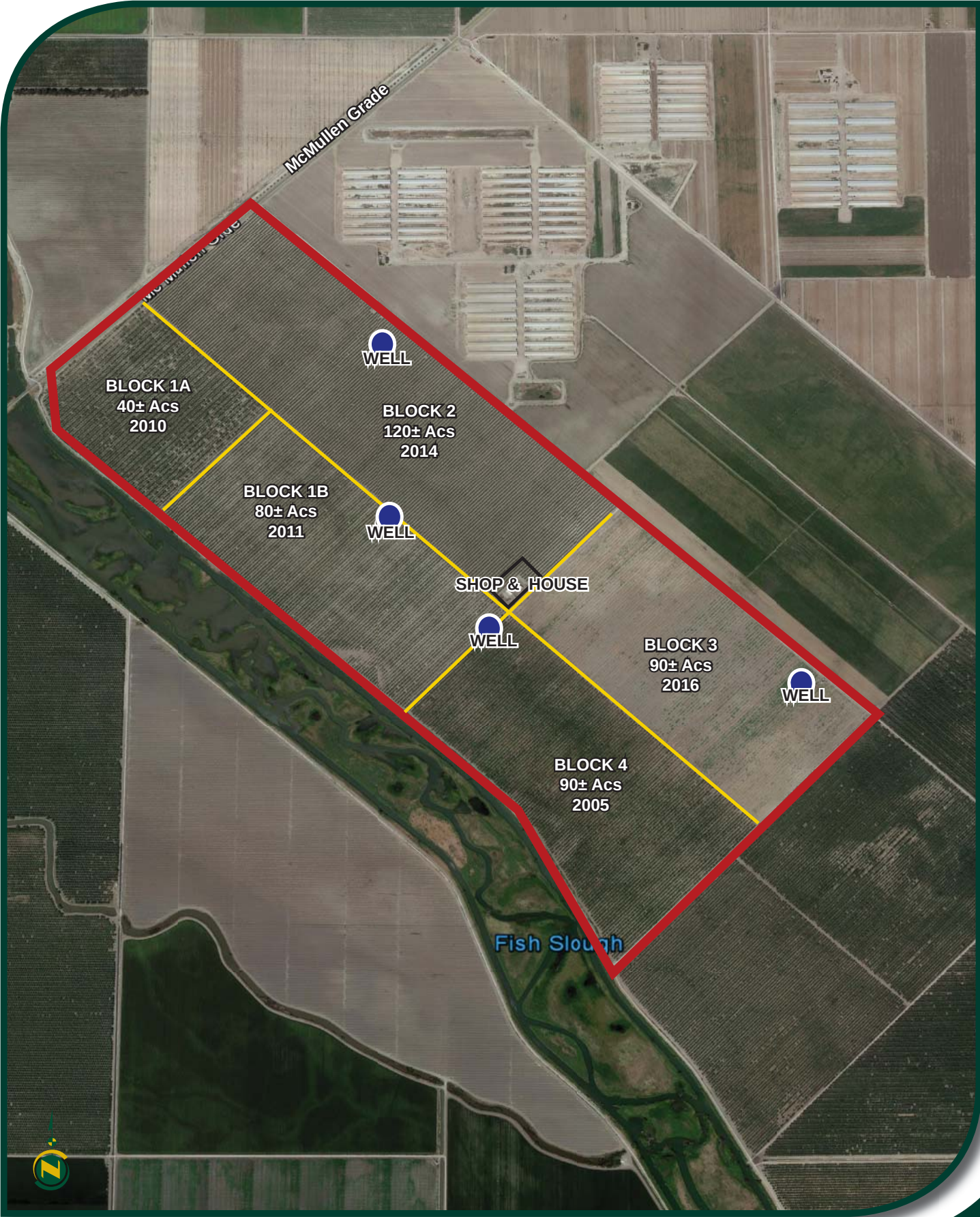
NOTE:

All information is provided as a convenience, and is believed to be true and correct by the agent. However all information should be verified by the buyer.

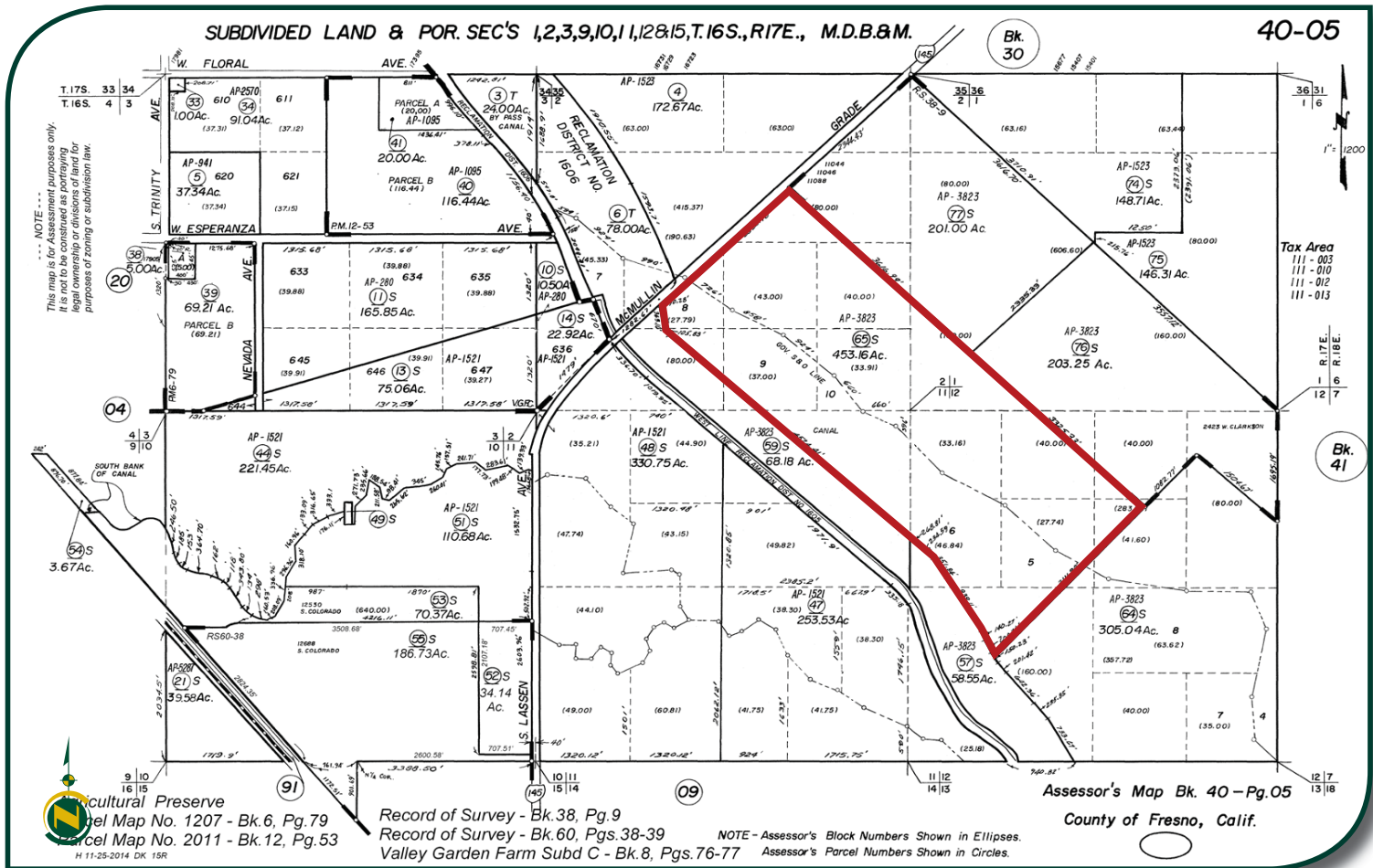
PRICE & TERMS:

~~\$11,250,000~~ PRICE REDUCED to **\$9,950,000 (\$21,957 per acre)**

AERIAL MAP



ASSESSOR'S PARCEL MAP



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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



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.

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