

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Dinuba Lemons & Mandarins



**40± Assessed Acres
Fresno County, California**

- New Plantings
- Lemons and Mandarins
- Two Sources of Water

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Dinuba Lemons & Mandarins

40± Assessed Acres

\$1,800,000

DESCRIPTION:

Available for sale is a nicely developed lemon and mandarin ranch located just north of Dinuba, California. The property features Lisbon lemons, Shiranui mandarins, four wind machines, an Ag well with new sand media filter system, and Alta Irrigation District water with 100% entitlement.

LOCATION:

The property is located between Malcolm Road and Monson Avenue one quarter mile north of Avenue 432.

LEGAL:

Fresno County APN: 373-160-60

PLANTINGS:

Plantings consist of:

19.7± acres of Lisbon lemons on C-35 rootstock with 20x13 spacing, planted in 2018.

17.7± acres of Shiranui mandarins on Carrizo rootstock with 18x9 spacing, planted in 2018.

WATER:

Irrigation water is provided by one Ag well and Alta Irrigation District with 100% entitlement. The well features a 20± HP pump and produces 438± GPM. Also, a new sand media filter system was installed in 2018 as well as a new main line and booster pump for the district water. Irrigation is done by one drip line and one line setup with fan-jet sprinklers.

FROST CONTROL:

There are two electric and two propane wind machines.

SOILS:

Hanford sandy loam, hard substratum
Madera loam

BUILDINGS:

There is a 3 bedroom, 2 bath, 1,600± square foot house that is currently rented for \$1,200 a month.

PRICE/TERMS:

The asking price is \$1,800,000. Buyer is to cooperate with Seller in completing a 1031 tax deferred exchange.

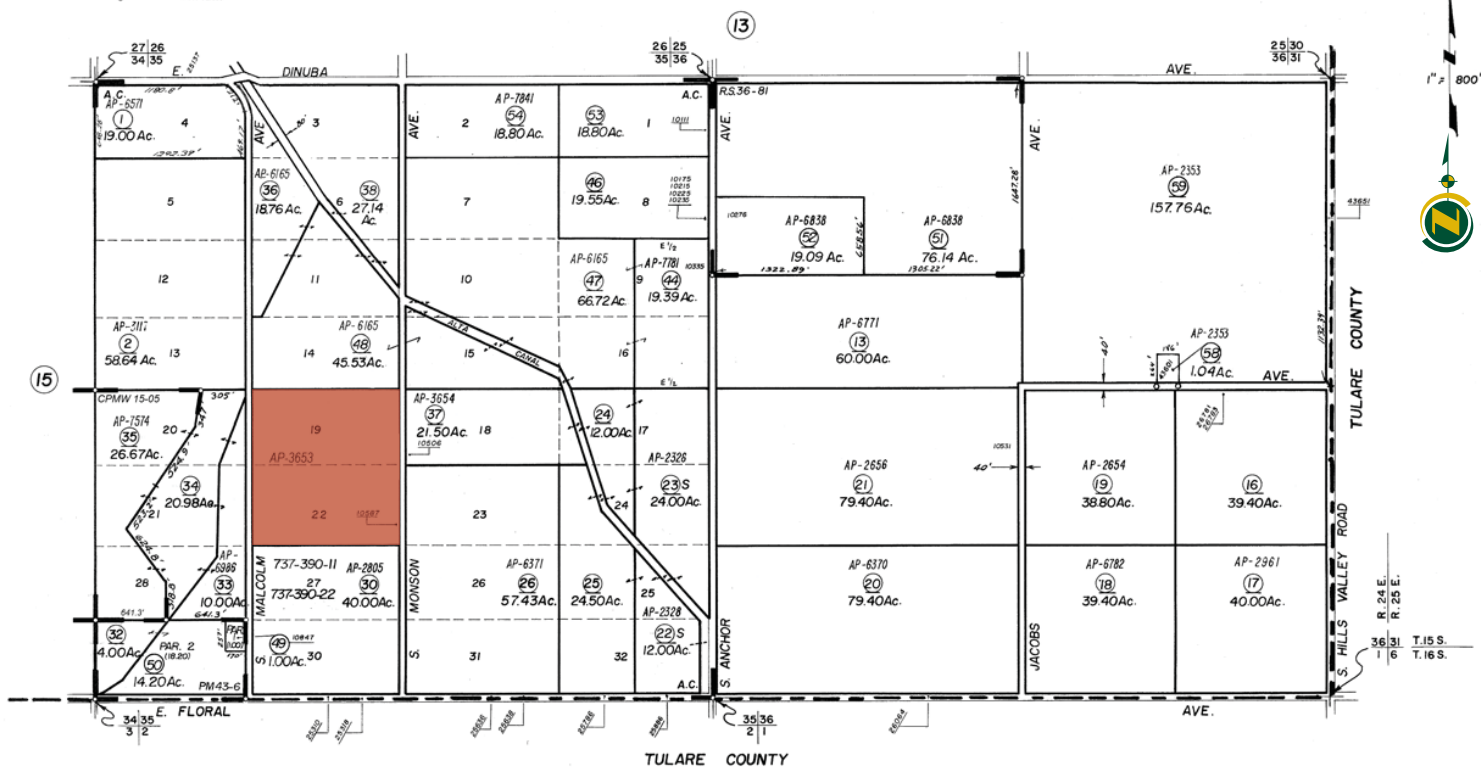
ASSESSOR'S PARCEL MAP

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN SEC'S. 35 & 36, T.15S., R.24E., M.D.B. & M.

Tax Area
185-000
185-001

373-16



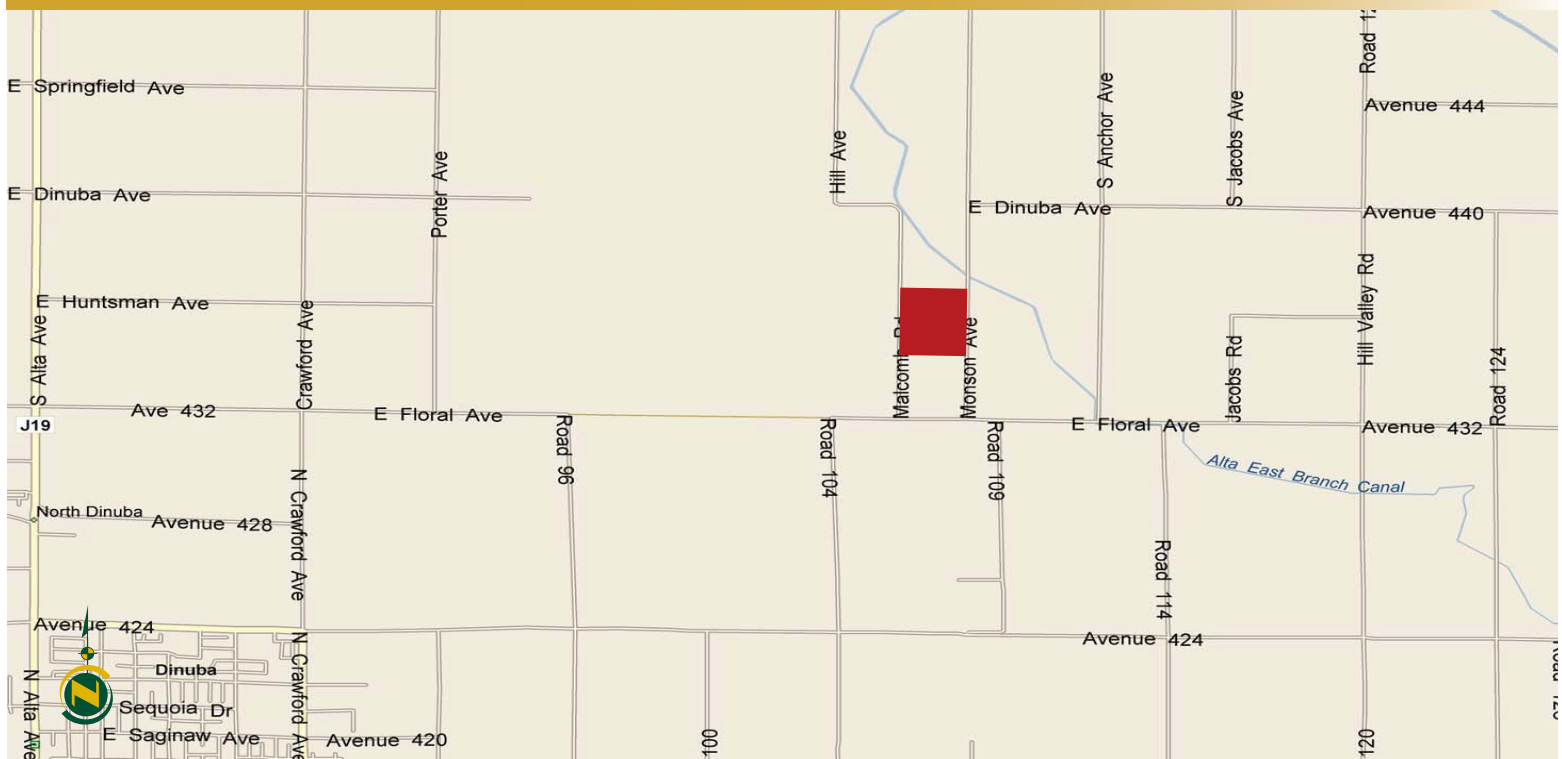
Agricultural Preserve
Anchor Colony - R.S. Bk. 8, Pg. 10
Cert. of Parcel Map Waiv. No. 15-05 Doc 28226 3-4-2016

Assessor's Map Bk 373 - Pa 16

AERIAL MAP



LOCATION MAP



REGIONAL MAP



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

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



**Download Our
Mobile App!**

<http://snap.vu/oue>



Download on the
App Store



GET IT ON
Google Play

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.