

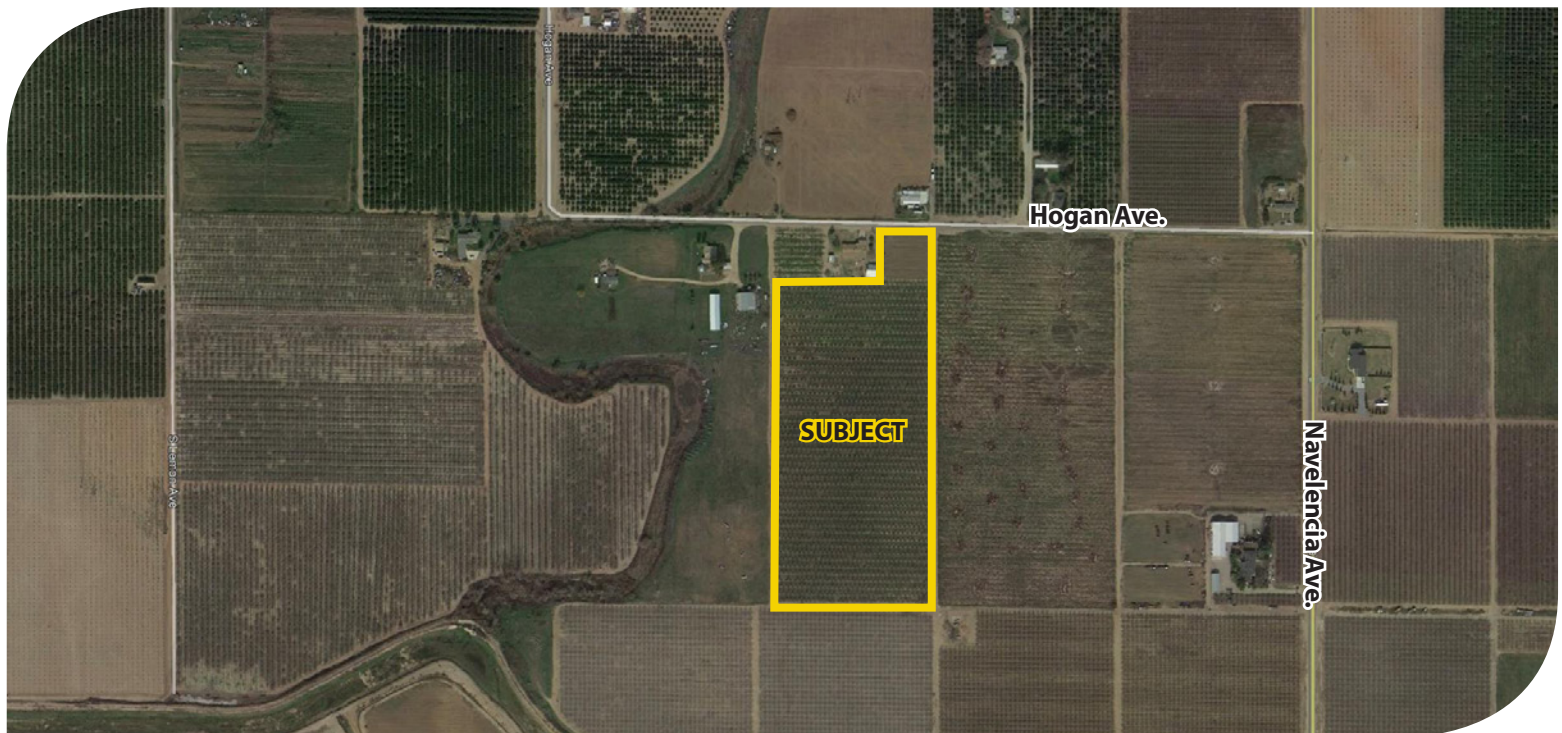
FOR SALE



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Navelencia Almonds



15.36± Acres
Fresno County, California

- Two sources of water
- Good location

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Navelencia Almonds

15.36± Acres

\$302,250

LOCATION:

1/2 mile west of Navelencia Avenue on the south side of Hogan Avenue.
Approximately 5 1/2 miles north of Reedley, CA.

DESCRIPTION:

15.36± acres of 10± year old almonds. Good location and size for a small farmer to expand.

LEGAL:

Fresno County APN: 185-160-17 located in a portion of Section 32, T14S, R24E, M.D.B.&M.

PLANTINGS:

Planted to 50% Aldrich and 50% Nonpareil almonds.
Spacing is 16' x 24', diamond planted.

WATER:

O.C.I.D. - standby charges: \$86/per acre - cost per AF is subject to availability.
Tier 1 allotment - 1 AF/acre
Tier 2 allotment - .40 AF/acre

10 HP pump with socket filter for the single line fan jet system.
Owners will provide Buyer a deeded easement to the pump which is located on owner's adjacent property prior to the close of escrow.

SOILS:

Atwater sandy loam, 0-3% slopes
San Joaquin loam, 0-3% slopes

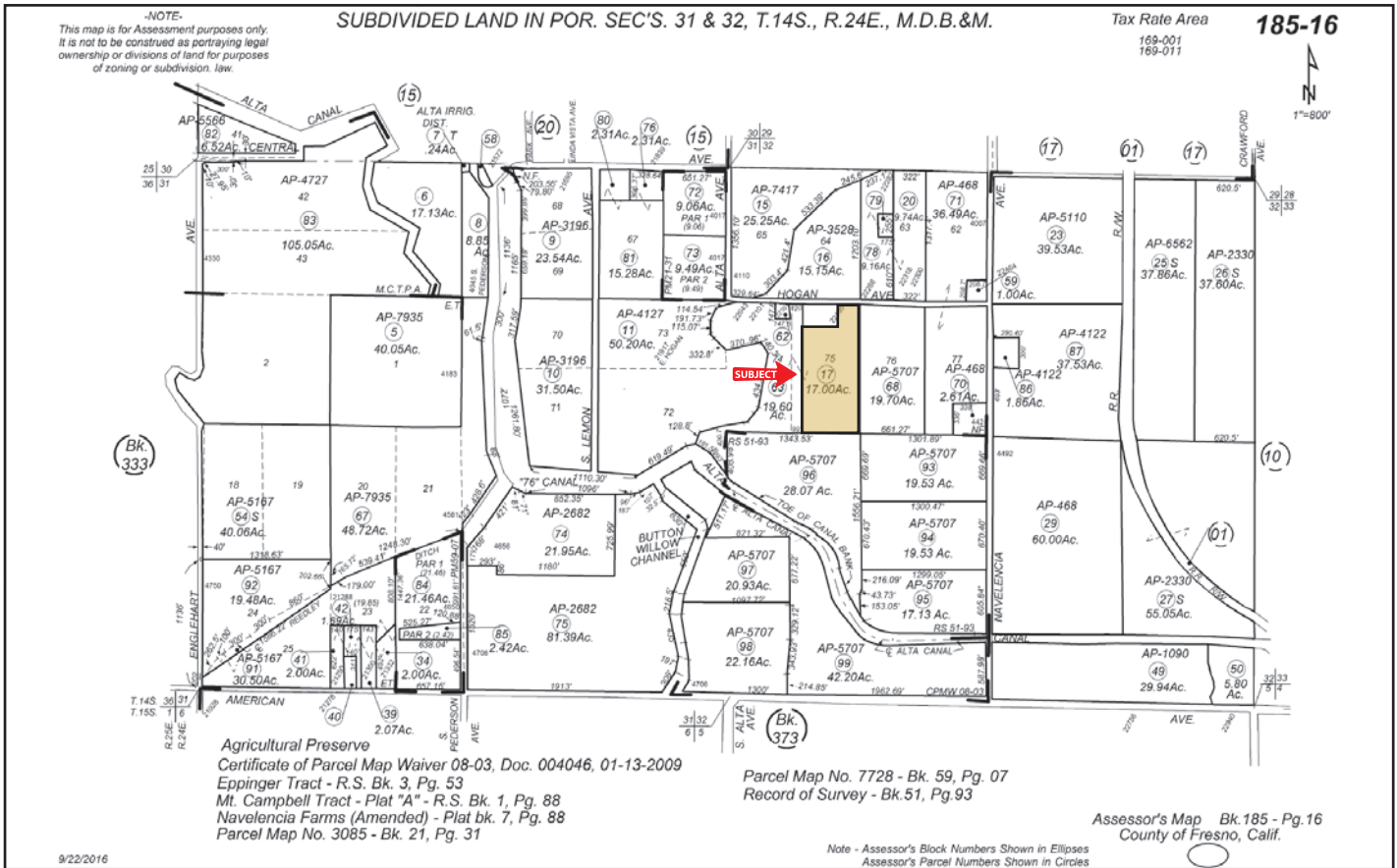
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$302,250 All cash.

ASSESSOR'S PARCEL MAP



SOILS MAP

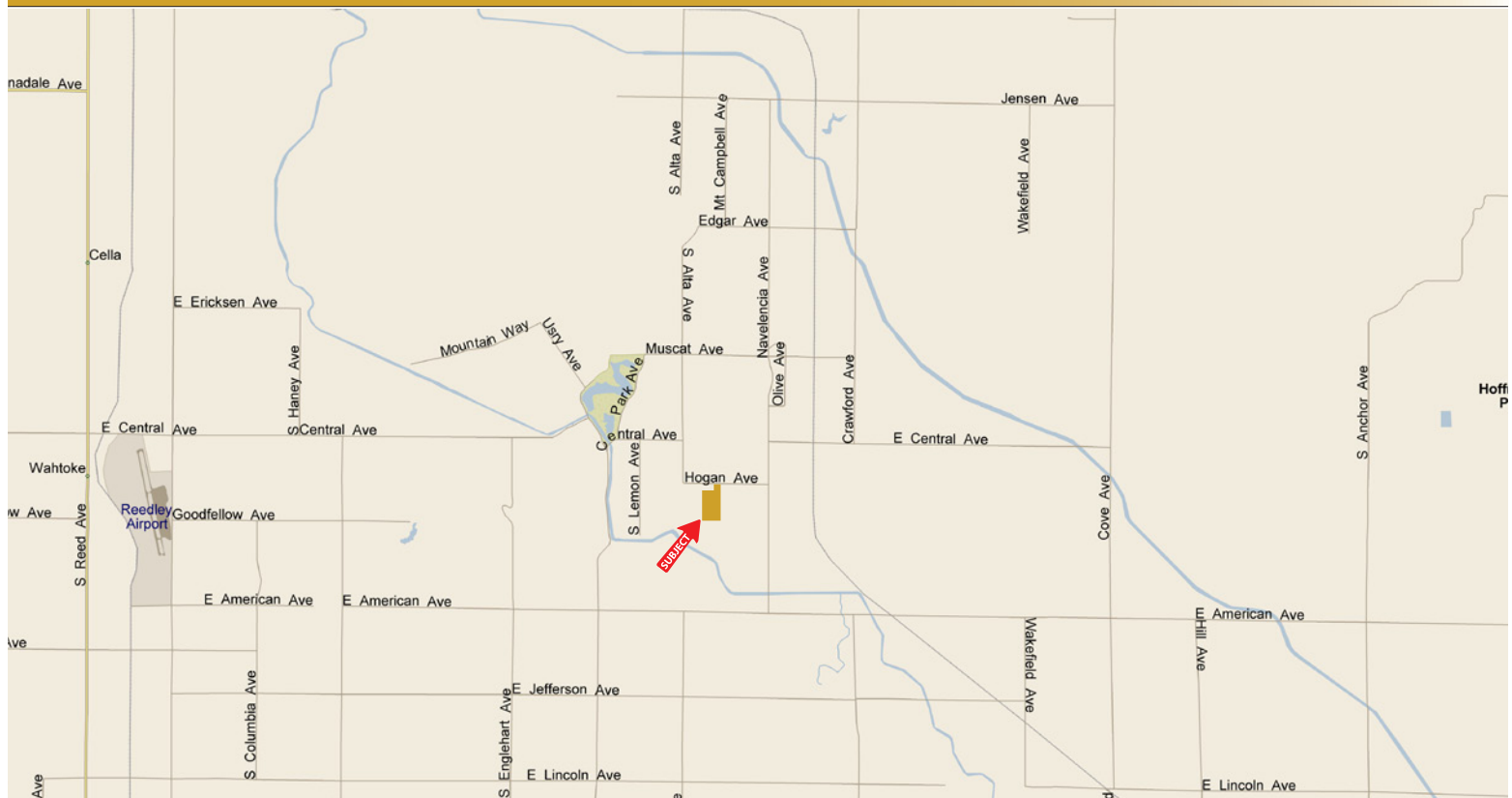
SOILS LEGEND

**ArA = Atwater sandy loam
Grade 1**

**SeA = San Joaquin loam
Grade 4**



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.

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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