

CANTUA CREEK ALMONDS

793.95± Assessed Acres Fresno County, California

\$19,848,750

(\$25,000 per acre)



• Income Producing Almonds • Two Sources of Water • 2012 Deep Well • Depreciation Benefits • Turn-Key Orchard



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AGRICULTURAL PROPERTIES
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Offices Serving The Central Valley

FRESNO

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BAKERSFIELD

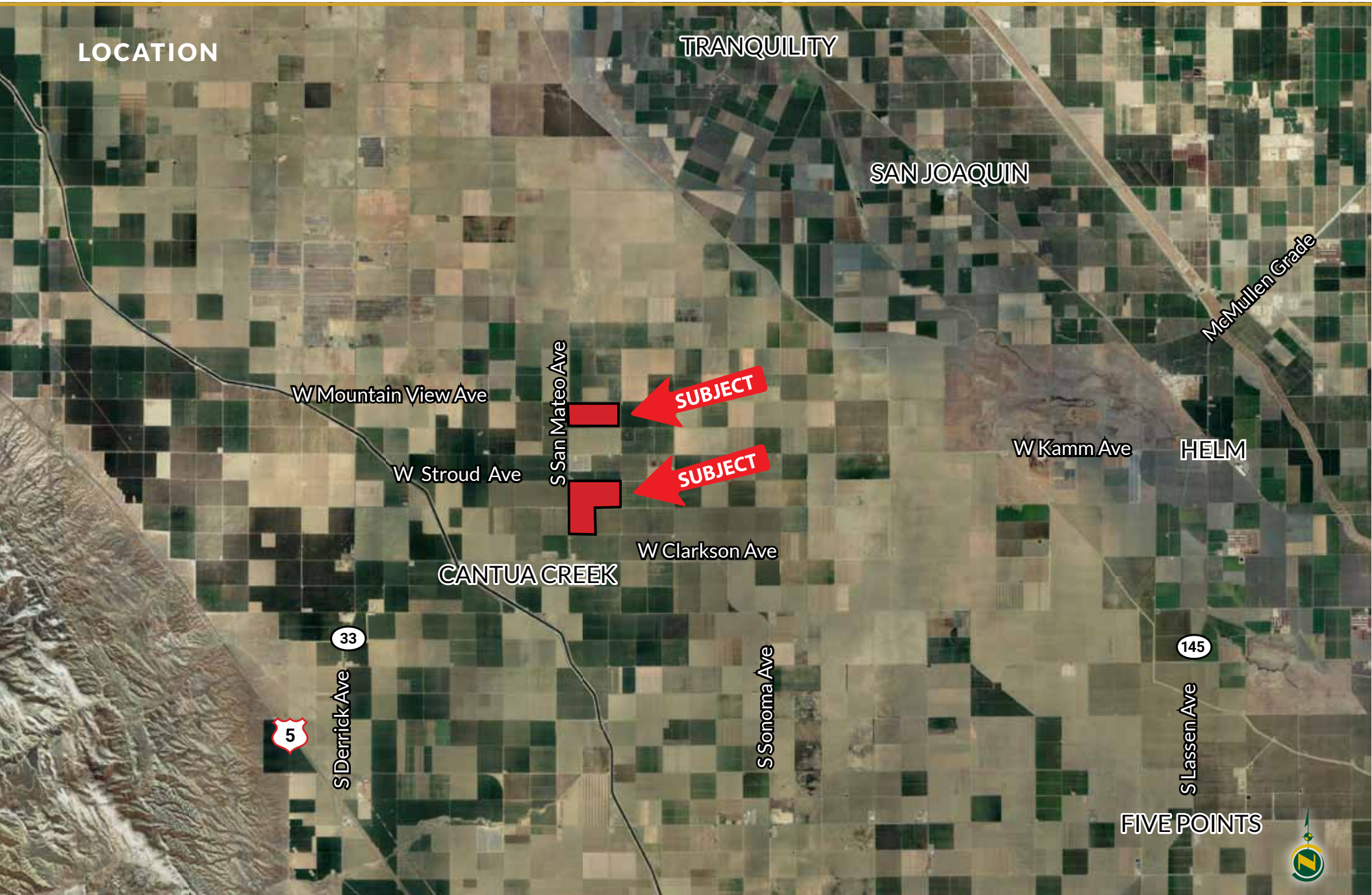
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661.334.2777

www.pearsonrealty.com



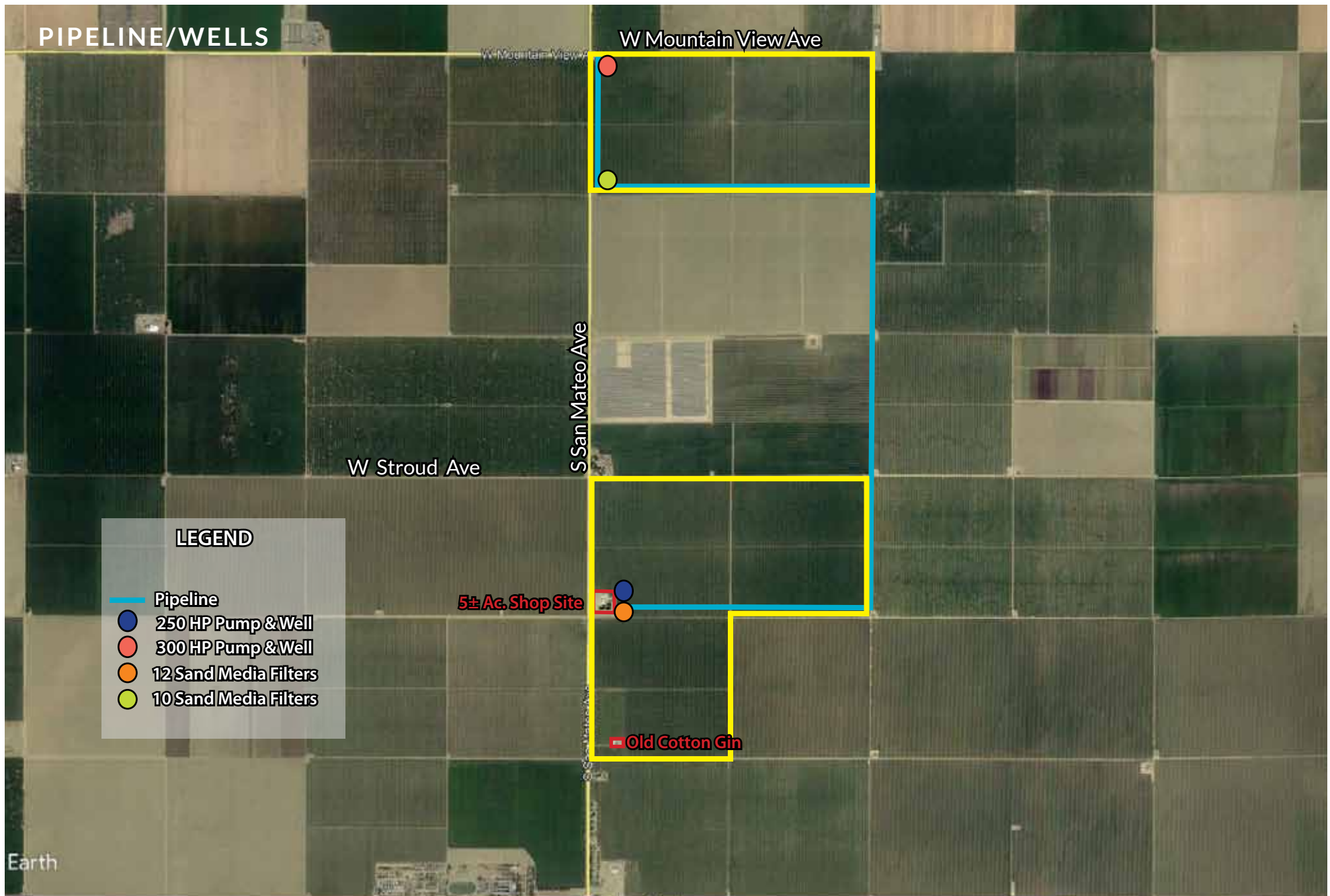
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PROPERTY DETAILS

LOCATION

The North Ranch is on the south side of Mountain View Avenue and east side of San Mateo Avenue. The South Ranch is located 1 mile south on the east side of San Mateo Avenue and south side of Stroud Avenue.

CROP

The North ranch is planted to 157.20± acres 2013 Nonpareil 50% , Aldridge 16.6%, Butte 16.6% and Wood Colony 16.6% (spacing 22' x 14') and 159± acres planted to 2014 Nonpareil 50%, Aldridge 16.6%, Butte 16.6%, and Wood Colony 16.6% (spacing 22' x 14').

The South ranch is planted to 151.2± acres of 2004 Nonpareil 50%, Fritz 25% and Monterey 25%; 80± acres of 2006 Butte Padre and 80± acres of 2007 Butte Padre (spacing 22' x 17') and 140± acres of 2013 Nonpareil 50%, Wood Colony 25% and Aldridge 25% (spacing 22' x 15') and 18± acres planted to 2011 Nonpareil 50% ,Wood Colony 25% and Monterey 25% (spacing 22' x 15'). All planted on Hansen Hybrid Root Stock.

YIELD HISTORY

South Ranch

2015: 2300± lbs/acre
2016: 2471± lbs/acre
2017: 2137± lbs/acre
2018: 2185 lbs/acre
2019: 2361 lbs/acre

North Ranch

2018: 1655± lbs/acre
2019: 2714± lbs/acre
2020: 2623± lbs/acre

WATER/IRRIGATION

Westlands Water District

(1) older 250 HP pump and well; (1) 300 HP pump and well drilled in 2012. Both ranches are interconnected by a pipeline allowing both properties to utilize both wells.



PROPERTY DETAILS (cont.)

LEGAL

Fresno County APN's: 038-160-20s, 21S, 43 s & 45s.

Located in portions of Sections 14 and 23, T16S, R15E, M.D.B.&M.

Fresno County APN's: 038-231-11, 39s & 42s. Located in a portion of Section 26, T16S, R15E, M.D.B.&M.

This Property is in the Williamson Act.

ZONING:

AE-20 (Agriculture Exclusive, Twenty Acres Minimum Parcel Size)

SOILS

North - Tranquility clay, saline-sodic, wet, 0-1% slopes

Ciervo clay, 0-2% slopes

Cerini clay loam, 0-2% slopes

South - Ciervo clay loam, 0-2% slopes

Panoche clay loam, 0-2% slopes

STRUCTURES/IMPROVEMENTS

5± Acre Shop site

One shop

2 mobile homes on property

Old Cotton Gin Building

PRICE

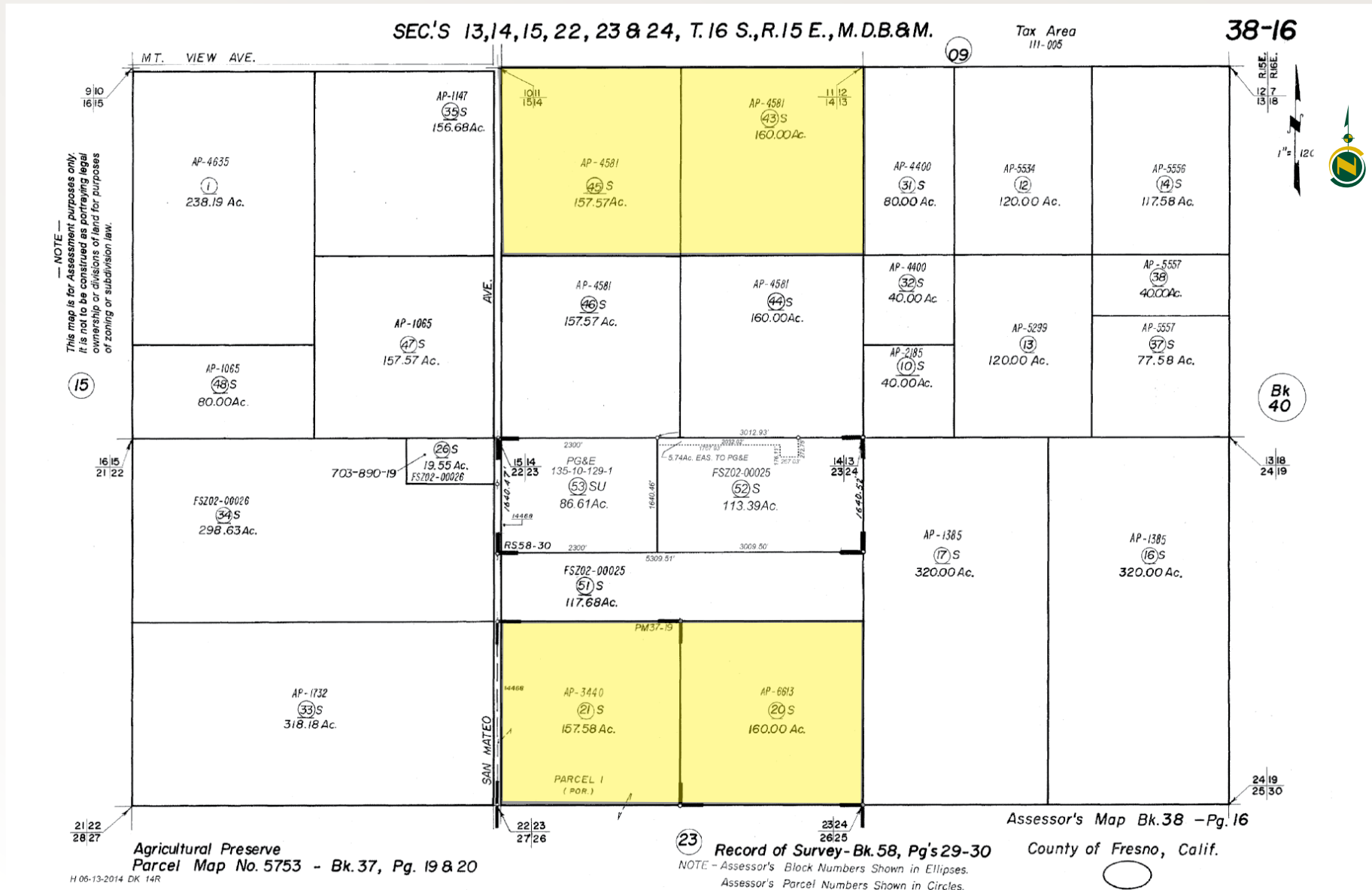
\$19,848,750 all cash. to Seller at close of escrow.

2021 crop to be negotiated.



PARCEL MAP - NORTH RANCH

038-160-20S, 21S, 43S & 45S Fresno County

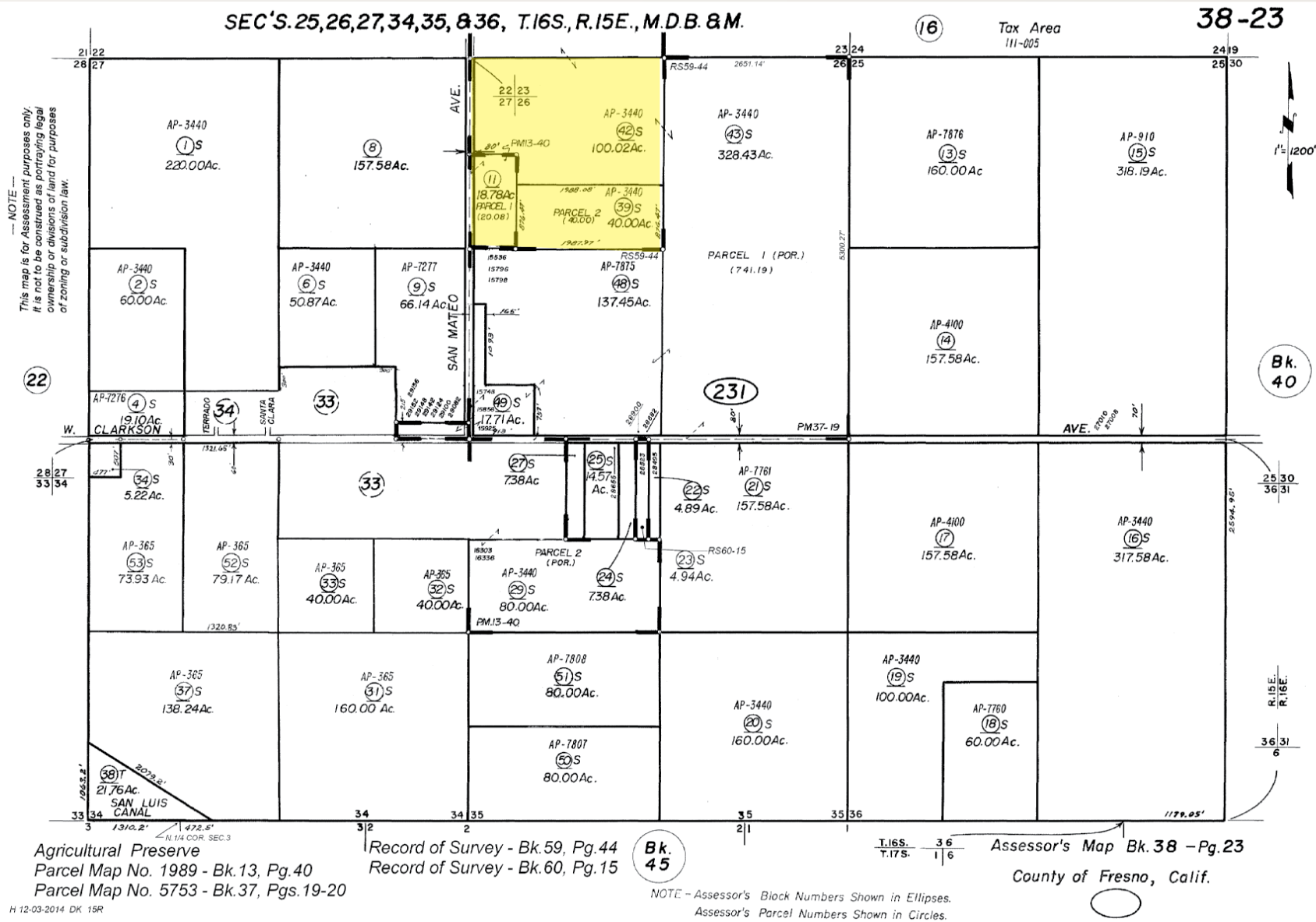


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PARCEL MAP - SOUTH RANCH

038-231-11, 39s & 42s Fresno County



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WESTLANDS WATER DISTRICT

Westlands Water District is the largest agricultural water district in the United States, made up of more than 1,000 square miles of prime farmland in western Fresno and Kings Counties.

CUSTOMERS: Westlands has more than 700 family farms in the District, which depend upon water for irrigation purposes. Westlands also provides limited quantities of untreated, non-potable Central Valley Project (CVP) water which is ultimately used for municipal and industrial (M&I) purposes in the District.

TEN-YEAR AVERAGE WATER ALLOCATION FROM CVP: 40%

4-YEAR AVERAGE WATER ALLOCATION FROM CVP: 61%

WHERE DOES THE WATER COME FROM?

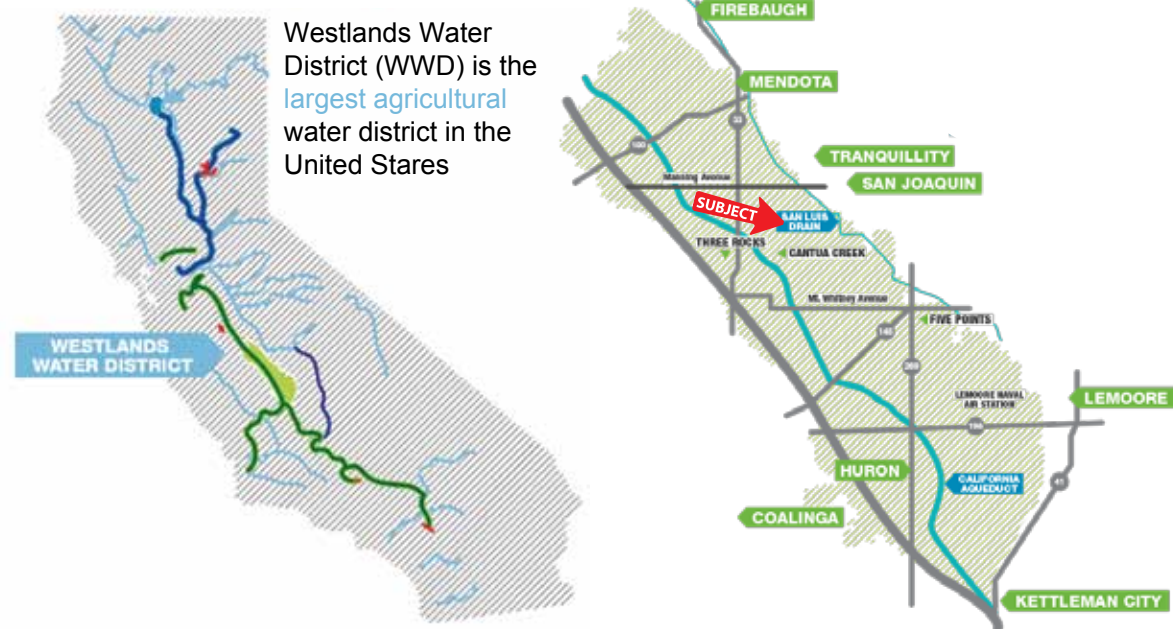
- Growers in the fertile Westlands district produce more than sixty high-quality food and fiber crops, including row crops like tomatoes, onions, melons, grapes and nut crops. Central Valley farmers grow products consumed by Californians but also support transportation and logistics jobs involved in transporting products to other states and more than 150 countries around the world.
- WWD farms produce more than 60 commercial food and fiber crops sold for the fresh, dry, canned, and frozen food markets.
- 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems.
- The Westland's distribution system is fully enclosed and metered system designed to eliminate losses from evaporation and leakage.
- Westlands growers produce an average of more than \$1 billion worth of food and fiber annually, generating approximately \$3.5 billion in farm related economic activities in local communities.

SERVICE AREA: 600,000+ acres

IRRIGATED SIZE: 568,000± acres

YEAR FORMED: 1952

MILES OF PIPE: 1,034±



Central Valley Project I Westlands receives its water allocation under a joint venture agreement between the federal government and the State of California as part of the San Luis Unit of the Central Valley Project (CVP), one of the largest public works projects in the country. Ground-breaking of the San Luis Unit of the Central Valley Project took place in 1962; the San Luis Canal was completed in 1968 and Westlands began receiving water deliveries thereafter. Deliveries from the CVP allow growers in the Westlands District to curtail their dependence on groundwater pumping, which can be associated with aquifer overdraft. Recognizing the value of a consistent and stable water supply to the region and the state, the farms within the Westlands Water District are extremely productive and water-efficient, largely due to the installation and maintenance of modern technological innovations and sustainability strategies. The Westlands water delivery system utilizes 1,034± miles of fully enclosed buried pipes and 3,300 water meters along the entirety of its system to ensure water is delivered with zero losses due to seepage, evaporation, or spills during transportation and delivery. About 93% of Westlands' irrigated lands are serviced by efficient drip irrigation systems, representing an investment of more than \$500 million.

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SOILS - NORTH RANCH

SOILS LEGEND

- 286 = Tranquility clay,
saline-sodic, wet
0-1% slopes
- 459 = Ciervo clay
0-2% slopes
- 479 = Cerini clay loam
0-2% slopes



SOILS - SOUTH RANCH

SOILS LEGEND

459 = Ciervo clay
0-2% slopes

442 = Panoche clay loam
0-2% slopes



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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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