

RUSSELL AVENUE RANCH

Fresno County, California

\$3,950,000

SALE PENDING

347.66± Acres

- (3) Varieties of almonds
- Westlands Water District
- 120± acs. open ground for additional plantings

EXCLUSIVELY PRESENTED BY:

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DRE #00020875

RUSSELL AVENUE RANCH

347.66± Acres | Fresno County, California

PROPERTY LOCATION



SUMMARY

PROPERTY DESCRIPTION

This almond orchard consists of four (4) contiguous parcels totaling 347.66± gross acres. There are 215± acres planted to a 50% Nonpareil, 25% Monterey, and 25% Wood Colony varieties, and 120± acres of open ground where older almonds were recently removed. The seller is expecting to grind the removed trees by the close of escrow. The orchard appears to be well maintained and is conveniently located less than ½ mile from I-5.

LOCATION

The subject property is located on the northwest corner of S. Russell Avenue and W. North Avenue, approximately 0.40 miles north of Interstate 5. Directions from Interstate 5 include: take the Russell Avenue exit north 0.40 miles and the property will be on the north side of North Avenue and on the west side of Russell Avenue.

LEGAL

Fresno County APN's: 017-053-02s, 03s, 04s & 06s Located in a portion of Section 21, T14S, R12E, M.D.B.&M.

ZONING

AE-40 (Agricultural Exclusive, 40 ac. minimum parcel size). APN's: 017-053-02s, 03s, 04 & 06s are within the Williamson Act Contract.

WATER/IRRIGATION

The property is located within the Westlands Water District. Per the Seller, the Westlands WD allocation is based on 350 ares. There are (3) Westlands meters, one on each field. The orchard is drip irrigated.

SOILS

Panoche loam, 2 to 5 percent slopes
Panoche clay loam, 0 to 2 percent slopes
Ciervo clay, 0 to 2 percent slopes

PRICE/TERMS

\$3,950,000 cash at the close of escrow. Seller to retain the 2021 crop.

PLANTINGS

Field #	Crop/Variety	Acres	Year Planted/ Spacing	Production Average lbs/acre				
				2020	2019	2018	2017	2016
1	50% Nonpareil 25% Monterey 25% Wood Colony	150±	2004 23' x 17'	2,839	2,868	2,455	2,787	3,647
2	Open Land	120±	--	--	--	--	--	--
3	50% Nonpareil 25% Monterey 25% Wood Colony	65±	2018 22' x 14'	1,225	--	--	--	--

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PLANTING MAP



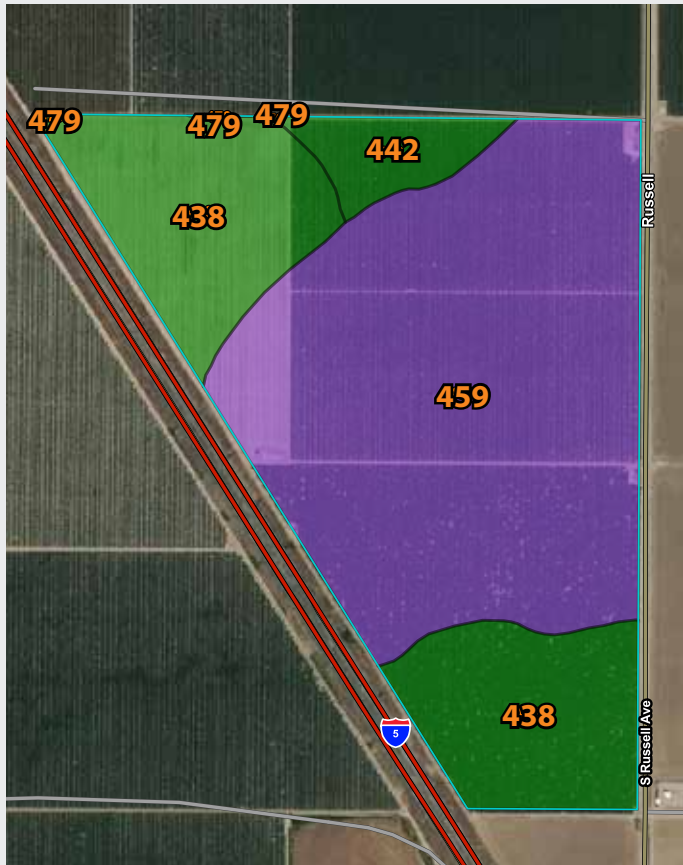
PROPERTY PHOTOS



RUSSELL AVENUE RANCH

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SOIL MAP



CALIFORNIA REVISED STORIE INDEX (CA) LEGEND

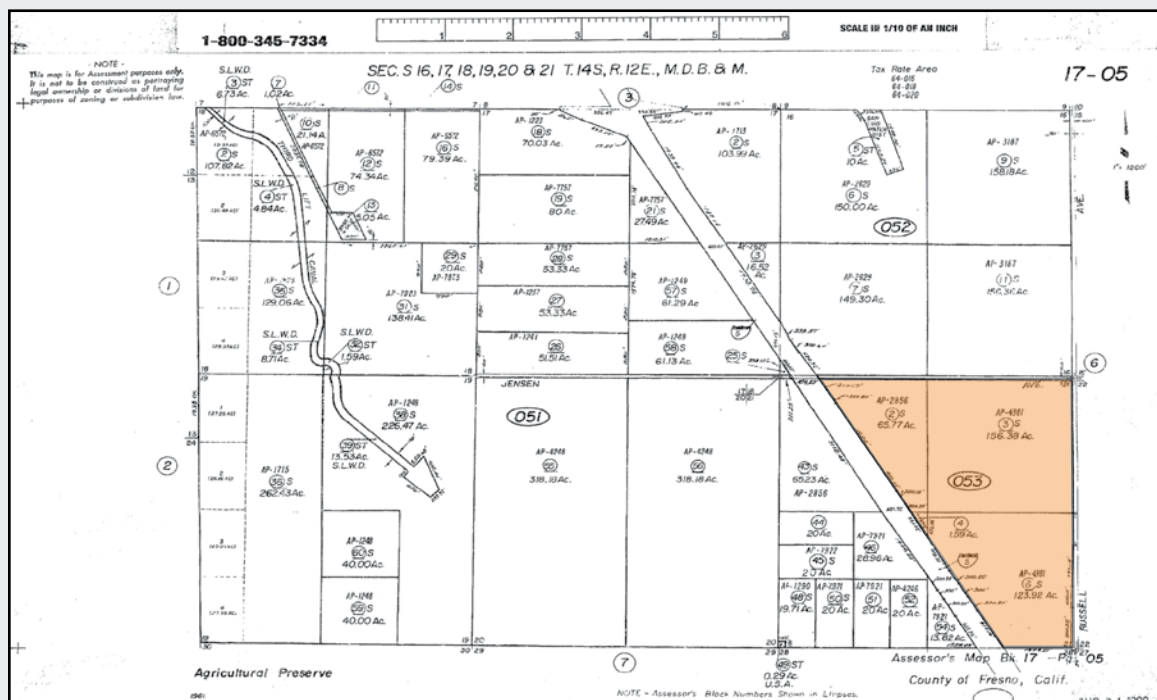
438 = Panoche loam, 2-5% slopes
Grade 1

442 = Panoche clay loam, 0-2% slopes
Grade 1

459 = Ciervo clay, 0-2% slopes
Grade 3

479 = Cerini clay loam, 0-2% slopes,
Grade 1

PARCEL MAP



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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

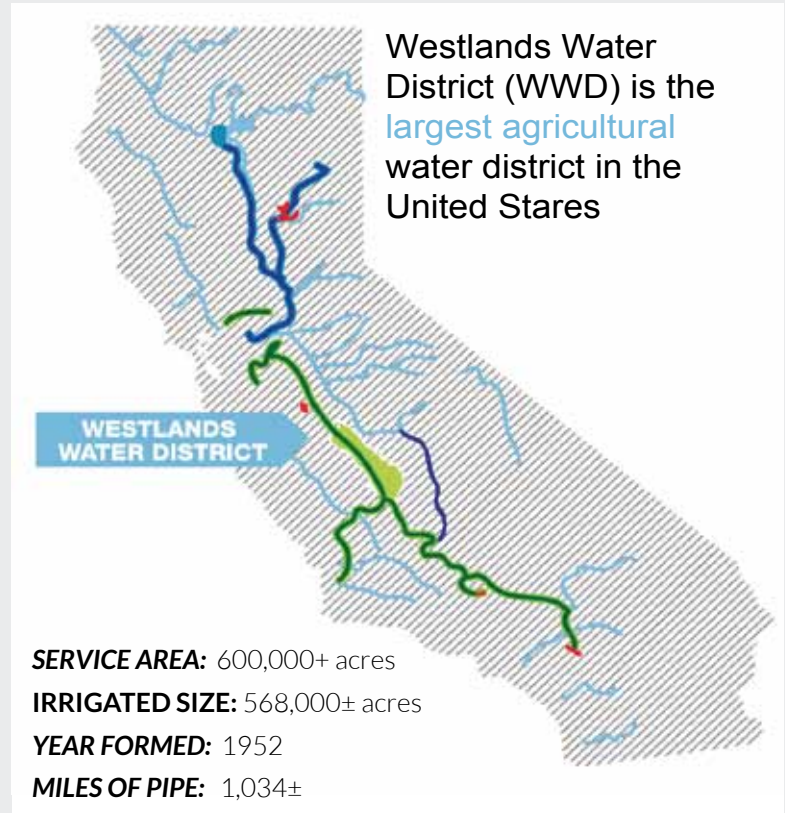
Westlands has more than 700 family farms in the District, which depend upon water for irrigation purposes. Westlands also provides limited quantities of untreated, non-potable Central Valley Project (CVP) water which is ultimately used for municipal and industrial (M&I) purposes in the District.

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.



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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STATE MAP



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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

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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