

FOR SALE



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

Jameson Almonds & Raisins



230.76± Acres
Fresno County, California

- Young Shasta Almonds & Thompson Seedless Grapes
- (3) Pumps & Wells
- Drip Irrigation
- Income & depreciation

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Jameson Almonds & Raisins

230.76± Assessed Acres

\$4,603,662
(\$19,950 per acre)

LOCATION:

The property is located on the east side of S. Jameson Avenue between W. Lincoln Avenue and W. Manning Avenue approximately 5± miles northwest of Raisin City.

DESCRIPTION:

The subject property is planted to approximately 160± acres of mature Thompson Seedless grapes and 80± acres of Shasta almonds.

LEGAL:

Fresno County APN: 035-070-32s located in a portion of Section 14, T15S, R18E, M.D.B.&M.

PLANTINGS:

Thompson Seedless Raisin Grapes: 152± acres
53" open gable
Spacing: 12' x 7'
Age: 40 years old
Single line drip irrigation

Shasta Almonds: 78± acres
Spacing: 16' x 22'
Age: Planted in 2018
Dual line drip irrigation

WATER:

Raisin City Water District (no delivery of surface water). Media jet filter stations. Three pumps and wells: (2) 100 HP (1) 75 HP
McMullin GSA

SOILS:

Fresno fine sandy loam
Pachappa loam, moderately deep, saline-alkali
El Peco loam
Pond loam, moderately deep
Borden loam, moderately deep, saline alkali

**BUILDINGS/
IMPROVEMENTS:**

None

PRICE/TERMS:

\$4,603,662 cash. Buyer to reimburse Seller for any farming/cultural costs incurred towards the 2022 almond and raisin grape crops through the close of escrow. Seller intends to perform a 1031 tax deferred exchange.





