

F.I.D. ALMONDS

Fresno County, California

19.67± Acres

\$973,665
(\$49,500/Acre)



N. Westlawn Avenue



- Fresno Irrigation District
- (2) Almond Varieties
- 25 HP Ag Pump & Well



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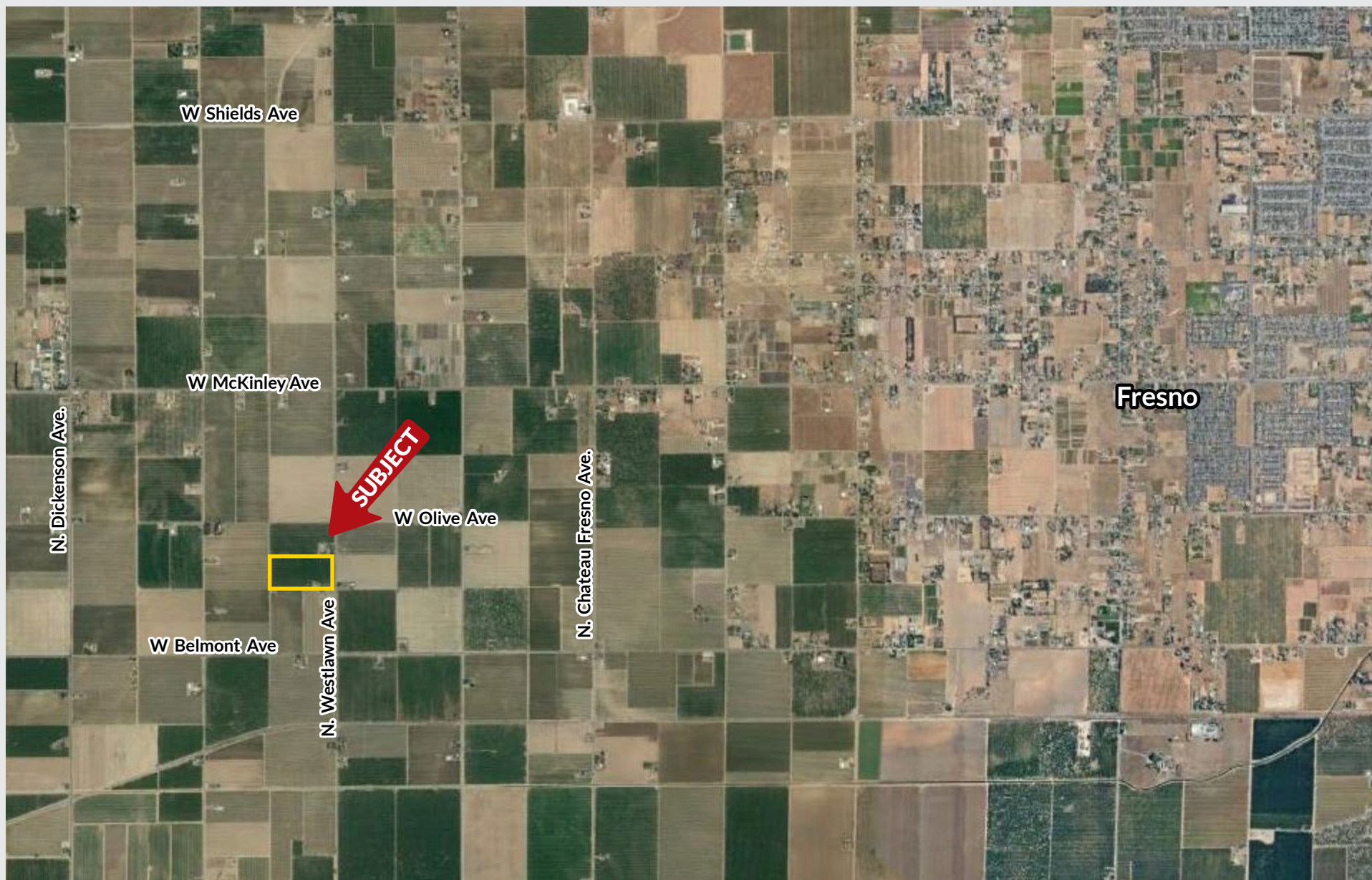
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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Located in the Fresno Irrigation District, this highly sought after almond orchard is in its prime for production. It is a well maintained almond orchard planted to Nonpareil and Monterey varieties that is looking strong. In addition to district water, there is an ag well with a 25 HP pump. The orchard is irrigated by flood with turnouts at each row. There is an unoccupied home on the property.

LOCATION

Property is located north of W. Belmont Avenue on the west side of N. Westlawn Avenue approximately 3.5± miles west of the city limits of Fresno.

LEGAL

Fresno County APN: 016-160-48. Located in a portion of Section 36, T13S, R18E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

PLANTINGS

9.25± acres Monterey almonds planted 2012

9.25± acres Nonpareil almonds planted 2012

PRODUCTION

2021: 67,448lbs

2020: 76,137lbs

2019: 66,745lbs

WATER

Fresno Irrigation District

(1) 25 HP Ag Well

Flood irrigation with turnouts at each row

SOILS

Hesperia sandy loam, deep, Grade 1

Hanford sandy loam, Grade 1

BUILDINGS

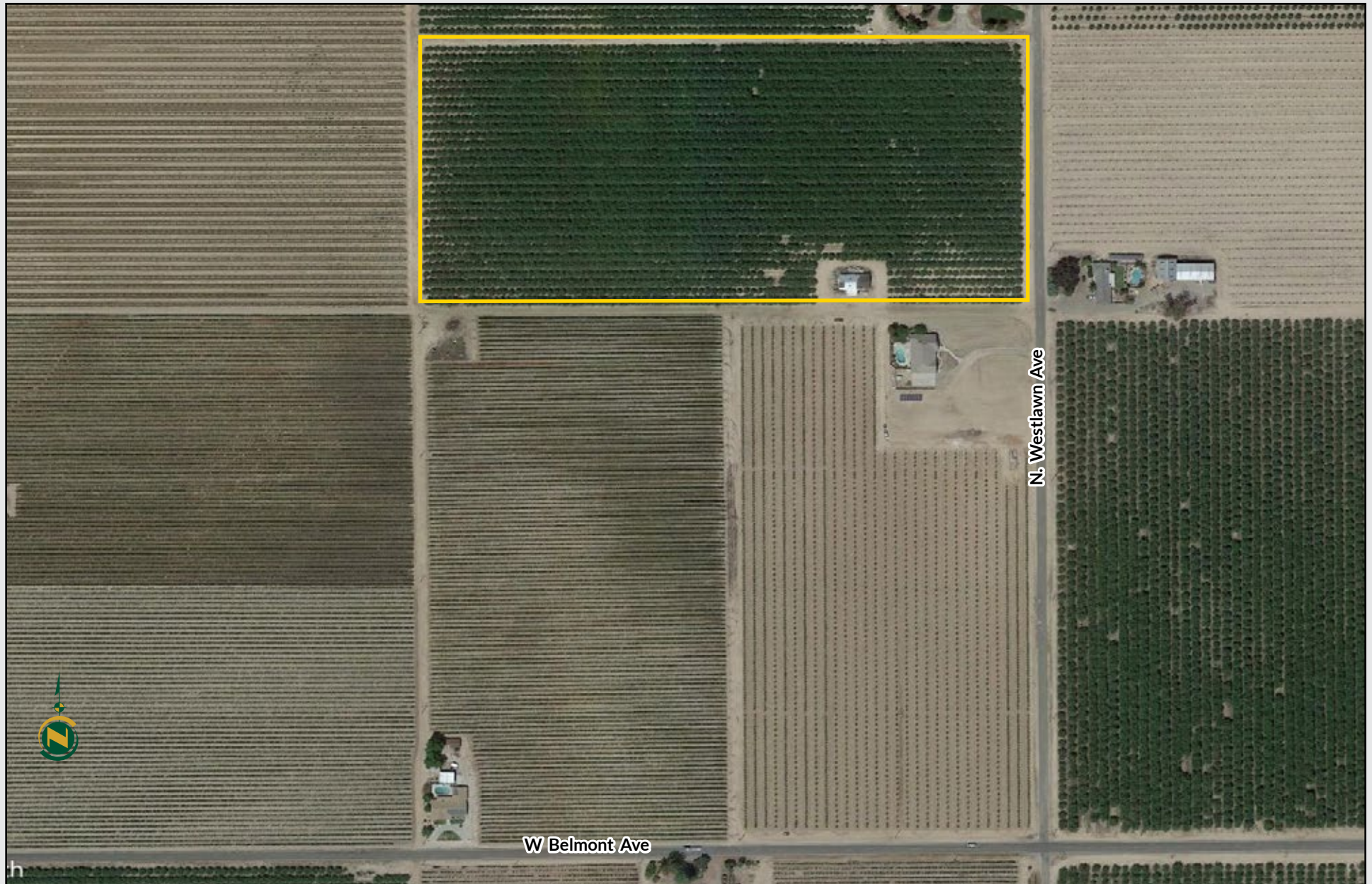
One home on the property that is uninhabitable and has there has been no added value for the structure.

PRICE/TERMS

\$973,665 cash at the close of escrow. Cultural costs to be reimbursed at the close of escrow.



PROPERTY OVERVIEW



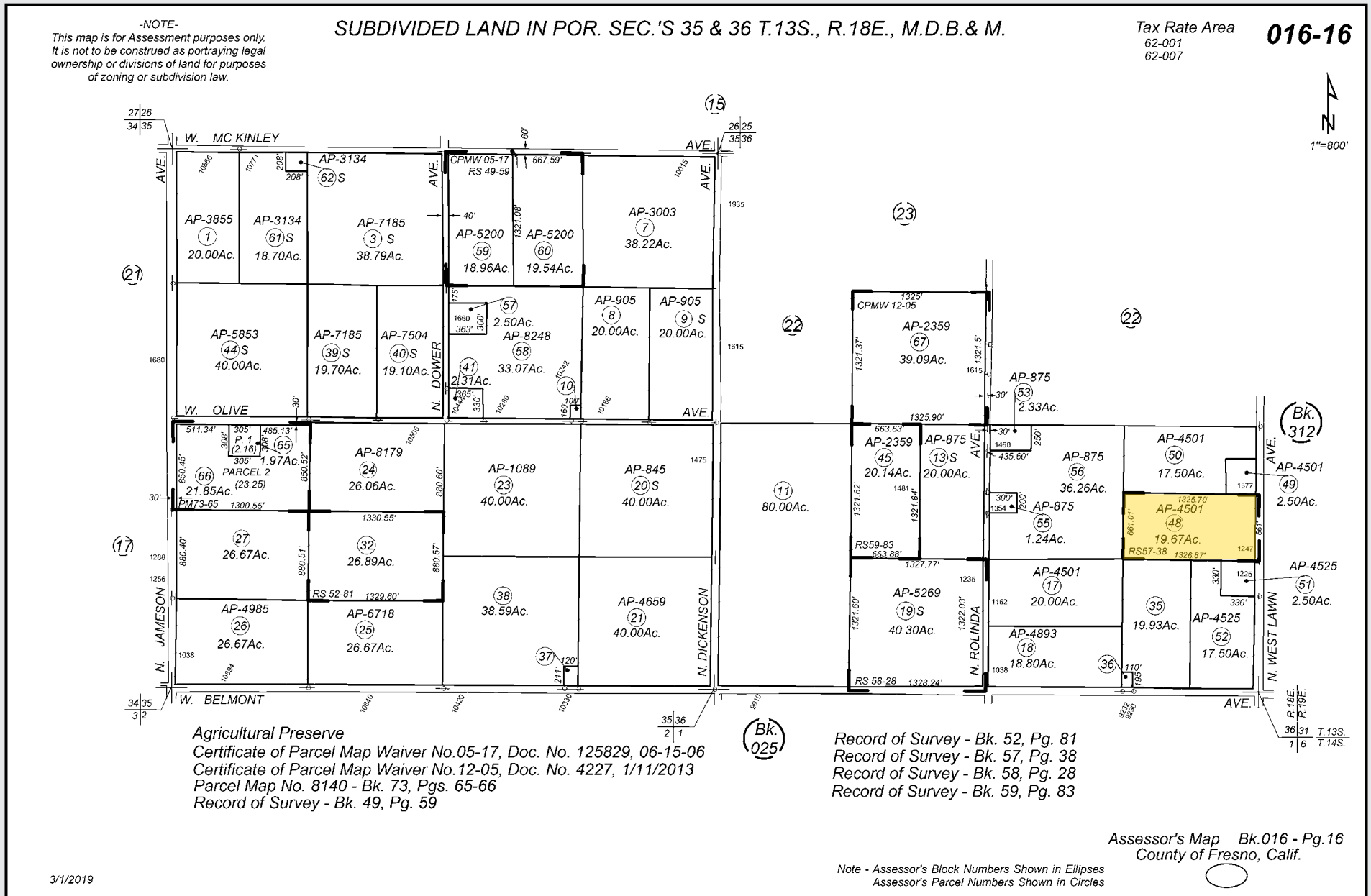
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hc	Hanford sandy loam	Grade 1 - Excellent
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent

PARCEL MAP



PROPERTY PHOTOS





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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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