

# Caruthers Estate & Almonds

3421 W. Saginaw Avenue, Caruthers, CA 93609

18.85± acres

FRESNO COUNTY

SALE PRICE:

**\$1,350,000**

**PRICE REDUCED**

- Beautiful custom estate
- Butte and Padre varieties
- Grade 1 - Excellent soils

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CARUTHERS, CALIFORNIA



## PROPERTY PHOTOS



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## PROPERTY SUMMARY

### DESCRIPTION

This beautiful colonial style custom home, built in 2009, is nestled in a well-maintained almond orchard just north of Caruthers. The home features over 3,000 square feet with three large bedrooms, three baths, three car garage and a 30' x 60' shop. Granite countertops throughout, knotty alder wood cabinetry, temperature monitored wine closet, 13' ceilings, butler's pantry and two fireplaces. Covered patios to enjoy the country breeze.

### LOCATION

18.85± assessed acres located on the south side of W. Saginaw Avenue, 1/2 mile west of Henderson Road and 1.5 miles north of Caruthers. Address: 3421 W. Saginaw Avenue, Caruthers, CA 93609.

### LEGAL

Fresno County APN: 041-260-26s.

Located in a portion of Section 12, T16S, R19E, M.D.B.&M.

Zoning: AE-20 (Agricultural Exclusive - 20 acs.)

The property is not located within the Williamson Act.

### PLANTINGS

Butte and Padre almonds variety planted in 2009.

### SOILS

Hesperia find sandy loam, deep, Grade 1, Excellent.

### WATER/IRRIGATION

(1) Domestic well

(1) Ag well with a 25 HP pump

The property is located within the Consolidated Irrigation District but does not receive surface water.

### PRICE/TERMS

\$1,350,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related with the 2022 almond crop.

Shown by appointment only.



## PLANTINGS



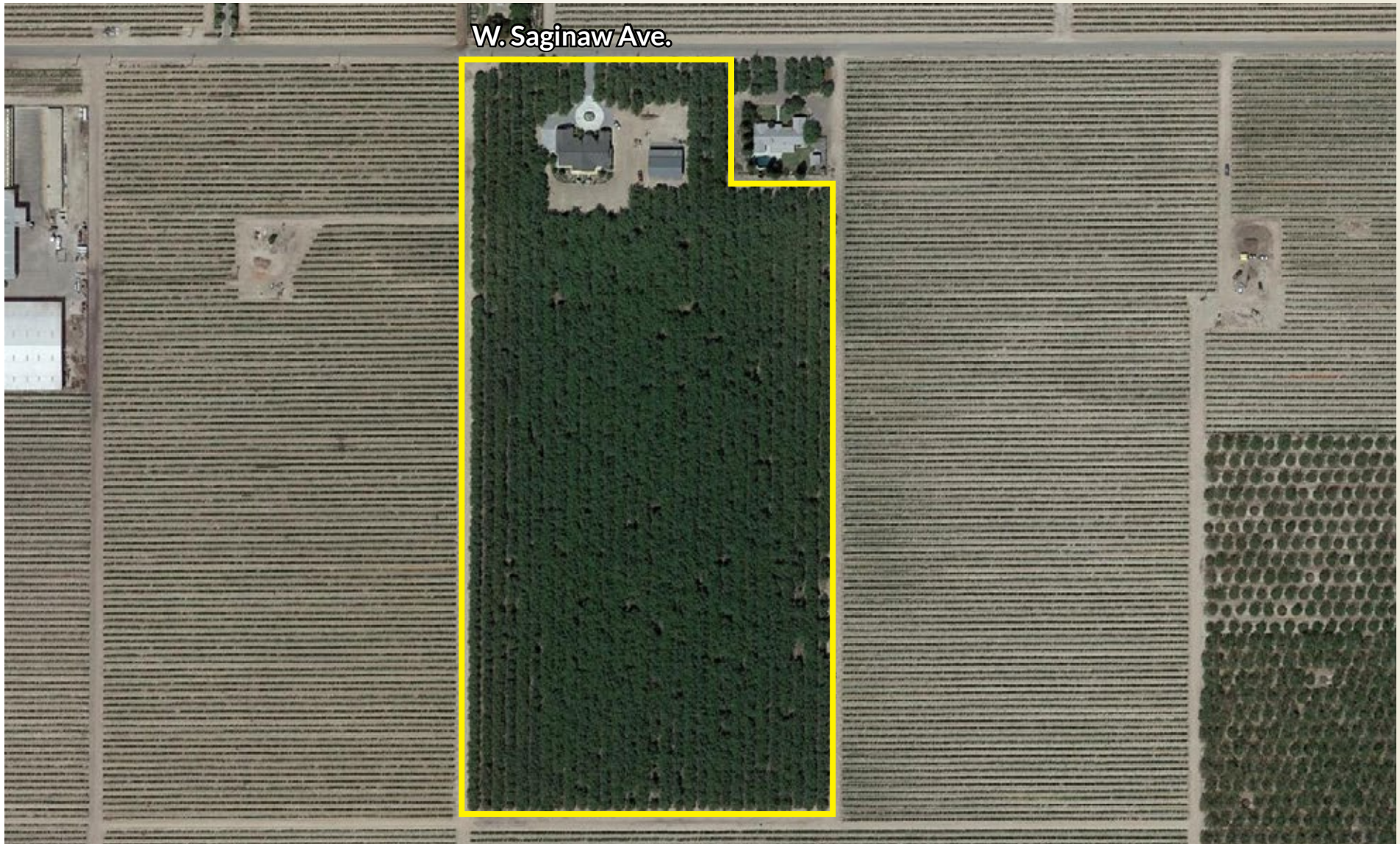
Butte and Padre almond varieties planted in 2009.

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## SITE MAP



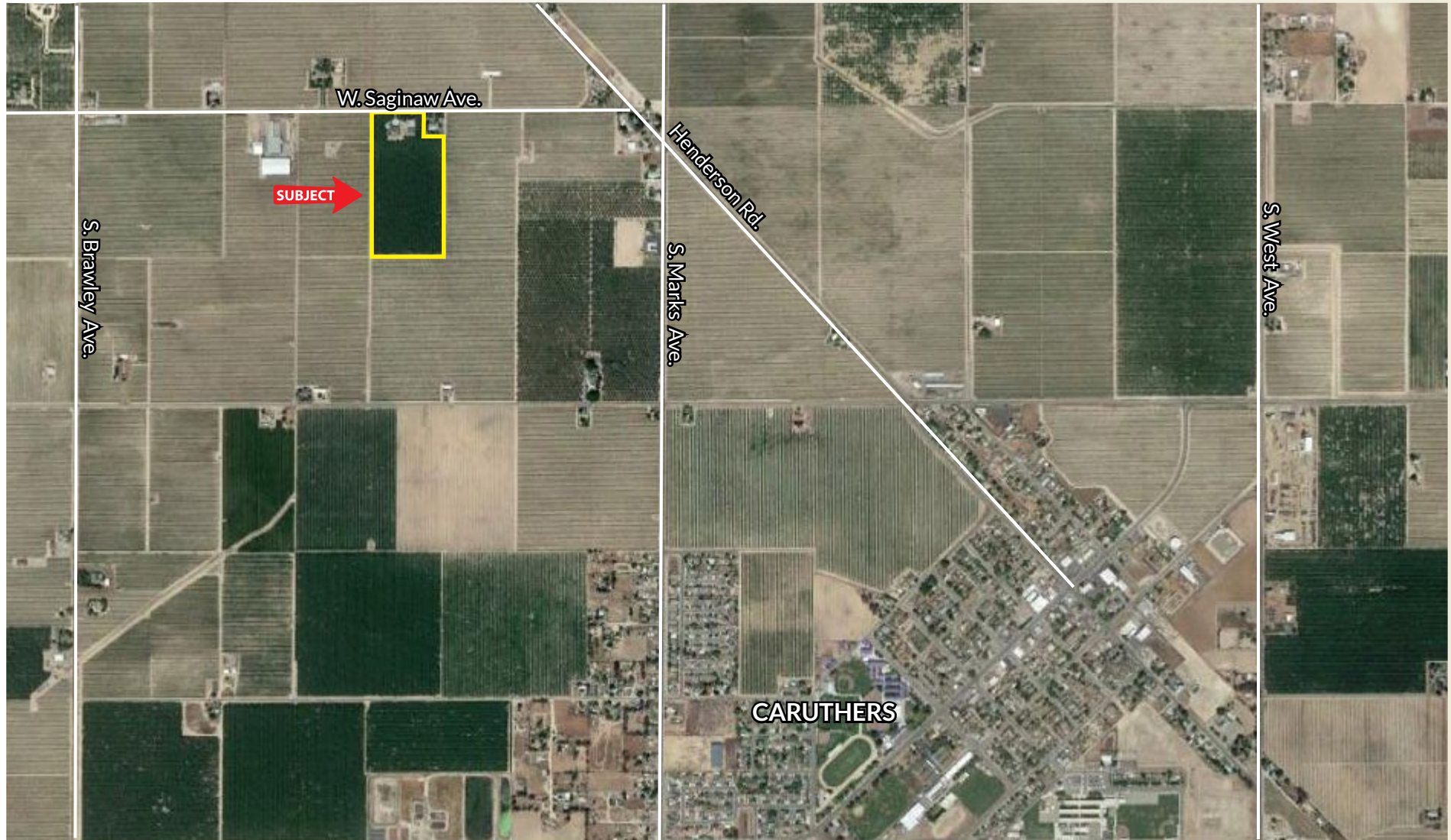
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## LOCATION AERIAL

Address: 3421 W. Saginaw Avenue, Caruthers, CA 93609.

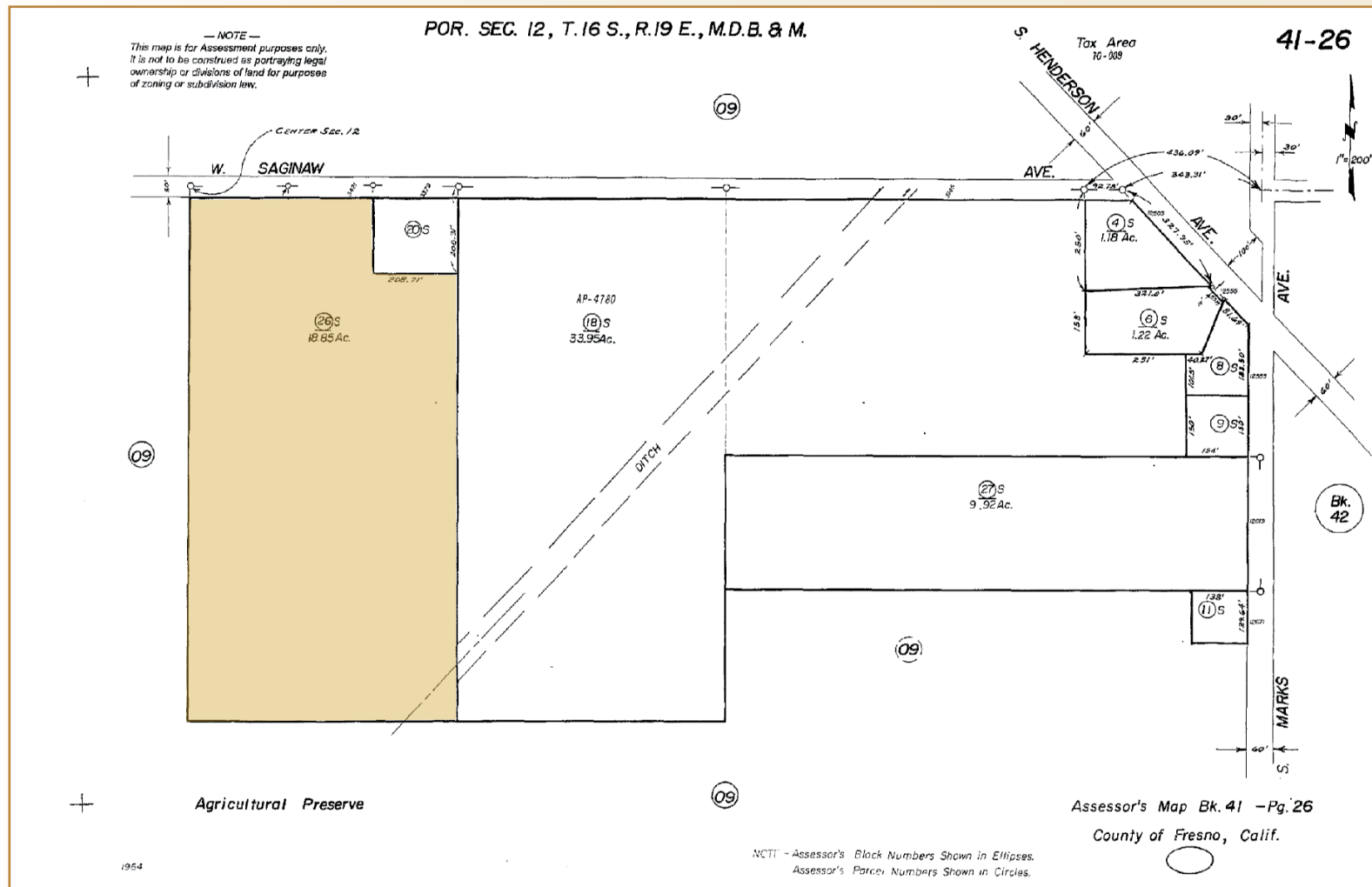


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APN   MAP

Fresno County APN: 041-260-26s.




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## RESIDENCE

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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



## SOILS MAP

### California Revised Storie Index Soils Map Legend

Hst = Hesperia fine sandy loam,  
deep, Grade 1, Excellent (17.9 acs.)

Hsn = Hesperia sandy loam, deep,  
saline-sodic (0.5 acs.)

**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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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.



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