

FRESNO ALMONDS & TREE FRUIT 30.00± Acres

Fresno County, California

\$1,650,000
(\$55,000/Acre)

PRICE REDUCED

- Almonds, Plums, Persimmons
- Fresno Irrigation District



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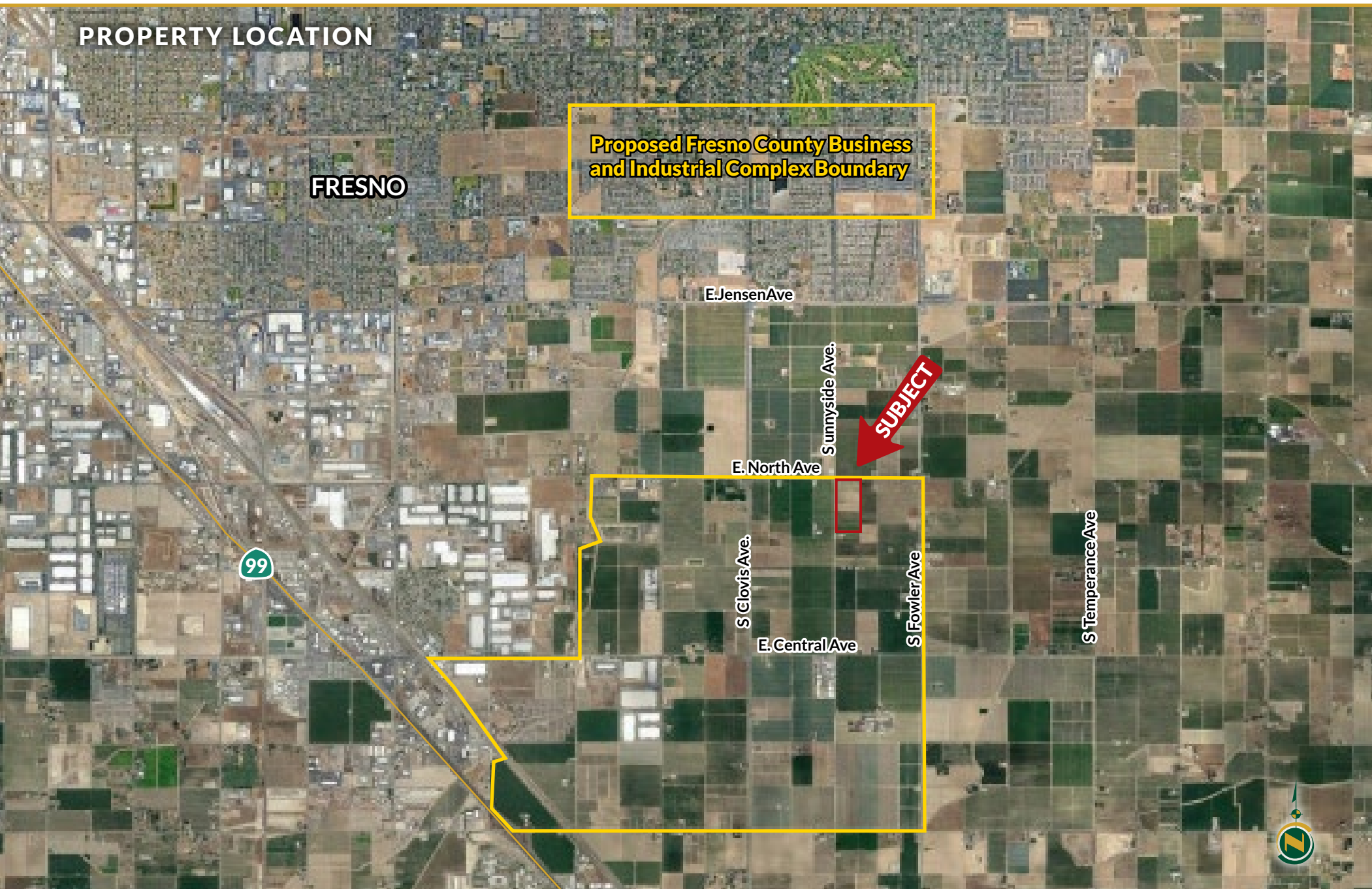


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30.00± Acres
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PROPERTY LOCATION



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30.00± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

30± acres planted to almonds, plums and persimmons

LOCATION

Located on the SEC of North Avenue and Sunnyside Avenue, approximately 1 mile south of Jensen Avenue.

Note: Property is located within the proposed Fresno County Business and Industrial Campus.

(Two adjacent properties are available for sale or lease/purchase.)

LEGAL

Fresno APN: 331-030-05. Located in a portion of Section 28, T14S, R21E, M.D.B.&M.

ZONING

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

PLANTINGS

See Plantings Map included.

WATER

Fresno Irrigation District

(1) 25 HP submersible pump

Seller will provide easement from adjacent property to access F.I.D. ditch and lift pump. The northern 5 acres is high and it is difficult to get F.I.D. water there.

SOILS

See soils map.

PRICE/TERMS

\$1,650,000 (\$55,000/acre) cash on close of escrow.

NOTE

Adjacent/contiguous parcels are also available for sale for a total of 116.34± acres.

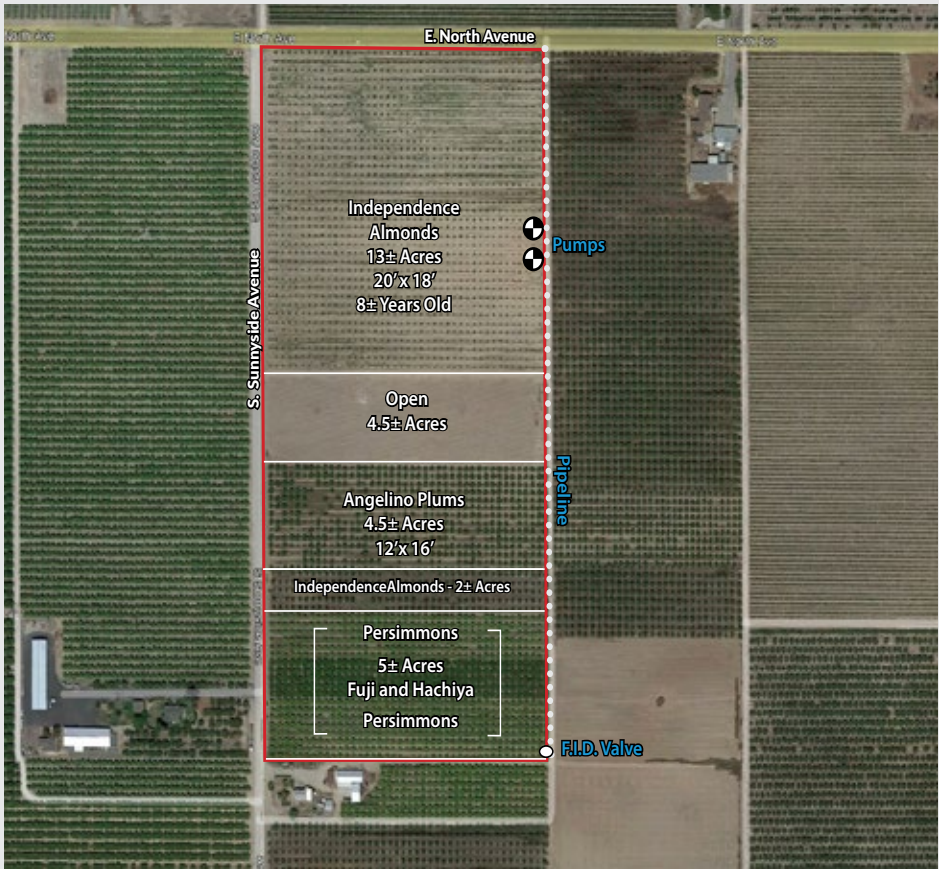


FRESNO ALMONDS & TREE FRUIT

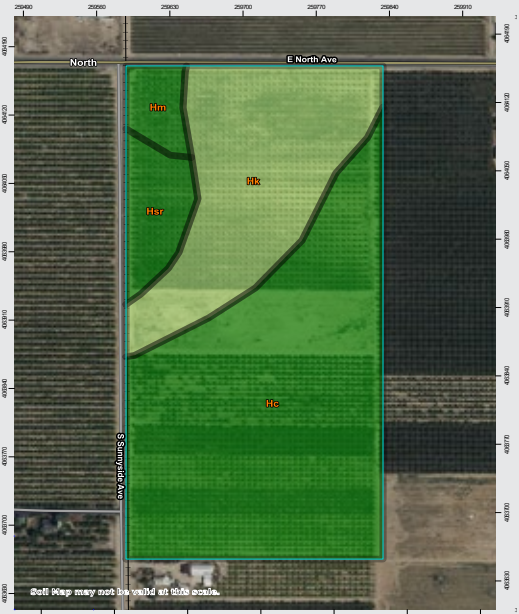
30.00± Acres
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PLANTING MAP



SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
Hc	Hanford sandy loam, Grade 1
Hk	Hanford sandy loam, hard substratum, Grade 2
Hsr	Hesperia fine sandy loam, very deep
Hm	Hanford fine sandy loam, Grade 1

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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.