

# FRESNO ALMONDS & PERSIMMONS 29± Acres

Fresno County, California

**\$1,305,000**  
(\$45,000/Acre)

**PRICE REDUCED**

- Located within the Proposed Fresno County Business & Industrial Complex
- Fresno Irrigation District



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

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



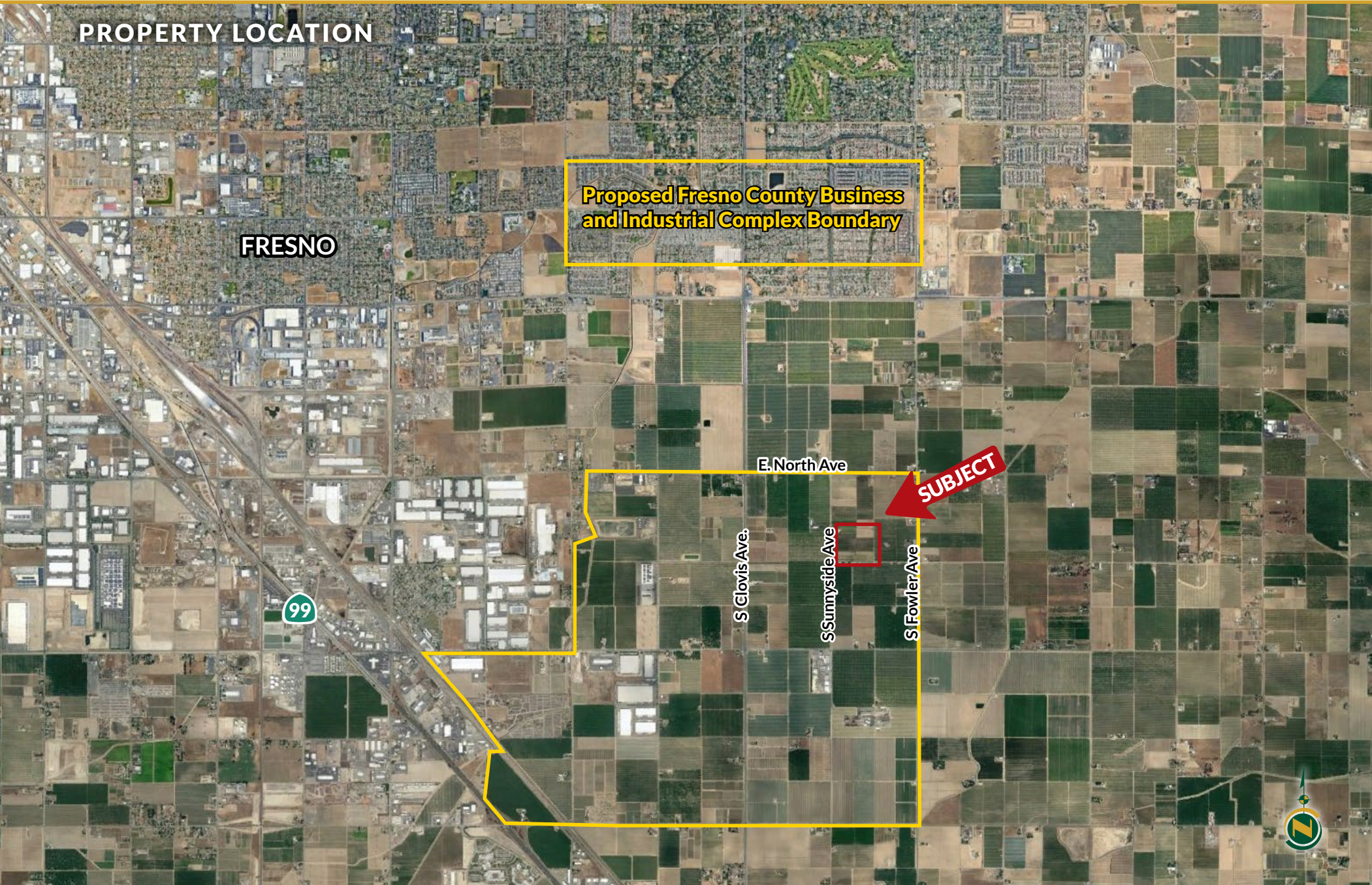


# FRESNO ALMONDS & PERSIMMONS

29± Acres  
Fresno County, CA



## PROPERTY LOCATION





# FRESNO ALMONDS & PERSIMMONS

29± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Property planted to almonds and persimmons.

### LOCATION

Located on the east side of Sunnyside Avenue approximately 1/4 mile south of North Avenue.

### LEGAL

Fresno County APN: 331-030-10. Located in a portion of Section 28, T14S, R21E, M.D.B.&M.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). Property is in the Williamson Act.

### PLANTINGS

Independence almonds and mature persimmons.

### WATER

Fresno Irrigation District

5 HP lift pump

25 HP ag submersible pump

Easement and cooperation will be required between all parties to deliver F.I.D. water through this parcel's pipeline to the 30 acres and 20 acres to the north.

### SOILS

See soils map included.

### BUILDINGS

Older 1,038± sq. ft. home (Please do not disturb tenants.)

Older shop building

### PRICE/TERMS

\$1,305,000 cash at close of escrow. Seller will require a 1 year leaseback on the home at no cost to seller.

### NOTE

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



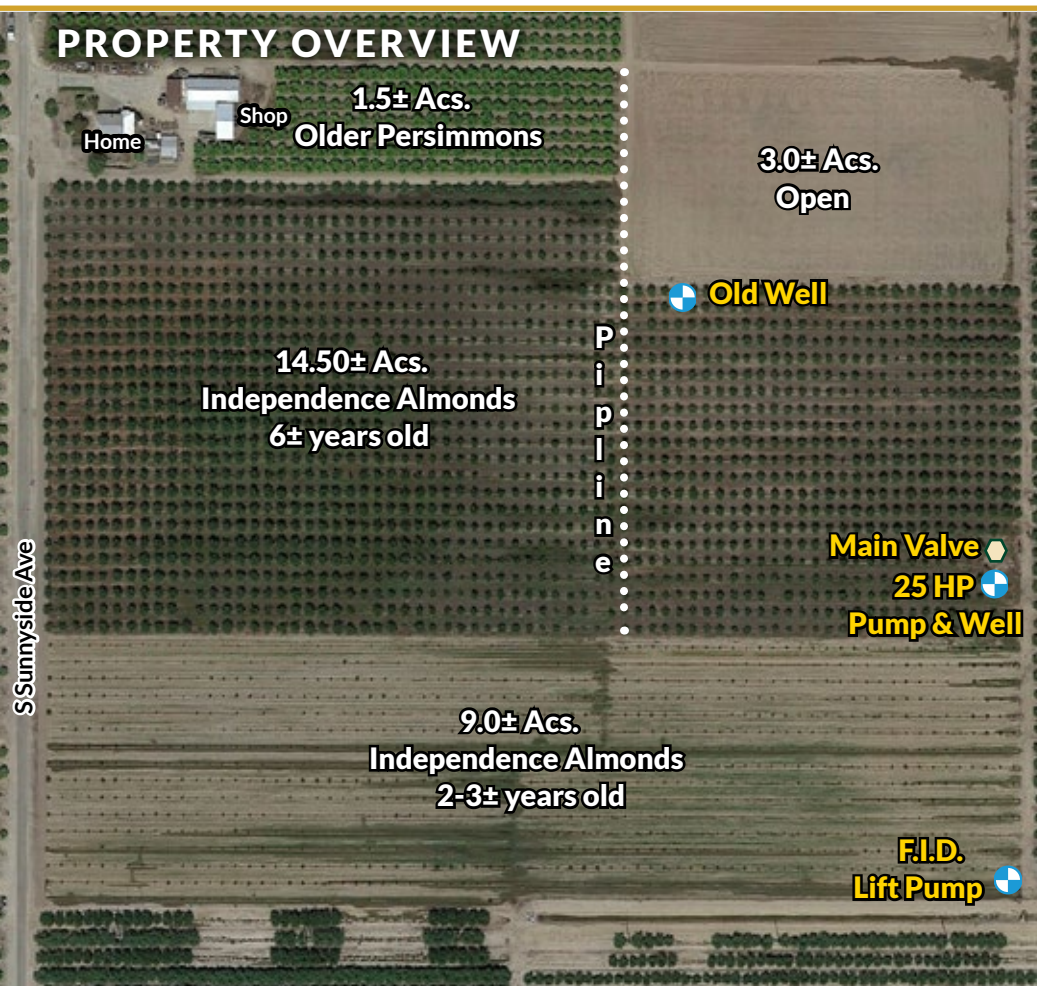


# FRESNO ALMONDS & PERSIMMONS

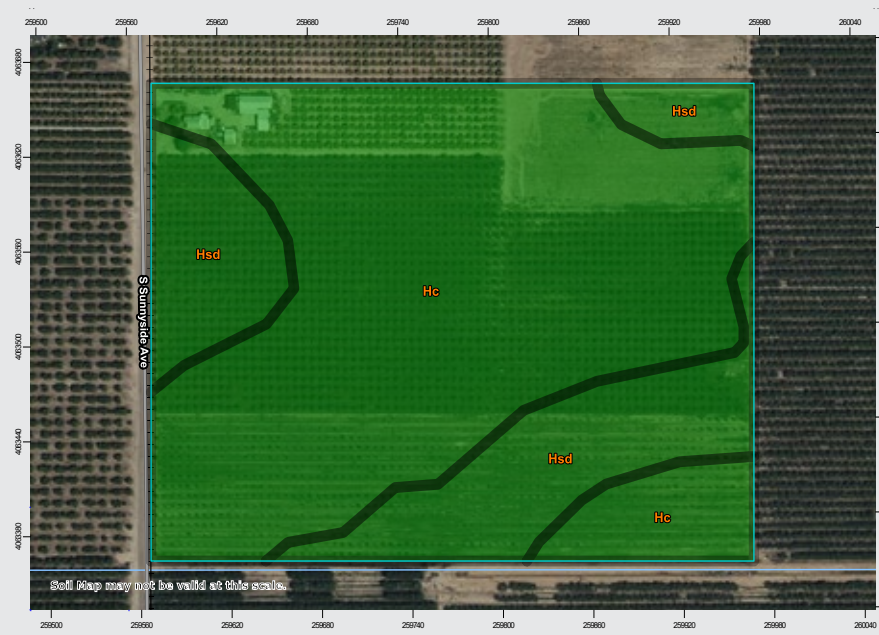
29± Acres  
Fresno County, CA



## PROPERTY OVERVIEW



## SOIL MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
Hc	Hanford sandy loam, Grade 1
Hsd	Hesperia sandy loam, very deep, Grade1

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the  
**App Store**



GET IT ON  
**Google Play**

**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.