

PALM AND OLIVE TREE RANCH, HOME AND SHOP

\$1,950,000



20.00± Acres
Fresno County, California

- Wholesale Nursery
- Fresno Irrigation District Plus Wells
- Good Soils
- Income Potential and Tax Benefits

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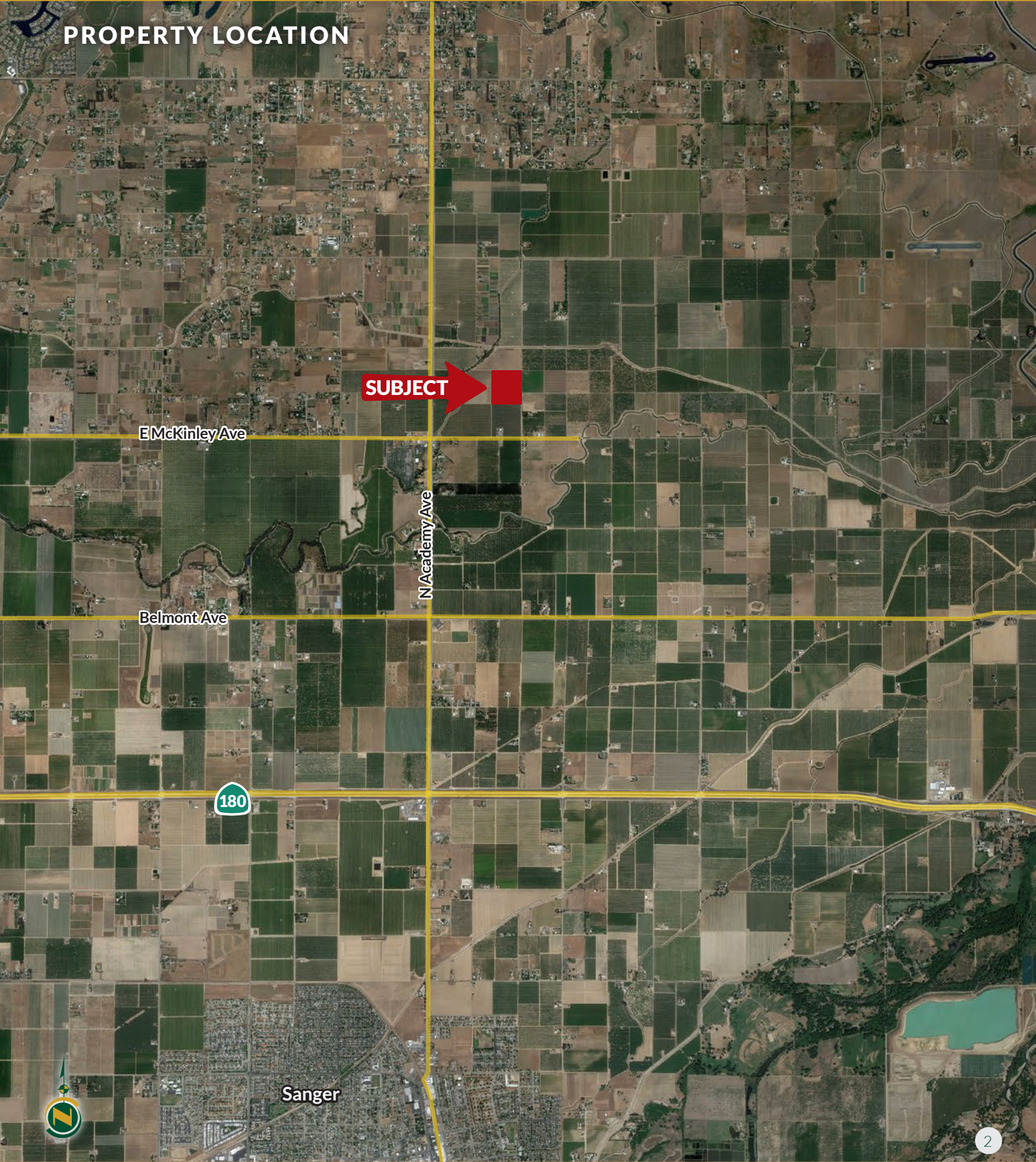
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PROPERTY INFORMATION

DESCRIPTION

This unique opportunity to own a wholesale/retail nursery is located just north of Sanger, California. The property is planted with numerous varieties of palm trees and ornamental olive trees. This offering represents a good potential profit with some inventory ready to sell now and other inventory for future sales. The property also has a nice rental home and shop. It is located in the preferred Fresno Irrigation District and also has two pumps and wells. This is a very well maintained turn key nursery business.

LOCATION

13458 E. McKinley Avenue, Sanger, CA 93657. The ranch is 1/2 mile east of N. Academy Avenue and 1/4 mile north of E. McKinley Avenue, approximately 4 miles north of Sanger.

LEGAL

Fresno Co. APN: 309-070-22. Located in a portion of Section 26, T13S, R22E, M.D.B.&M.

ZONING

Zoning is AE-20. The property is not in the ag preserve of the Williamson Act.

SOILS

- ArA - Atwater sandy loam, 61.9%
- AtA - Atwater sandy loam, 33.1%
- GsA - Greenfield coarse sandy loam, 5%

WATER

The property is located within the Fresno Irrigation District, but chooses not to take delivery. One 7 1/2 HP submersible pump distributes water through filters to trees via double inline drip hoses per tree row. One domestic pump and well for rental home and yard.

BUILDINGS

The rental home is 3 bedroom, 1 bath, 1,580± SF. and rents for \$1,750 per month. There is a detached 2-car garage. The metal shop/storage is 30' x 40' and has two 12' x 12' roll up doors with concrete floors and power.

PLANTINGS

Numerous varieties of palm trees in various states of growth. Some palms are in ground and other are boxed. Ornamental olives are also in various states of growth with some in ground and others in boxes.

Palm Tree Varieties

- Brahea Armata aka (Mexican Blue or Blue Hesper)
- Butia Capitata (Green) aka (Jelly Palm)
- Chamaerops Cerifera (Blue) aka (Med Fan Blue)
- Chamaerops Humilis (Green) aka (Med Fan)
- Phoenix Sylvestris aka (Silver Date Palm)
- Trachycarpus Fortunei aka (Chinese Windmill Palm)
- Washingtonia Robusta (hybrid)

Olive Tree Varieties

- Wilsonii Ornamental Olive Trees

**The seller states that current inventory and equipment is a conservative estimated value of \$1.3 million.*

PRICE/TERMS

\$1,950,000 cash or terms acceptable to Seller.

****This property can only be seen by appointment made with Martin Hovsepian 559.799.3756. Please do not drive property.***



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PROPERTY OVERVIEW



SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
ArA	Atwater sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	61.8%
AtA	Atwater sandy loam, moderately deep, 0 to 3 percent slopes	Grade 3 - Fair	32.5%
GsA	Greenfield coarse sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	5.7%
Totals for Area of Interest			100.0%

PROPERTY PHOTOS



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PROPERTY PHOTO



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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