

BIOLA ALMONDS & HOME

Fresno County, California

63.52± Acres

\$2,604,320
(\$41,000/Acre)



• 3 Almond Varieties • Fresno Irrigation District • (1) 40 HP Irrigation Pump & Well • 2,811± Sq. Ft. Spanish Style Home



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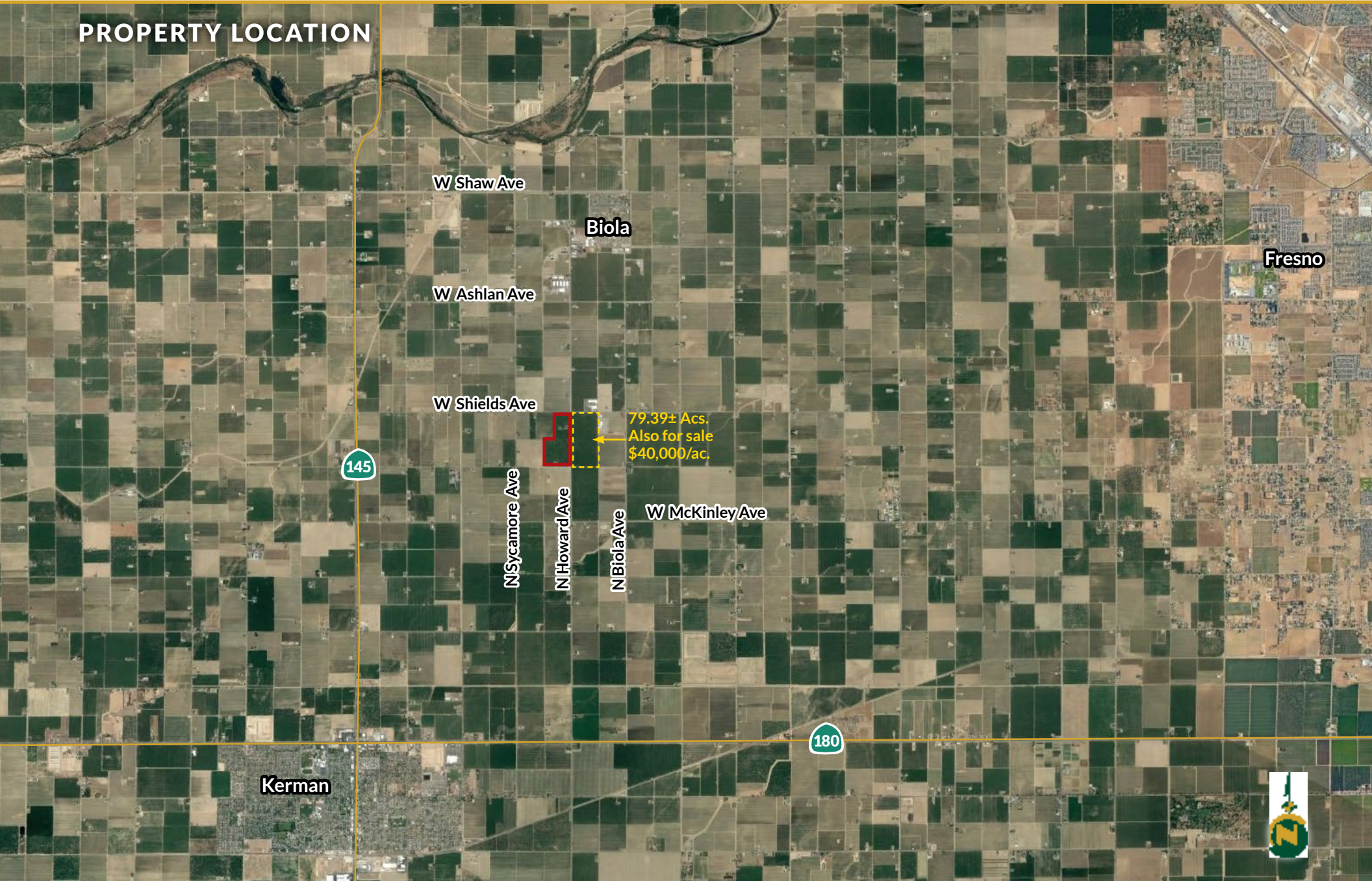


BIOLA ALMONDS & HOME

63.52± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The southwest corner of Shields and Howard Avenues, 1 1/2 miles south of the community of Biola, CA.

LEGAL

A portion of the E 1/2 of the NE 1/4 of Section 29, T13S, R18E, M.D.B.&M. Fresno County APN: 016-400-07 & 08.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size.)
The north 25.00± acre parcel is enrolled in the Williamson Act and the south 38.52± acre parcel is not.

PLANTINGS

The property has approximately 21± net acres of almonds planted in 2009 and 36± net acres in 2004. The varieties consist of 50% Nonpareil, 25% Monterey and 25% Aldrich planted on Nemaguard rootstock.

PRODUCTION (PER ACRE)

Acres	2022	2021	2020	2019	2018
North 25 Acs	58,816	89,772	70,912	67,616	52,069
Average	2,801	4,275	3,377	3,220	2,479
South 38.52 Acs	72,398	16,703	12,852	121,697	106,507
Average	2,011	3,241	3,134	3,381	2,959
63.52 Acs.	131,214	206,475	186,764	189,313	158,576
Average	2,302	3,622	3,276	3,321	2,782

WATER

Fresno Irrigation District
(1) 40 HP irrigation pump and well
(2) domestic pumps and wells
Irrigation provided by both flood and buried drip

SOILS

Hanford coarse sandy loam, Grade 1
Hanford sandy loam, silty substratum, Grade 1

BUILDINGS

The charming 2,811± sq. ft. Spanish style home has 3 bedrooms and 2 baths. The nicely landscaped home features beautiful hardwood floors and interior archways.
There are also two employee houses on the property.

PRICE/TERMS

\$2,604,320 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the growing crop season through the close of escrow.



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PROPERTY OVERVIEW

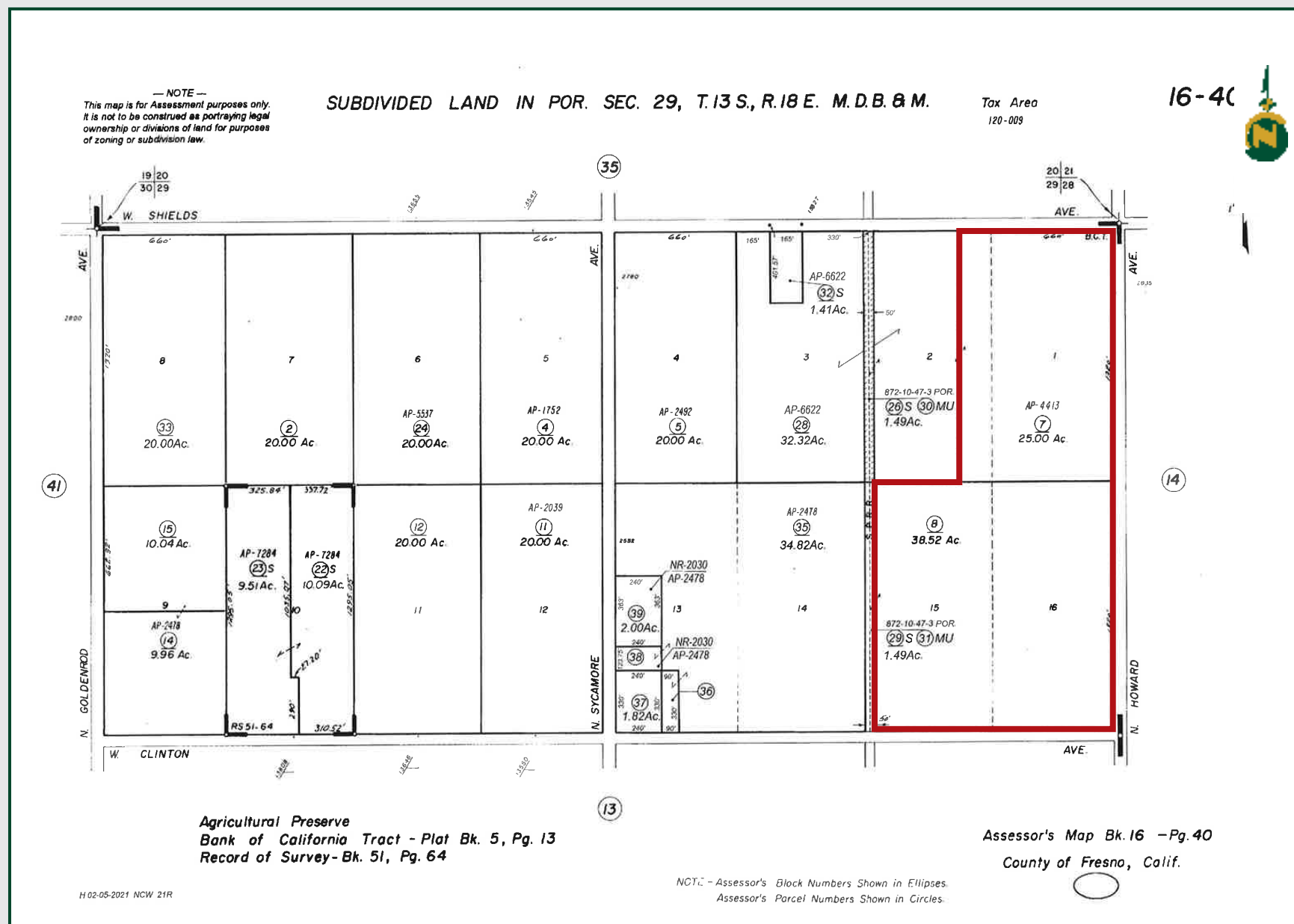


SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	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.