

KINGSBURG ALMONDS SPHERE OF INFLUENCE

\$1,443,000

PRICE REDUCED



37.01± Acres
Fresno County, California

- Consolidated Irrigation District
- Two Newer Ag Pumps, Wells, and Filter System
- Young Independence Almonds
- Sphere of Influence

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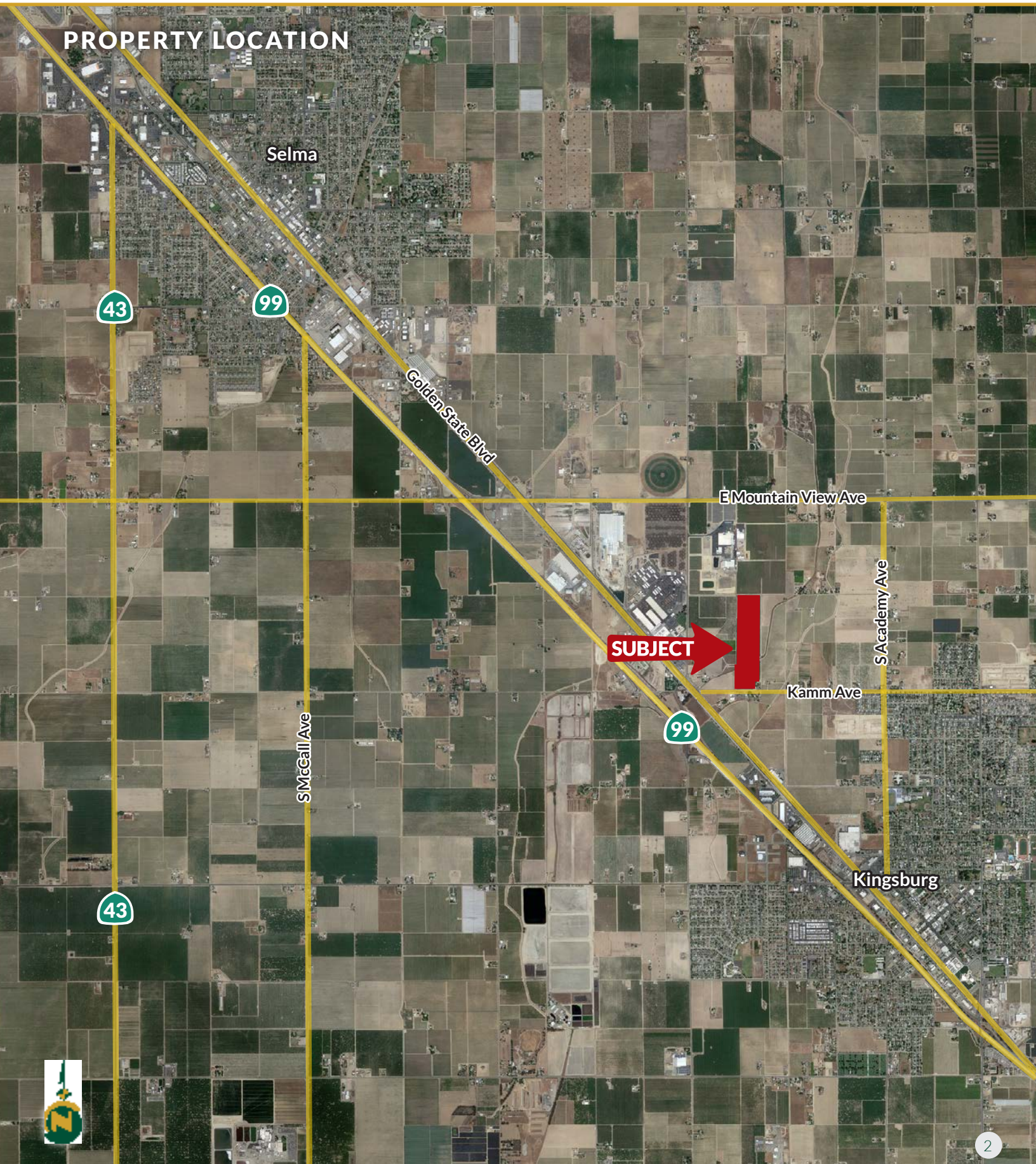
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PROPERTY INFORMATION

DESCRIPTION

This Kingsburg Sphere of Influence opportunity is a young Independence Almond Ranch. It has a top notch new irrigation system which includes pump, well, booster pump and filter station. It is in a great location with good soil and water conditions. The property is in the Consolidated Irrigation District. This ranch has been farmed with the best cultural practices and is in prime production.

LOCATION

The site address is 12390 East Kamm Avenue, Kingsburg, CA. The ranch is located on the north side of Kamm Avenue between South Academy Avenue and South Bethel Avenue.

LEGAL

Fresno County APN 393-250-36.

The property is located in a portion of Section 15, Township 16S., Range 22E., M.D.B.&M.

ZONING

AE-20, Agriculture Exclusive, the property is not under the Williamson Act Contract.

PLANTINGS

Independence Almonds on Nemaguard. Planted in 2016 with 20' x 14' spacing.

*Production records available upon request.

WATER

Two newer ag pumps and wells with booster pump and filter station, turnout for Consolidated Irrigation District Water.

SOILS

- Dello loamy sand, 3% to 9% slopes.
- Pollasky sandy loam, 9% to 15% slopes.
- Delhi loamy sand, 0% to 3% slopes, Mlra 17.

PRICE/TERMS

Asking price is \$1,443,000.

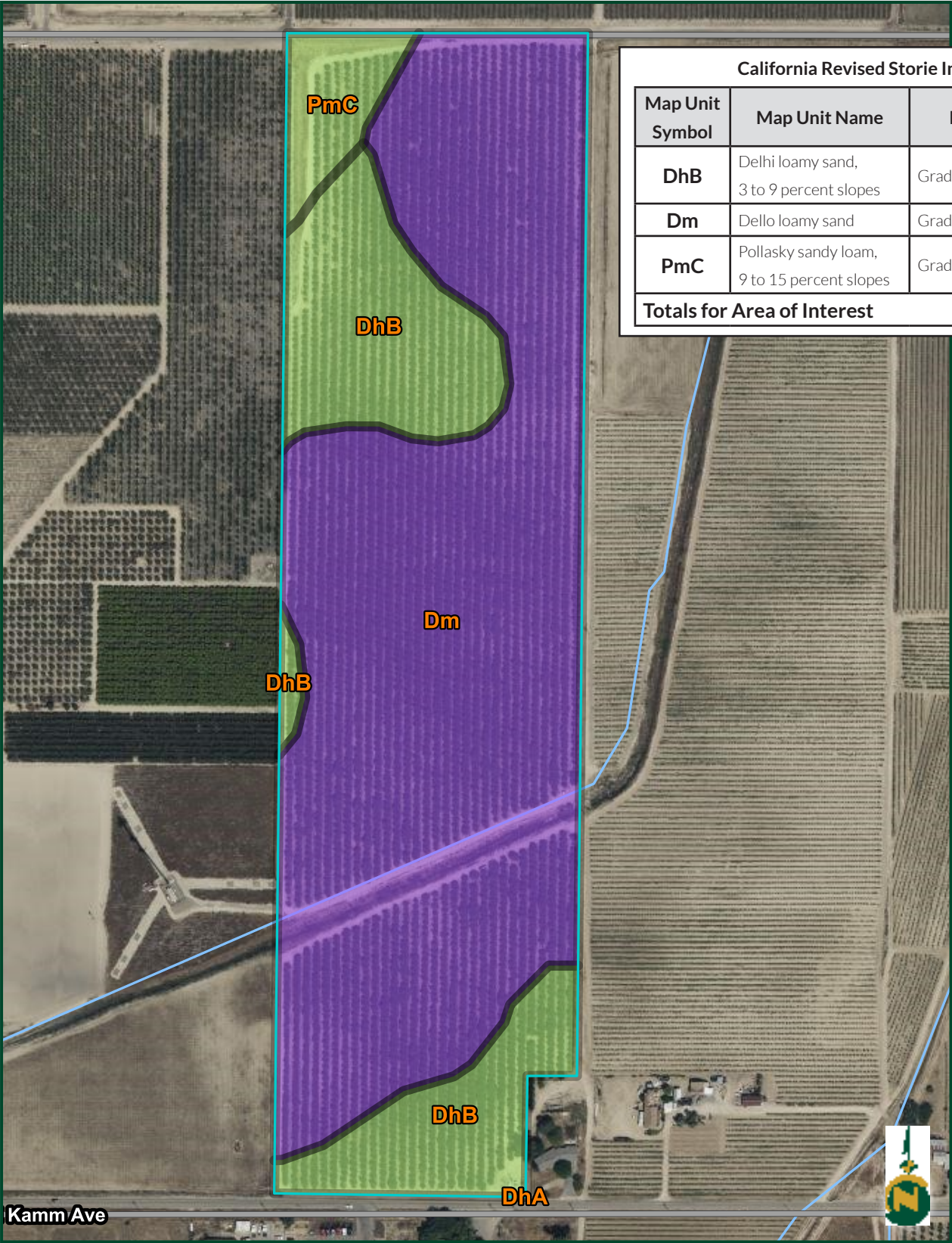


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SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
DhB	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good	22.3%
Dm	Dello loamy sand	Grade 3 - Fair	73.4%
PmC	Pollasky sandy loam, 9 to 15 percent slopes	Grade 2 - Good	4.3%
Totals for Area of Interest			100%

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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.



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