

KEARNEY ALMONDS

Fresno County, California

35.39± Acres

\$1,486,380

(\$42,000/Acre)



- Producing Almonds
- Fresno Irrigation District
- One Home Included
- Grade 1 Soils



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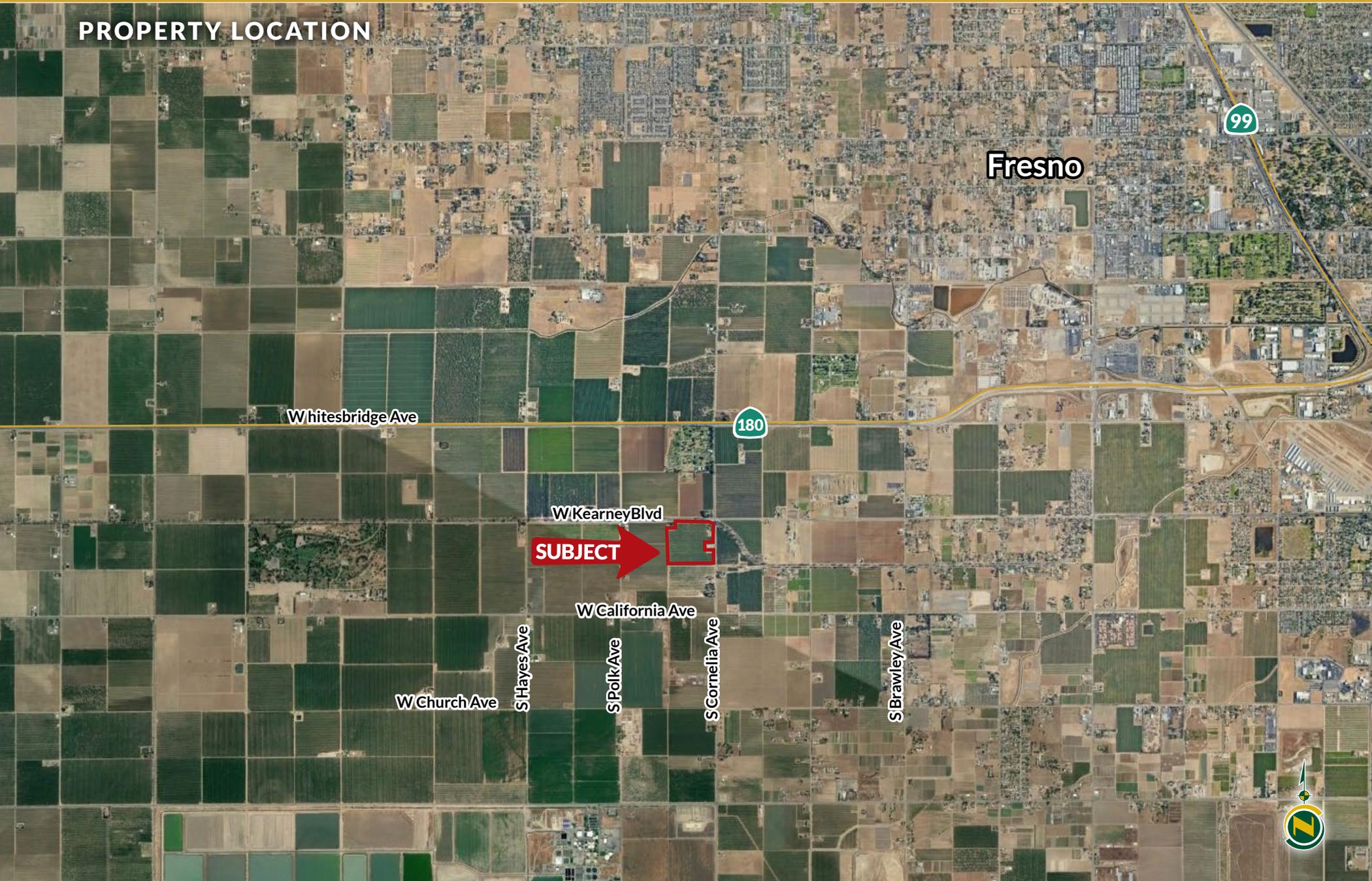


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the south side of W. Kearney Blvd. & west side of Cornelia Ave.
Property Address: 5025 W. Kearney Blvd., Fresno, Ca 93706.

LEGAL

Fresno County APN: 326-030-57.
Located in a portion of Section 10, T14S, R19E, M.D.B.&M.
Located in Lots 97-100 Fruitvale Estate.

ZONING

Zone AE20 Agricultural Exclusive.
The property is located within the Williamson Act.

PLANTINGS

Nonpareil and Monterey varieties planted in 2014.

PRODUCTION

Available upon request.

WATER

The property is in and receives water from Fresno Irrigation District.
There is a 20HP pump and well on the property. The property receives water via dual line drip and/or flood irrigation.

SOILS

Grade 1, excellent soils.

BUILDINGS

The property has a 1,562± sq.ft. home.

PRICE/TERMS

\$1,486,380 (\$42,000/ acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2024 crop.

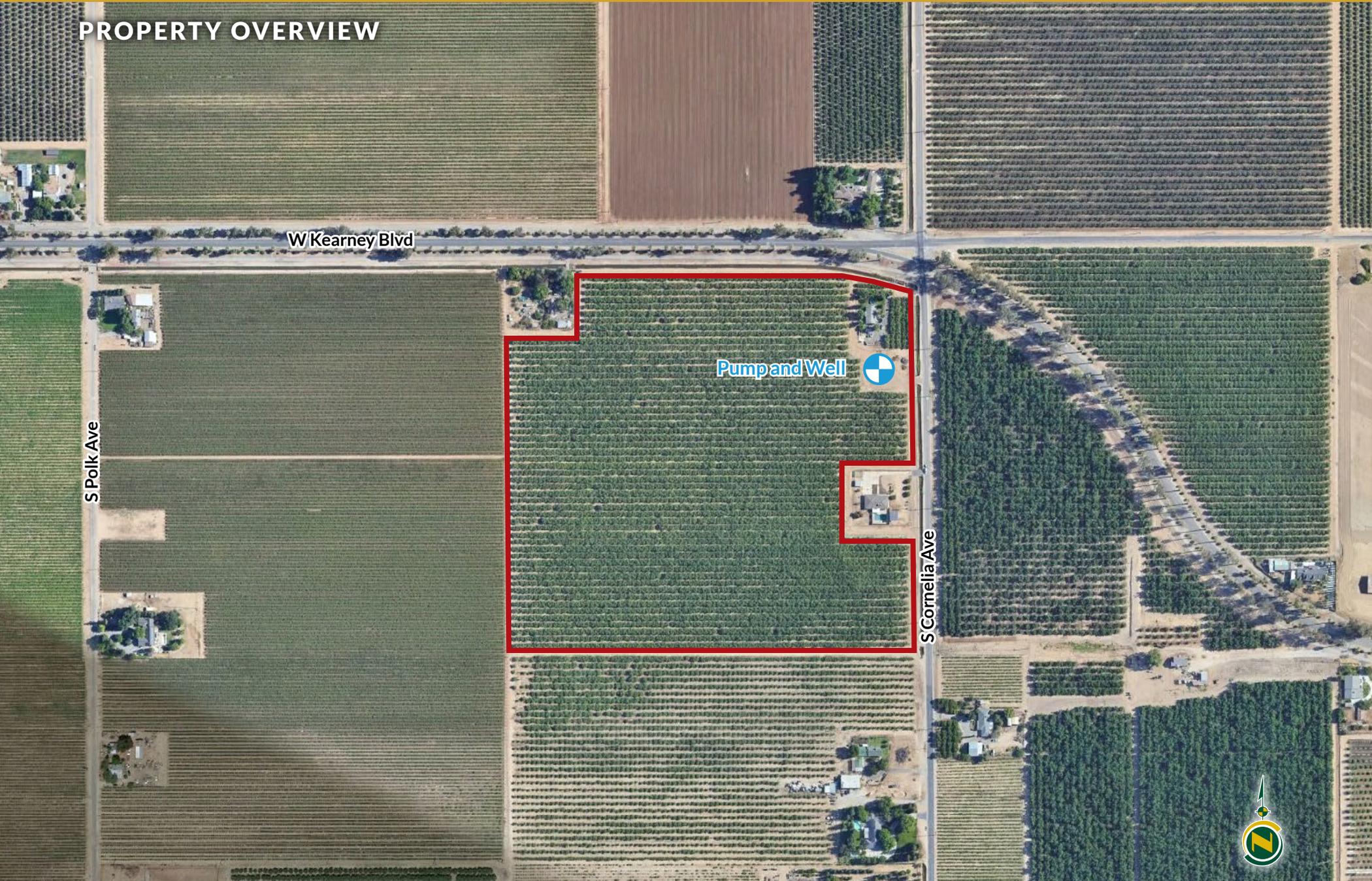


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PROPERTY OVERVIEW



SOILS MAP



California Revised Storie Index (CA)

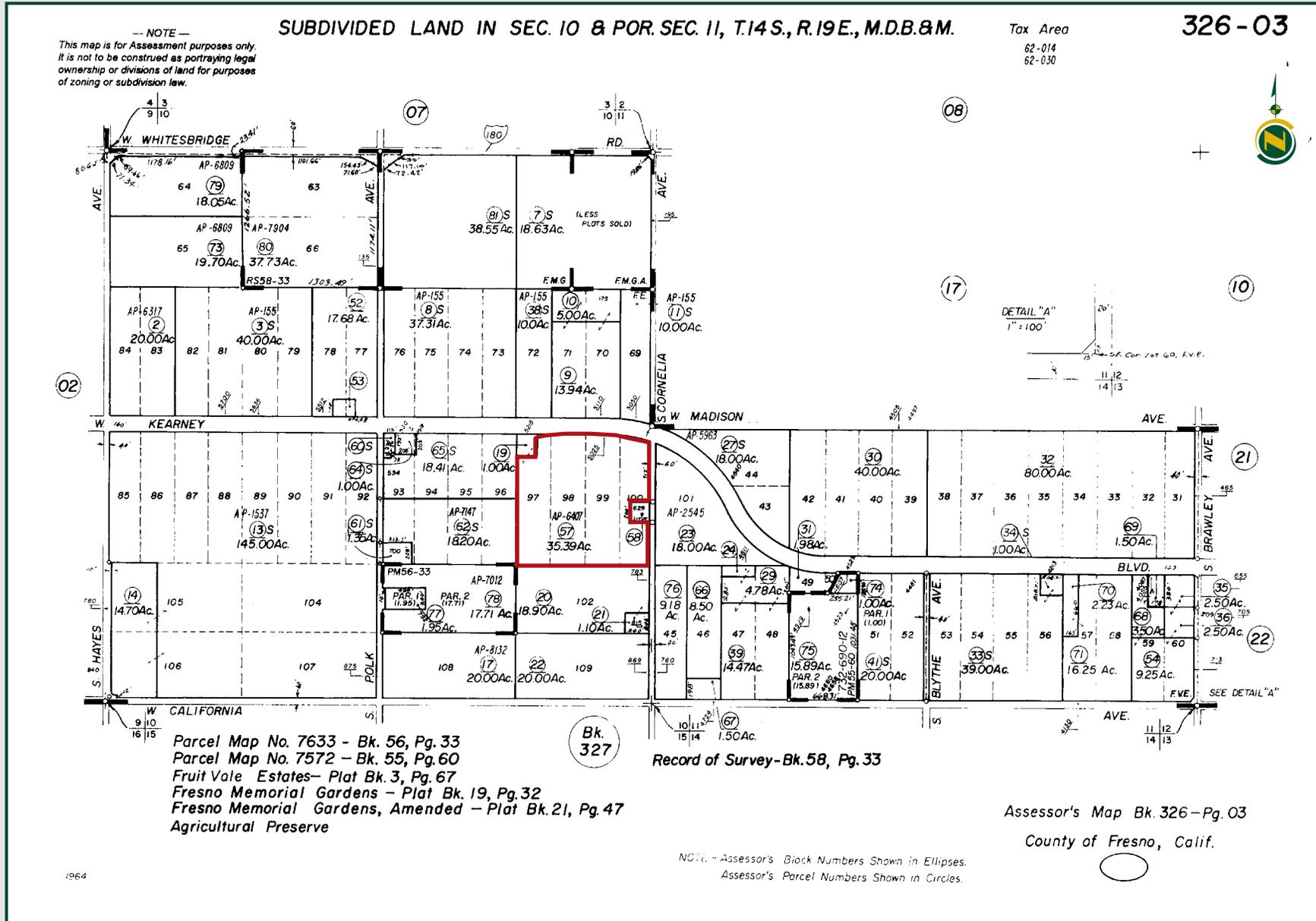
Map unit symbol	Map unit name	Rating
Pd	Pachappa loam, moderately deep	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	Grade 1 - Excellent

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PARCEL MAP



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PROPERTY PHOTO



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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.