

F.I.D. ALMONDS AND HOMES

Fresno County, California

38.00± Acres

\$1,634,000
(\$43,000/Acre)

PRICE REDUCED



- Two Sources of Water
- Fresno Irrigation District
- Two Nice Homes



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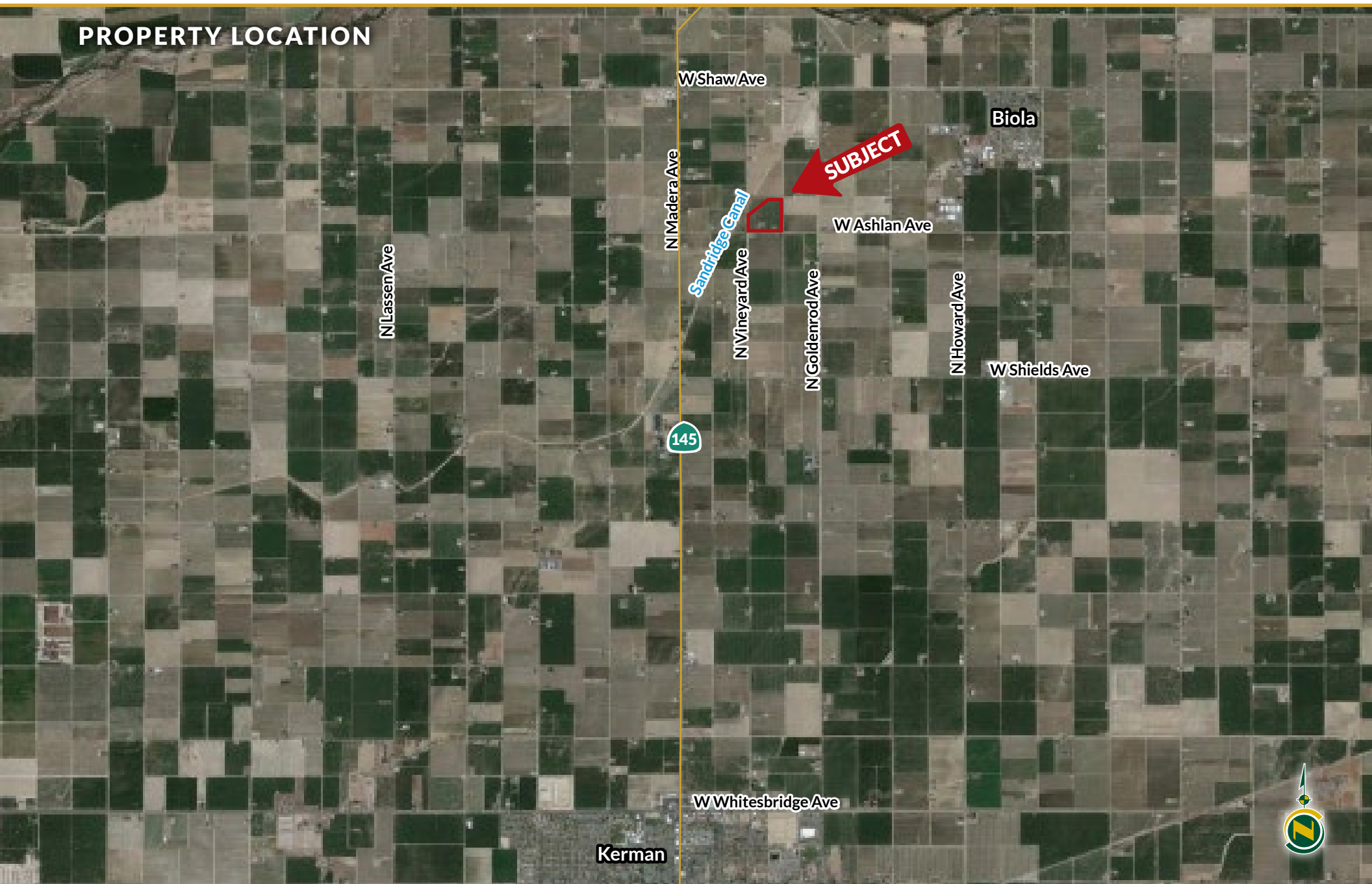


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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This offering consists of 38± acres of well-maintained almonds in the Fresno Irrigation District, along with two homes. The property is planted to 8-year-old Nonpareil and Monterey varieties. The orchard is irrigated by dual line drip system.

LOCATION

The subject property is located on the NE corner of W. Ashlan Avenue and N. Vineland Avenue, approximately ½ mile east of Highway 145/Madera Avenue in Fresno County, CA.

Physical addresses: 14400 & 14310 W. Ashlan Avenue, Kerman, CA 93630.

LEGAL

Fresno County APN(s): 016-070-12 and 016-070-13. Located in a portion of Section 18, Township 13S, Range 18E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres. The parcels are enrolled in the Williamson Act.

PLANTINGS

50% Nonpareil, 50% Monterey almond varieties planted in 2016. Production available upon request.

WATER

Both parcels are within the Fresno Irrigation District and are entitled to receive surface water. There is one ag well with a 30 HP pump and the orchard is irrigated by a dual line drip system.

SOILS

Grade 1, excellent soils. See soils map included.

BUILDINGS

Located at 14400 W. Ashlan Avenue is a 2,300± square foot 2 bedroom, 2 bath with a large barn. The house features newer windows and paint, along with a brick fireplace. The house is currently occupied on a month-to-month basis at \$1,500 per month.

Located at 14310 W. Ashlan Avenue is a 2,480± square foot, 4 bedrooms, 1 bath, 2-story house with a detached garage and large shop. There is a second bathroom located in the detached garage. This property features an in-ground pool and solar panels.

PRICE/TERMS

\$1,634,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2024 crop.

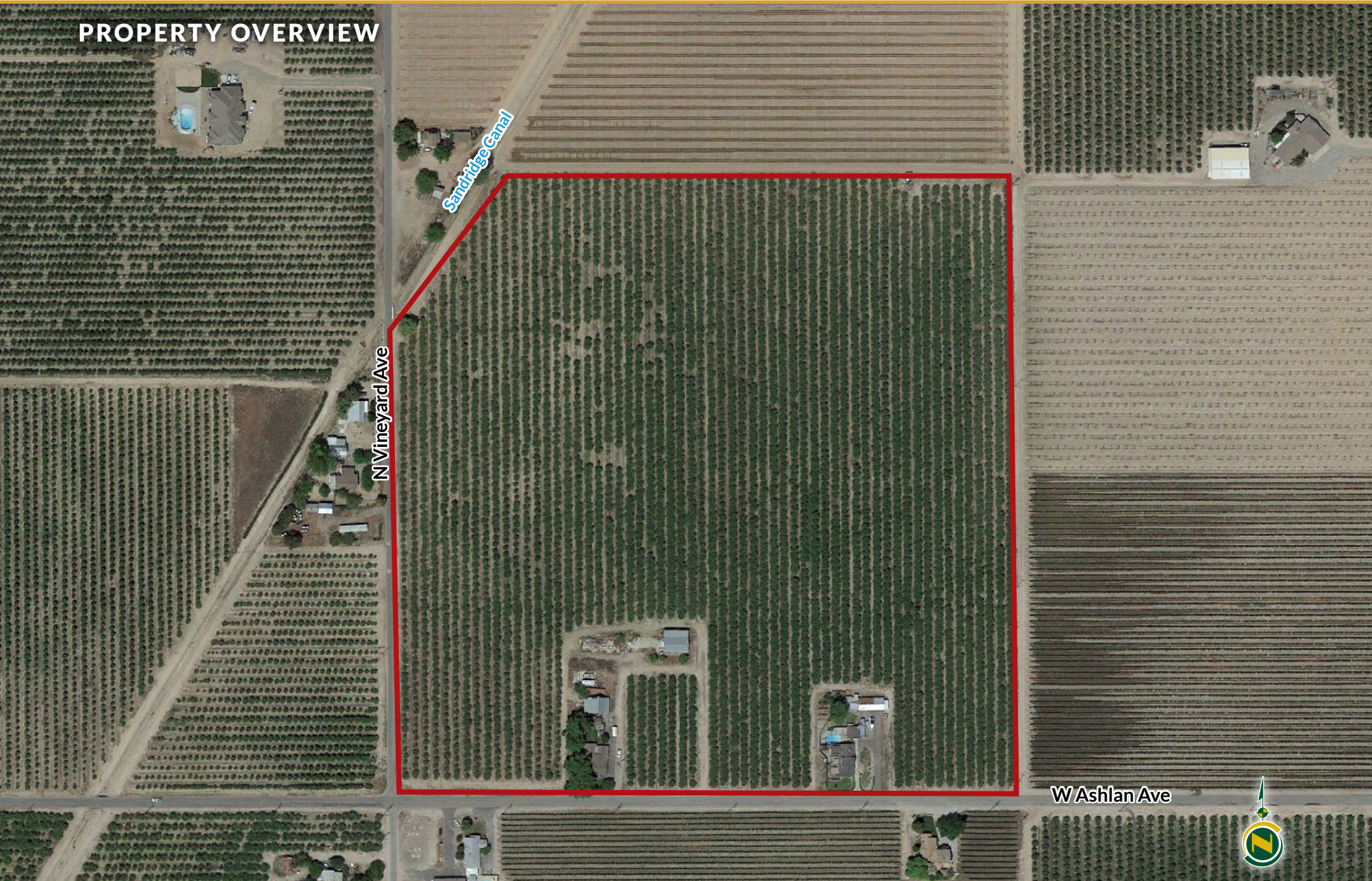


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PROPERTY OVERVIEW



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SOILS MAP

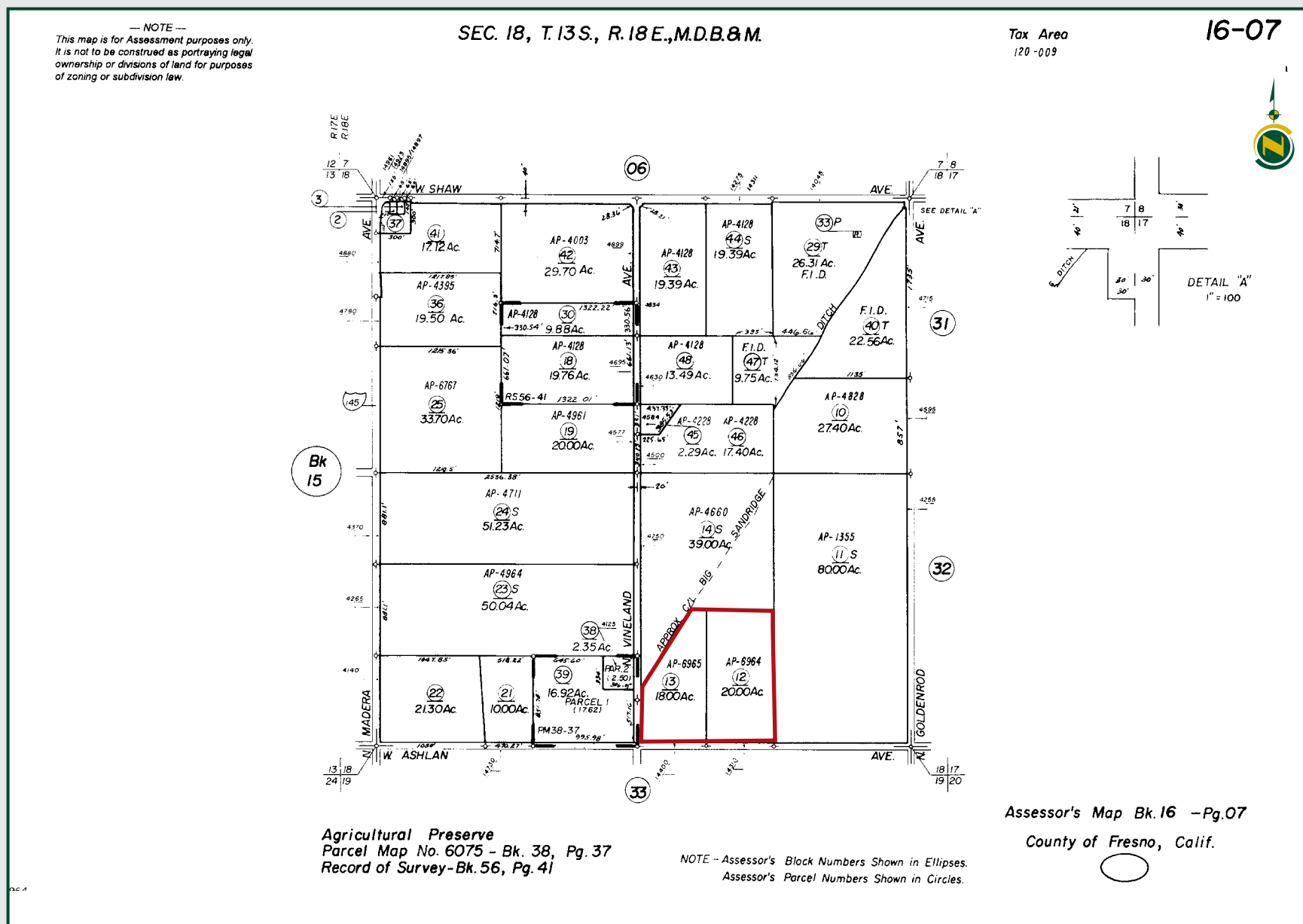


California Revised Storie Index (CA)

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



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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.