

# SHAW AVENUE ALMONDS AND SHOP

Fresno County, California

32.04± Acres

\$1,281,600  
(\$40,000/Acre)



- Fresno Irrigation District
- Large Shop and Home
- Desirable Almond Varieties



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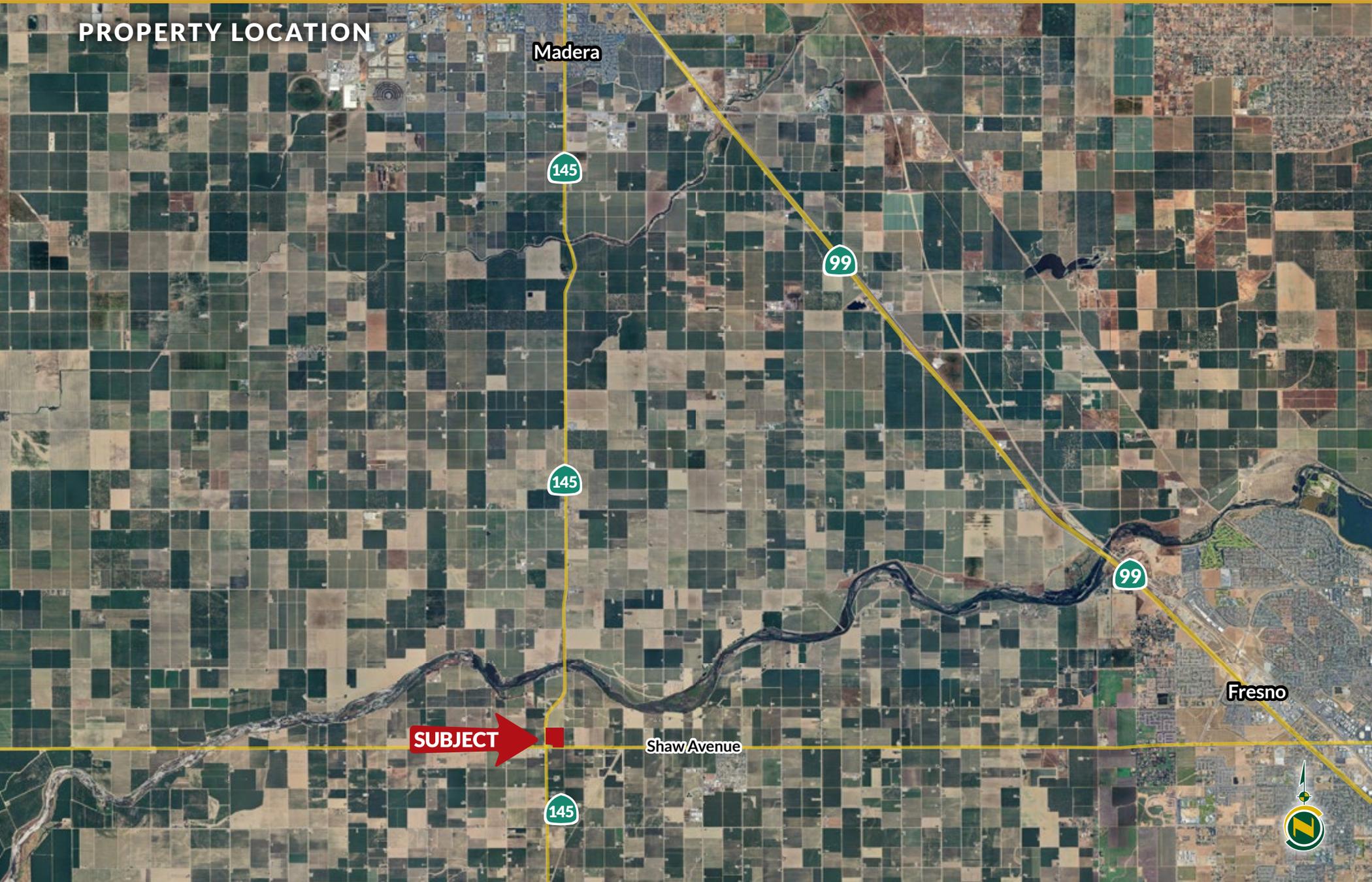


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Exceptional 32.04± acre almond orchard with spacious workshop and rental home. This is a prime 32.04± acre almond orchard, featuring Nonpareil and Monterey varieties planted in 2005 and offers a unique opportunity for agricultural investment. The property boasts a 6,500± sq.ft. shop complete with an attached office, providing ample space for equipment storage, maintenance, and operational needs. Additionally, there is a 1,858± sq.ft. rental home on the property that generates potential income, while two (2) wells and access to the Fresno Irrigation District ensure reliable water resources for irrigation. This turnkey farming property is ideal for anyone looking to expand their agricultural portfolio or invest in a thriving almond operation.

### LOCATION

5110 N. Madera Avenue, Kerman, CA 93630 on the northeast corner of Shaw Avenue and Highway 145.

### LEGAL

Fresno County APN: 016-060-85.

### ZONING

The property is zoned AE20 and is within the Williamson act.

### PLANTINGS

Almonds planted in 2005 to 50% Monterey and 50% Nonpareil.  
Production Available upon request.

### WATER

The property is within and receives water from Fresno Irrigation District

- (1) Pump and well for the home
- (1) Pump and well for the shop
- (1) 10HP Ag pump and well
- (1) 15HP Ag pump and well

### SOILS (California Revised Storie Index CA)

63.1% Hanford sandy loam, silty substratum, Grade 1 - Excellent  
36.9% Hanford coarse sandy loam, Grade 1 - Excellent

### BUILDINGS

There is a 6,500± sq.ft. shop with attached office and a 1,258± sq.ft. rental home.

### PRICE/TERMS

\$1,281,600 cash at the close of escrow. Buyer to reimburse seller for cultural costs accrued towards the 2025 Almond Crop.

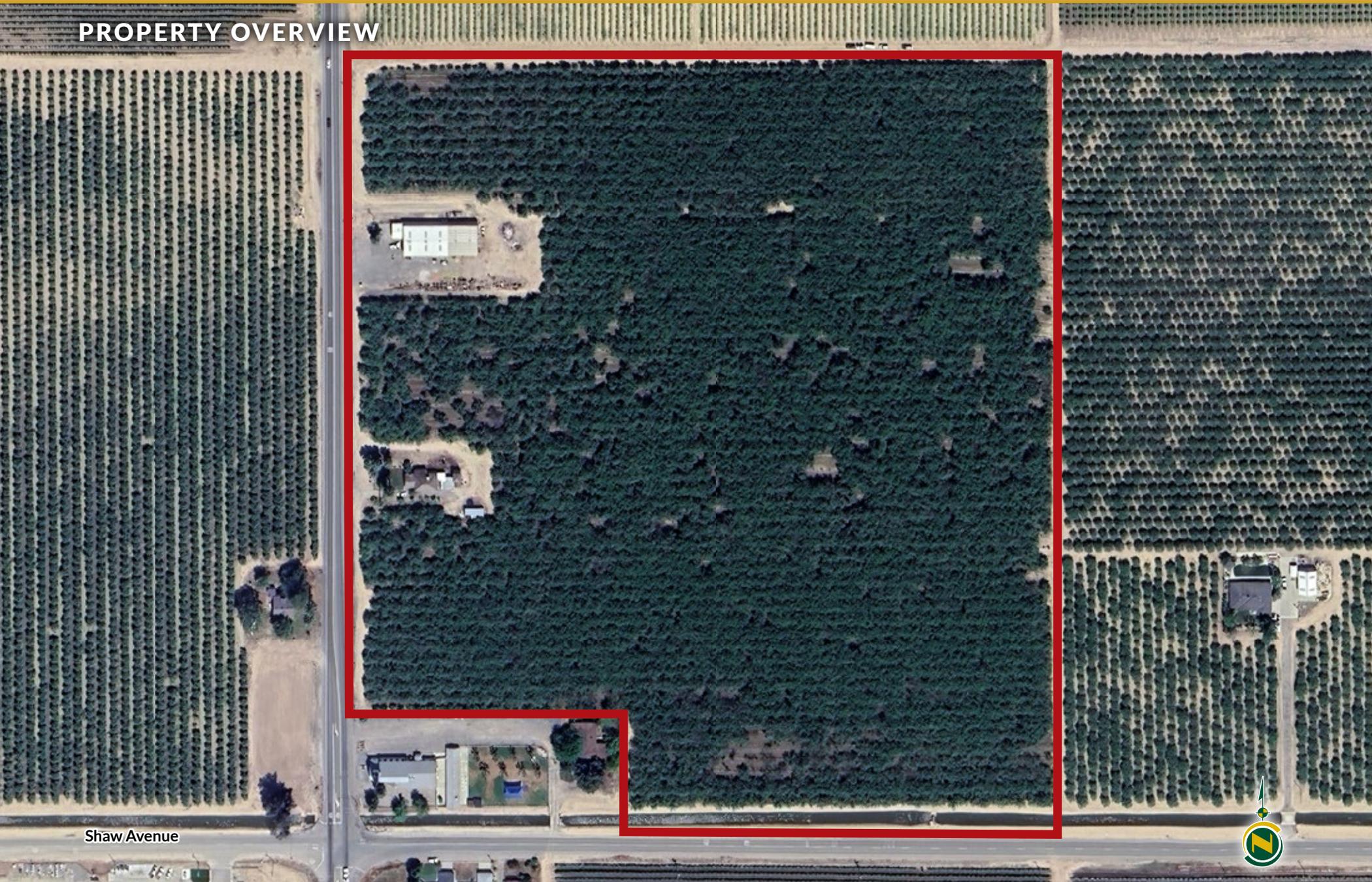


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## PROPERTY OVERVIEW

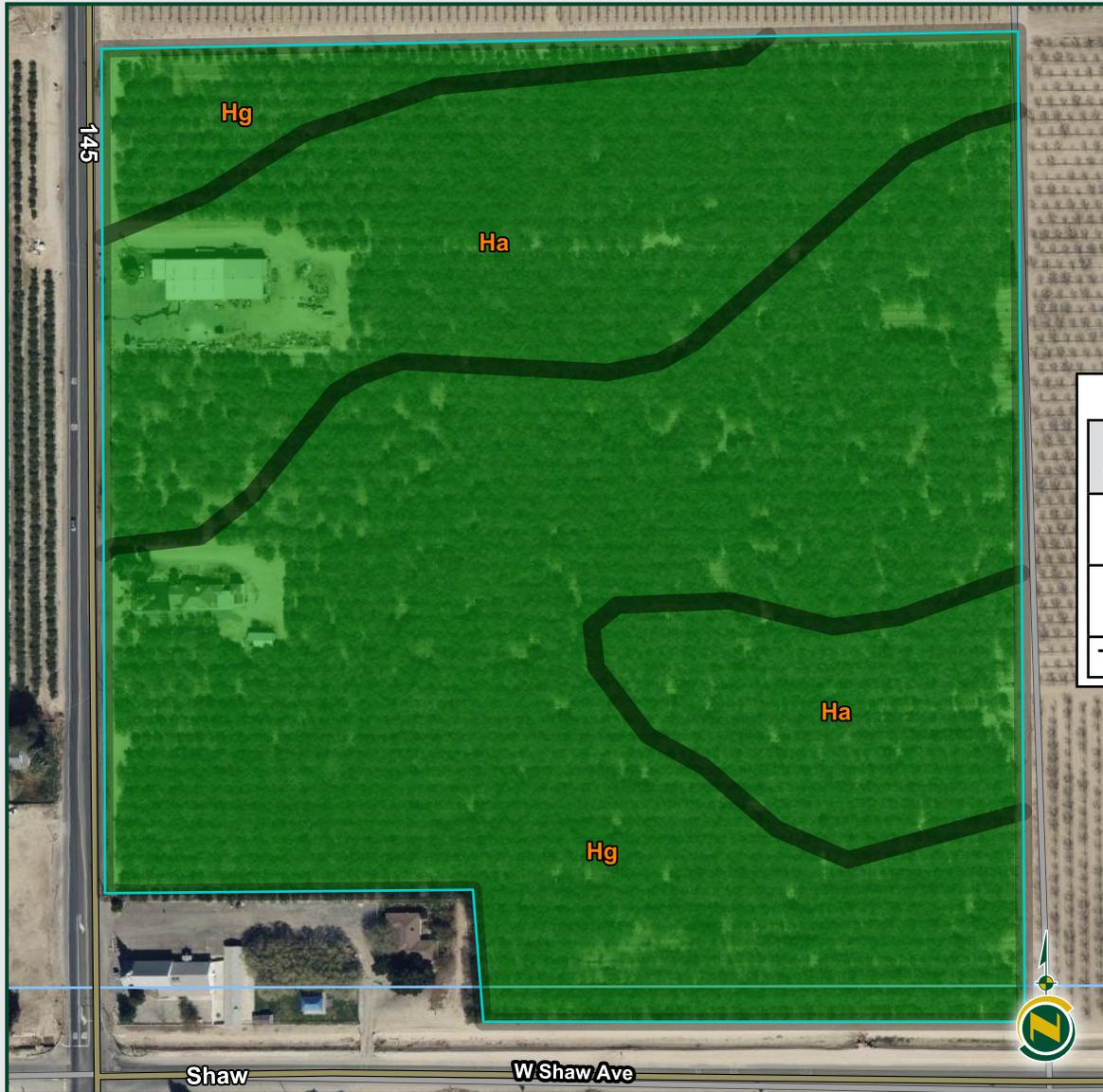


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## SOILS MAP



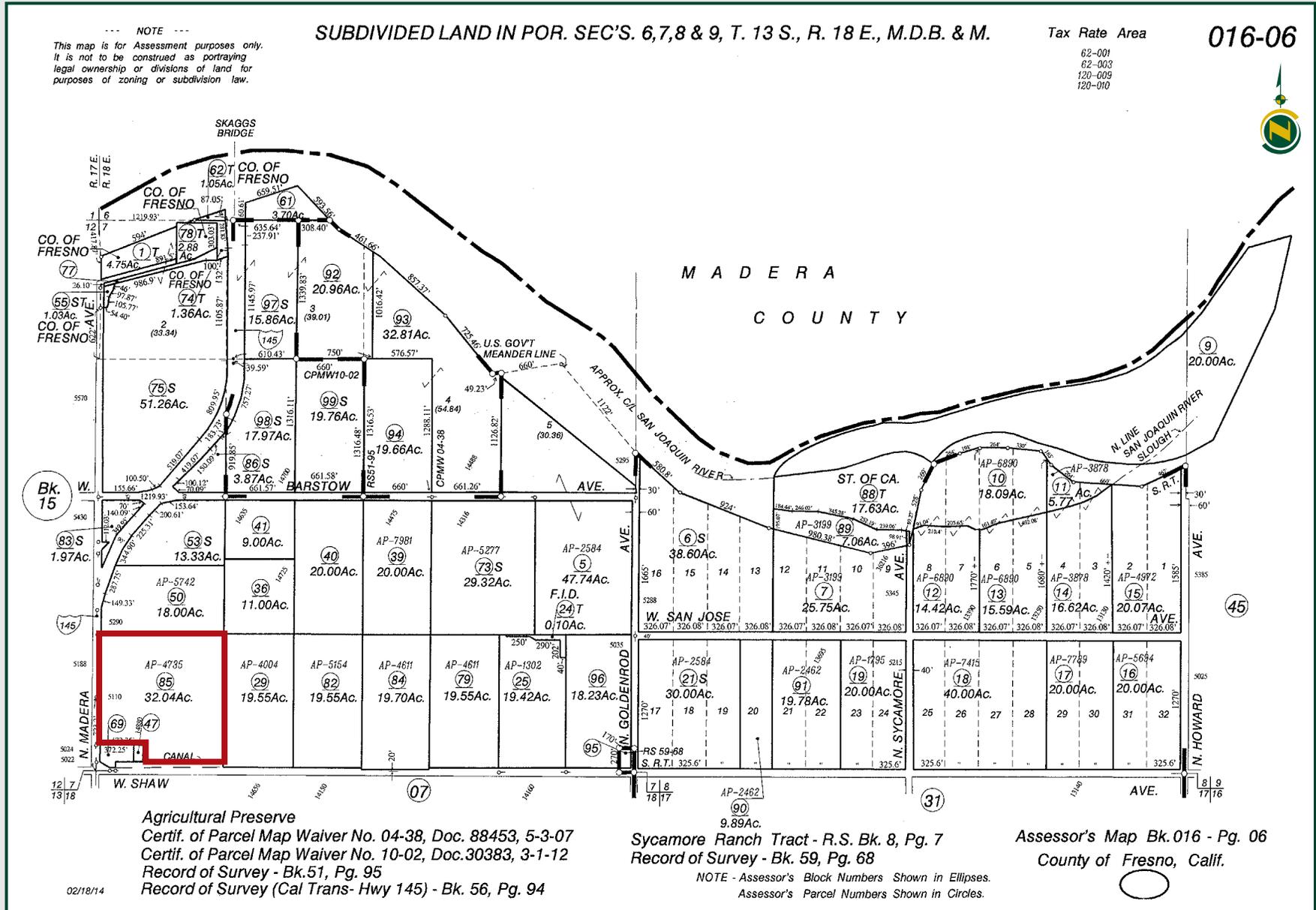
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
Ha	Hanford coarse sandy loam	Grade 1 - Excellent	36.9%
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent	63.1%
<b>Total</b>			100.0%

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## 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.**