

37.40±
ASSESSED ACRES

PARLIER RANCH
FRESNO COUNTY, CALIFORNIA

\$1,028,500
(\$27,500/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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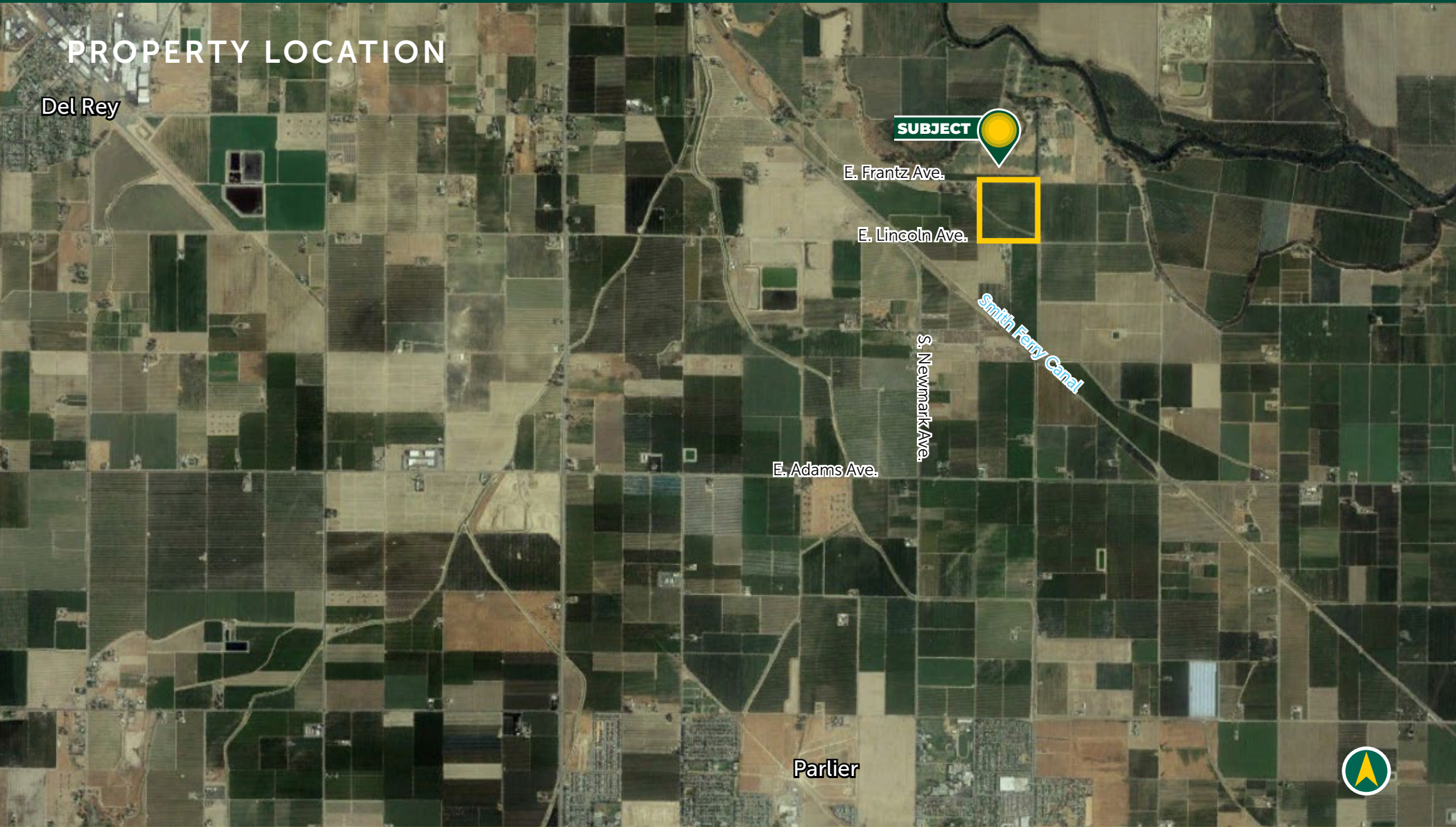
www.pearsonrealty.com
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PROPERTY HIGHLIGHTS:

- CLOSE PROXIMITY TO PARLIER & DEL REY
- VERY GOOD SOILS
- 2 ALMOND VARIETIES

PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

37.40± acs. mature almonds. The trees were not farmed in 2025.

LOCATION

Property is approximately 2 miles north of Parlier and 4 miles east of Del Rey. Located on the S. side of E. Frantz Avenue N. of E. Lincoln Ave. The Highland Canal runs through the property.

LEGAL

Fresno County APN: 350-170-09s. Located in a portion of Section 1, T15S, R22E, M.D.B.&M. Property is enrolled in the Williamson Act.

ZONING

AE20 - Agricultural exclusive, 20 acre minimum parcel size.

PLANTINGS

Property is planted to 1/2 Carmel and 1/2 Nonpareil planted in 2002.

WATER

Consolidated I.D.
Central Kings Canyon GSA
(1) 10 HP pump & well

SOILS

See soils map included

PRICE/TERMS

\$1,028,500 cash at close of escrow. The ranch is being sold in it's "as is" condition.



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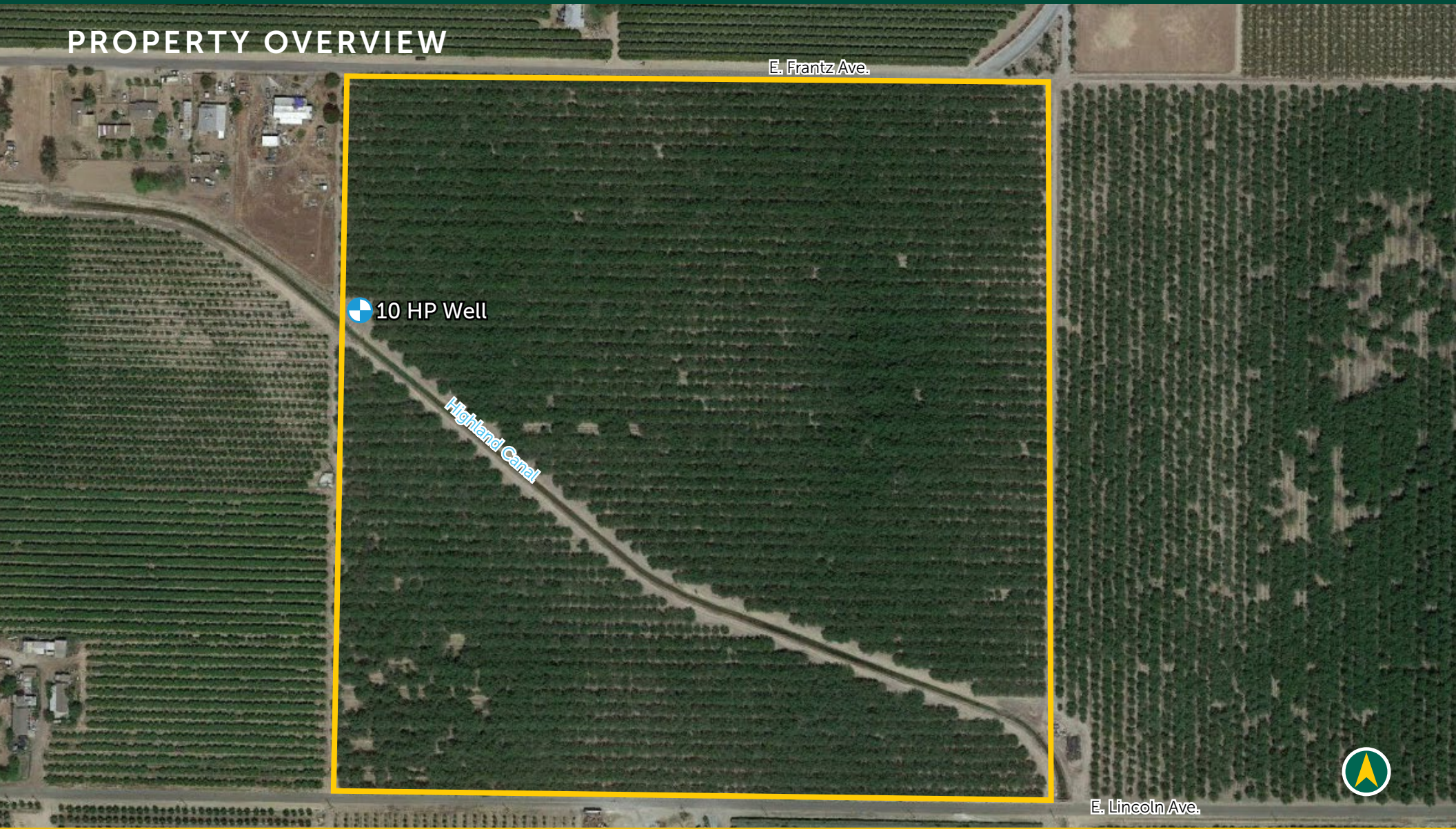
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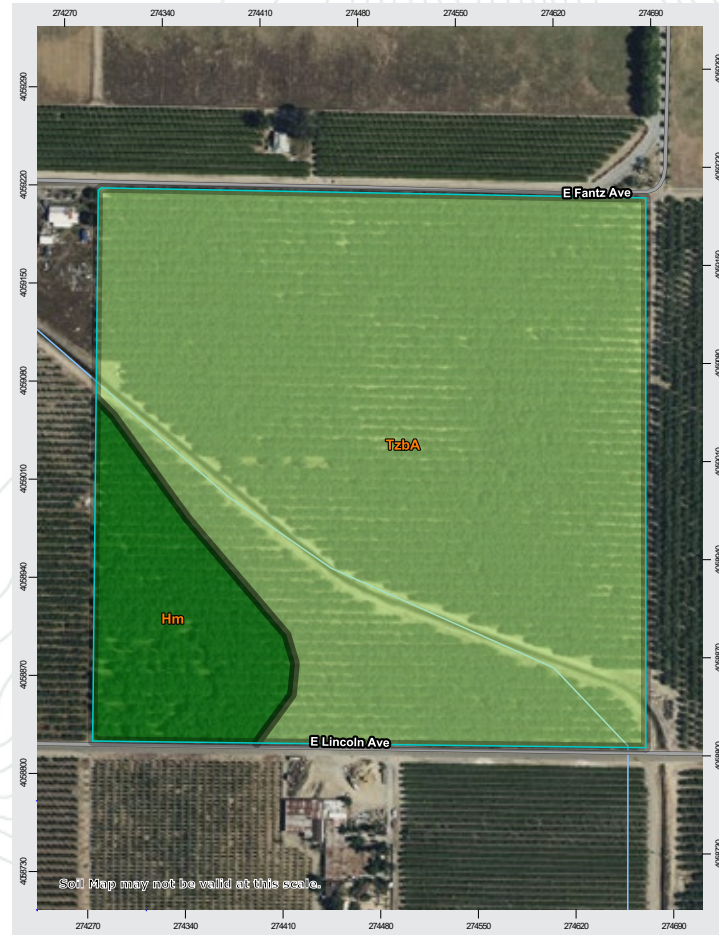
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PROPERTY OVERVIEW



SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
TzbA	Tujunga loamy sand, 0-3% slopes	Grade 1 - Good
Hm	Hanford fine sandy loam	Grade 2 - Excellent



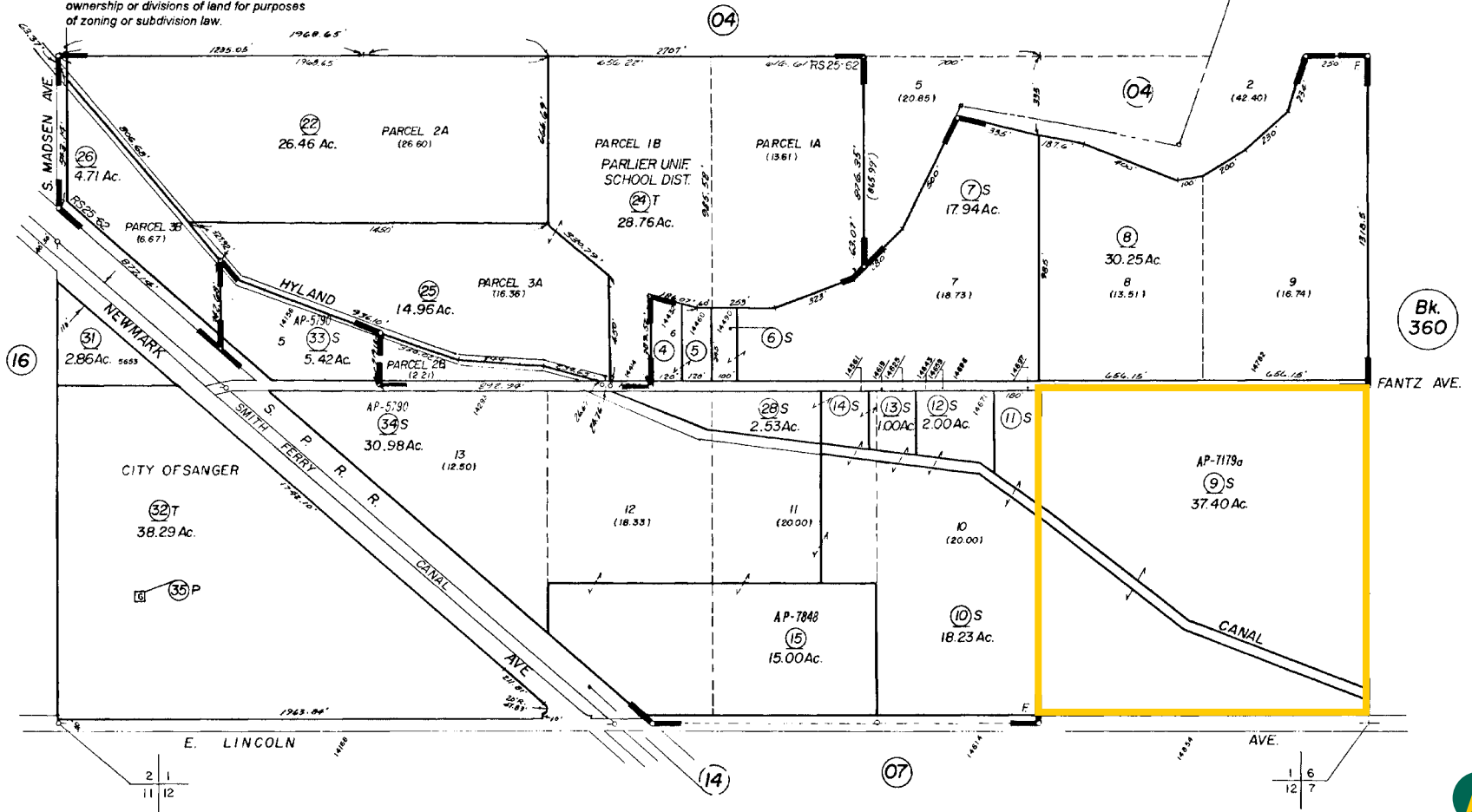
PARCEL MAP

SUBDIVIDED LAND & POR. SEC. 1, T.15S., R.22E. M.D.B. & M.

Tax Area
156-002

350-17

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Agricultural Preserve



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PROPERTY PHOTO



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OFFICES SERVING
THE CENTRAL VALLEY

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