

39.4±
ASSESSED ACRES

JEFFERSON AVE ALMONDS
FRESNO COUNTY, CALIFORNIA

\$1,260,800
(\$32,000/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.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

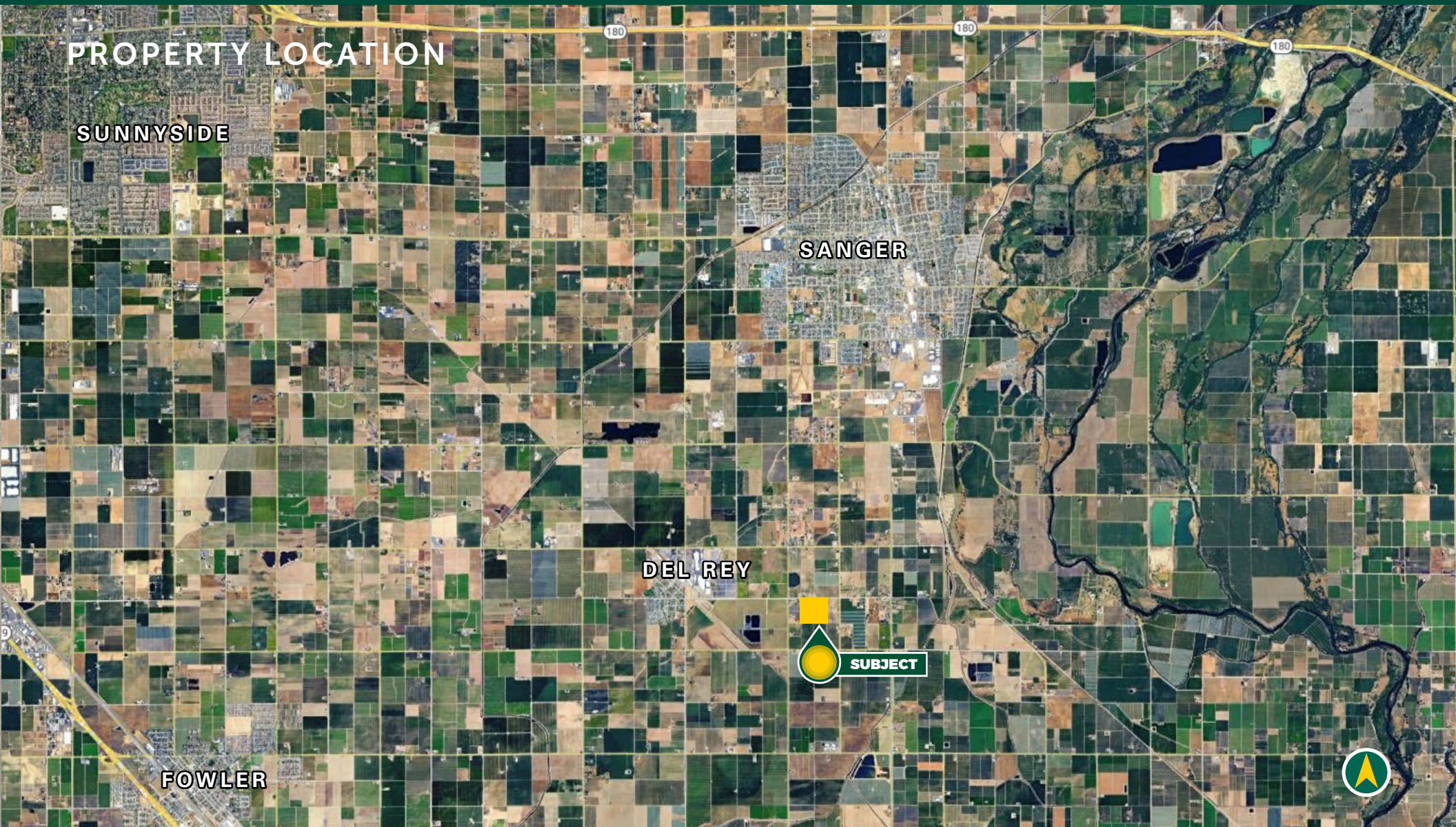
- MINI-SPRINKLER IRRIGATION SYSTEM
- CONSOLIDATED IRRIGATION DISTRICT
- PRODUCING YOUNG ALMONDS

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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The south side of Jefferson Avenue, 1/8 mile east of Bethel Avenue. Approximately 1± mile southeast of the community of Del Rey. Property address: 12251 E. Jefferson Avenue Del Rey, CA 93616.

LEGAL

A portion of the N1/2 of the SW1/4 of Section 3, T15S., R22E., M.D.B.&M.
Fresno County APN: 350-190-06

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum parcel size). The property is enrolled in the Williamson Act.

PLANTINGS

38± acres planted in 2016 to Nonpareil & Monterey almond varieties.

PRODUCTION

Available upon request.

WATER

Consolidated Irrigation District
Church Water Rights
(1) Irrigation pump & well
(1) Filter station with booster pump
Mini-sprinkler irrigation system

SOILS

See soils map on page 5.

PRICE/TERMS

\$1,260,800 (\$32,000/acre) all cash at the close of escrow. The 2025 almond crop is negotiable.



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PROPERTY OVERVIEW

E JEFFERSON AVENUE

E JEFFERSON AVENUE

S BETHEL AVENUE

S GREENWOOD AVENUE

HOMESITE

Key:



Irrigation pump, Well &
Filter Station

*Boundary Lines are Approximate



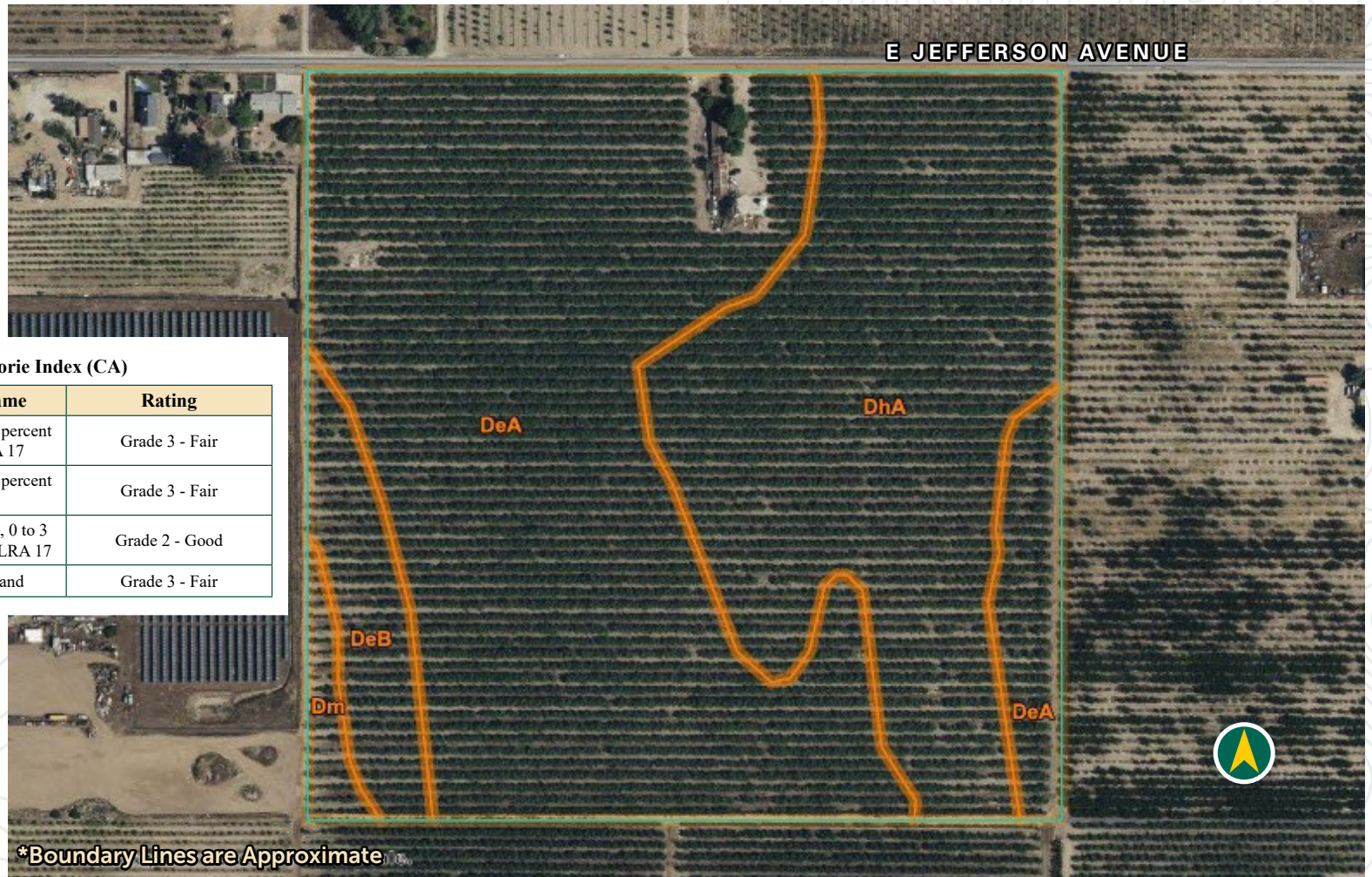
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SOILS MAP



California Revised Storie Index (CA)

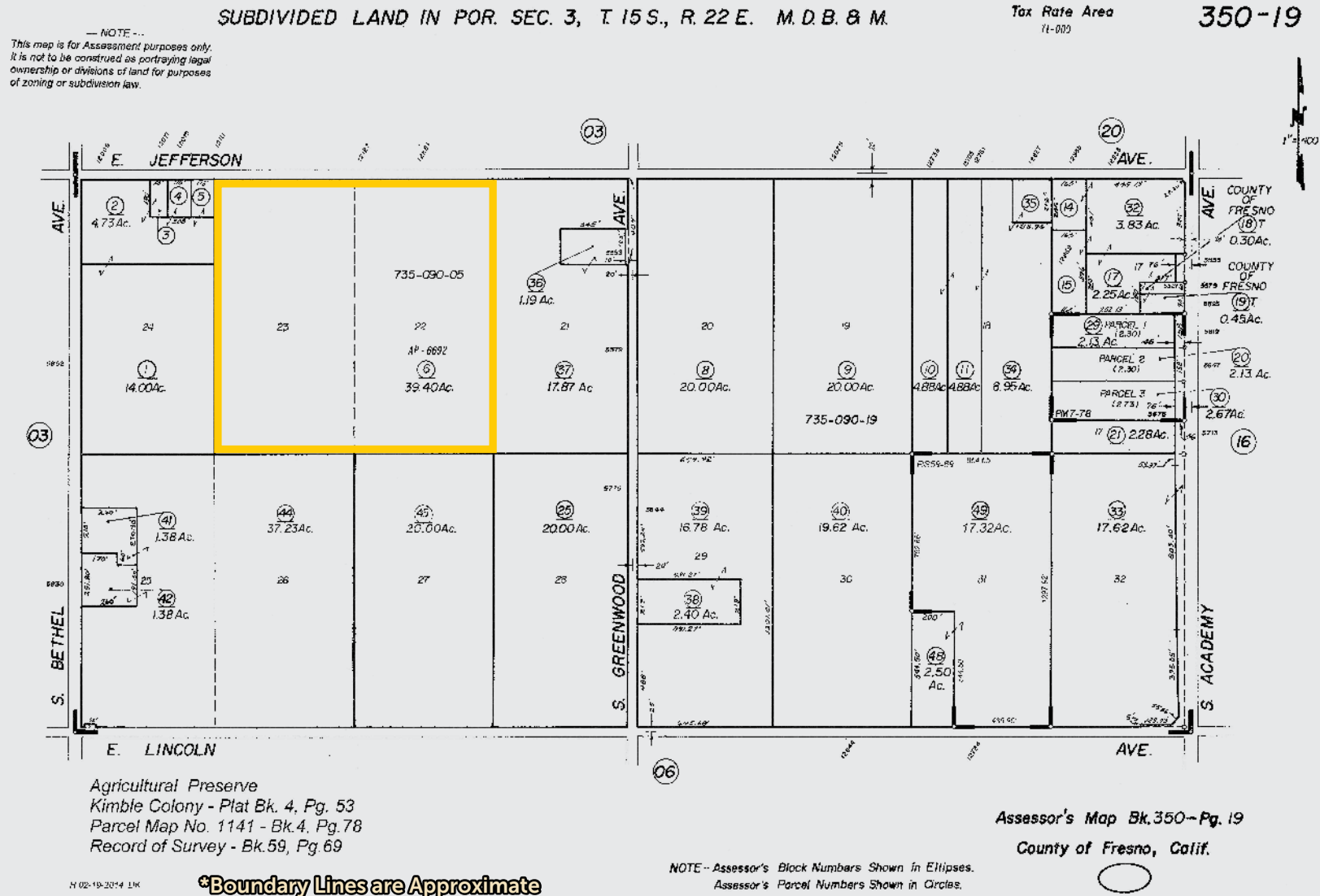
Map unit symbol	Map unit name	Rating
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
DeB	Delhi sand, 3 to 9 percent slopes	Grade 3 - Fair
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
Dm	Dello loamy sand	Grade 3 - Fair

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PARCEL MAP



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PROPERTY PHOTO



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OFFICES SERVING
THE CENTRAL VALLEY

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