

GOULARTE FARMS ALMONDS

Fresno County, California

120.00± Acres

\$2,724,000

(\$22,700/Acre)



• Liberty W. D. • Irrigation Pump & Well • Metal Shop • Rental House



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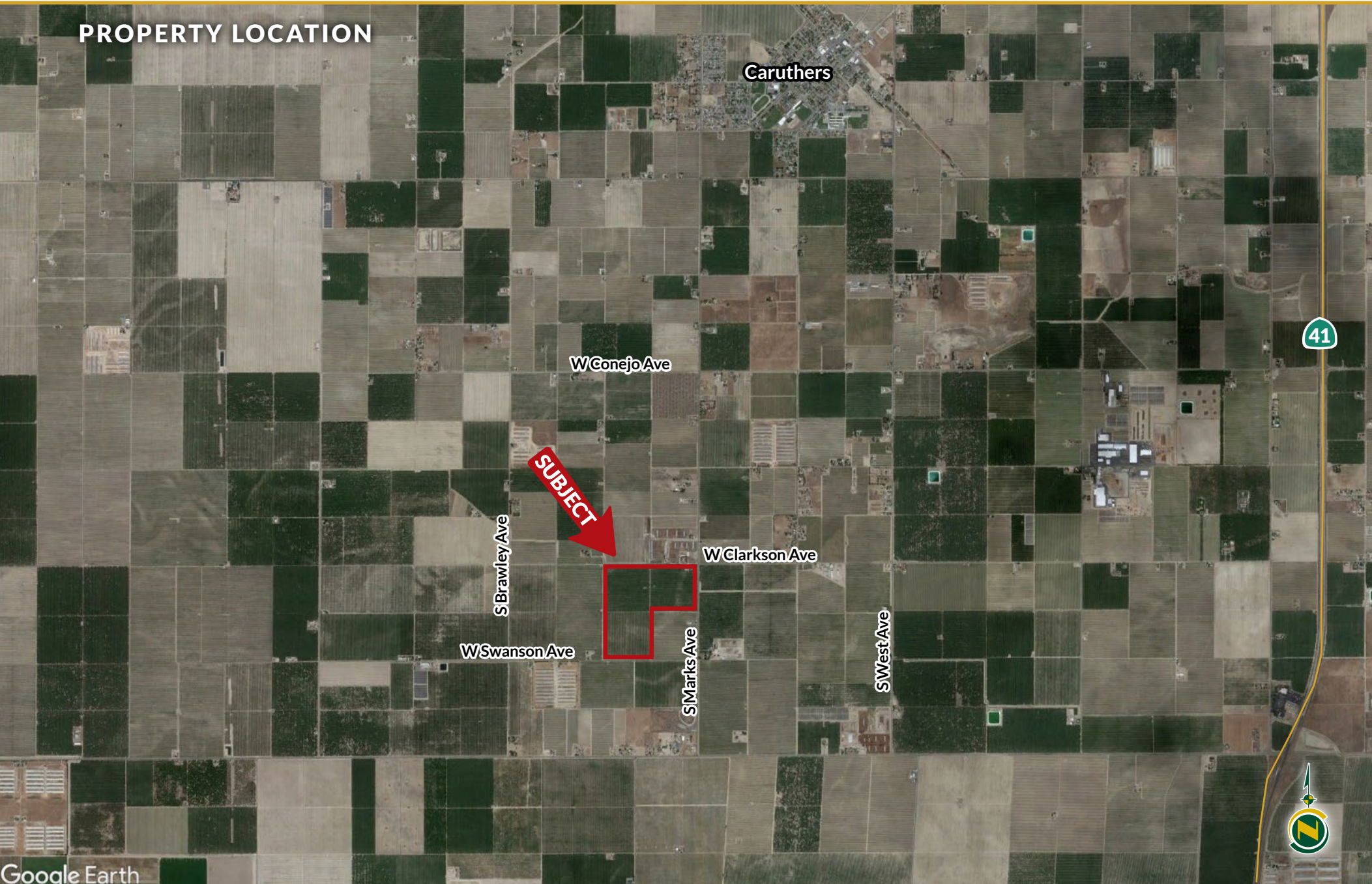


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A great opportunity to acquire 120± of almonds in the desirable Caruthers farming area.

LOCATION

120± acre Clarkson Avenue almonds located on the southwest corner of Clarkson and Marks Avenues.

LEGAL

Fresno County APN's:

041-240-09s, 20.00± Acs.

041-240-10s, 20.00± Acs.

041-240-12s, 74.15± Acs.

041-240-21s, 5.85± Acs.

Located in a portion of Section 36, T16S, R19E, M.D.B.&M.

ZONING

Zoned AE-20.

SOILS

Please refer to soils map included.

WATER

The property is in Liberty Water District, part of the North Fork Kings GSA. No shares are owned by Seller, however excess water can be available for purchase during flood years. There is a 200 HP turbine pump & well drilled to 480' and has a VFO that irrigates the orchard in one set with two additional filters added to the filter station. The orchard is irrigated by dual line drip system, with new drip line installed on the south 40± acre block of Independence. The seller also drilled a new domestic well to 500' with all new pipe, tank, wire and power box.

BUILDINGS

There is a 988± square foot rental house built in 1920 that is currently occupied (16027 S. Marks Ave, Caruthers, CA 93609), along with a newer 1,800± square foot metal shop.

PRICE/TERMS

\$2,724,000 (\$22,772,400/ac) cash at the close of escrow. Buyer to reimburse Seller for cultural costs toward the current crop year.

PLANTINGS

APN	ACRES	WATER DISTRICT	CROP	VARIETY	PLANTED	ZONING	WILLIAMSON ACT
041-240-09s	20.00±	L.W.D	Almonds	IND	2015	AE-20	Yes
041-240-10s	20.00±	L.W.D.	Almonds	IND	2015	AE-20	Yes
041-240-12s	74.15±	L.W.D.	Almonds	NP/IND	2012	AE-20	No
041-240-21s	5.85±	L.W.D.	Almonds	NP/IND	2012	AE-20	No

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PROPERTY OVERVIEW

Clarkson Ave

80.00± Acres
Nonpareil
Independence
Almonds
16' x 21' - Dual Line Drip
2012

1,800± s/f
Metal Shop

Rental House

Legend

Well



Filter Station



200 HP Turbine

40.00± Acres
Independence
Almonds
15' x 20'
Dual Line Drip
2015

Swanson Ave

Marks Ave



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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
CfA	Calhi loamy sand, 0-3% slopes	Grade 2 - Good
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good

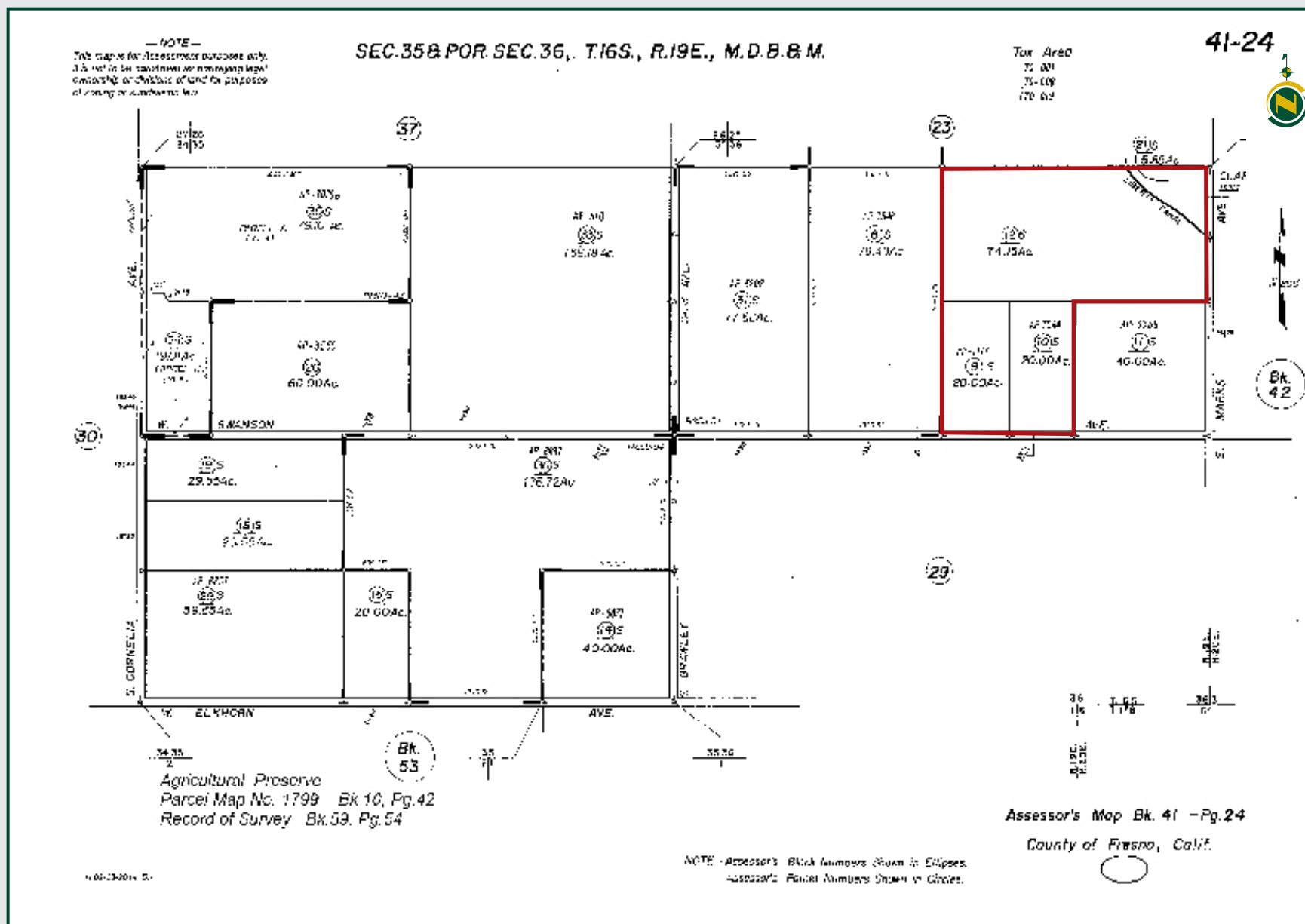


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PARCEL MAP



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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.