

F.I.D. WALNUTS & HOME

Fresno County, California

46.34± Acres

\$1,621,900
(\$35,000/Acre)



- Chandler Variety Walnuts
- Grade 1, Excellent Soils
- Fresno Irrigation District



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

www.pearsonrealty.com

Exclusively Presented by:

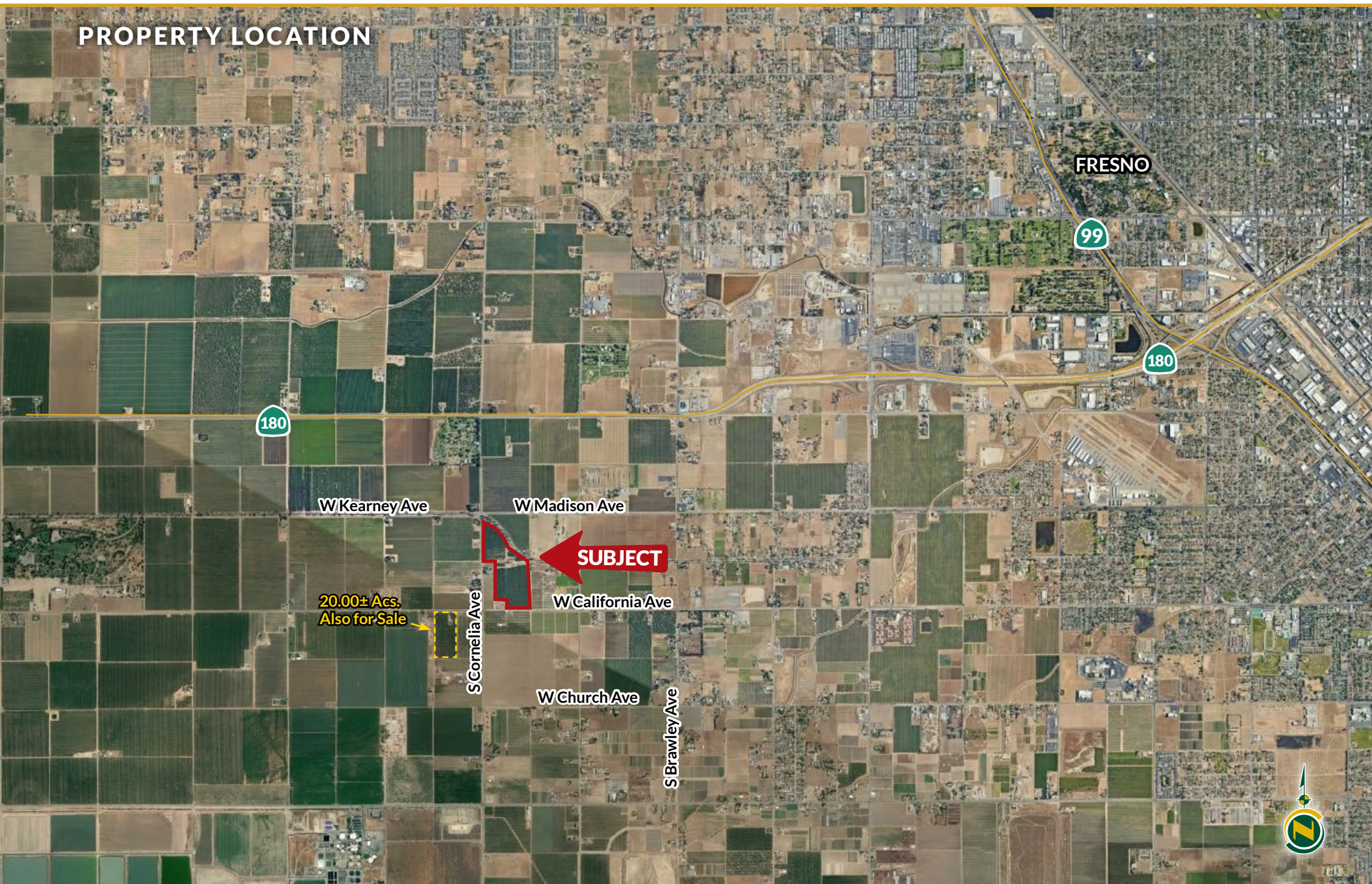


F.I.D. WALNUTS & HOME

46.34± Acres
Fresno County, CA



PROPERTY LOCATION



F.I.D. WALNUTS & HOME

46.34± Acres
Fresno County, CA



PROPERTY INFORMATION

LOCATION

The 46.34± acre block is located on the SEC of W. Kearney Blvd and S. Cornelia Ave. The property address is 4611 W Kearney Blvd., Fresno, CA 93706.

LEGAL

Fresno County APNs: 326-030-23, 24, 29, 39 & 66
Located in a portion of Section 11, Township 14S, Range 19E, M.D.B.&M.

ZONING

Zone AE20 (Agricultural Exclusive – 20 acre minimum parcel size)
APN 326-030-23 is located within the Williamson Act.

PLANTINGS

46.34± acres planted to Chandler variety walnuts.

WATER

The property is located in and receives water from the Fresno Irrigation District. There is (1) 100 HP pump & well on the property.

SOILS

See soils map included.

BUILDINGS

There is one home located on the property that is currently rented out on a monthly basis for \$865.00.

PRICE/TERMS

\$1,621,900 (\$35,000/acre) cash at the close of escrow. Seller to retain all oil and mineral rights. Buyer to reimburse Seller for all cultural costs incurred toward the current crop year.



F.I.D. WALNUTS & HOME

46.34± Acres
Fresno County, CA



PROPERTY OVERVIEW



W Kearney Ave

W Madison Ave

W Kearney Ave

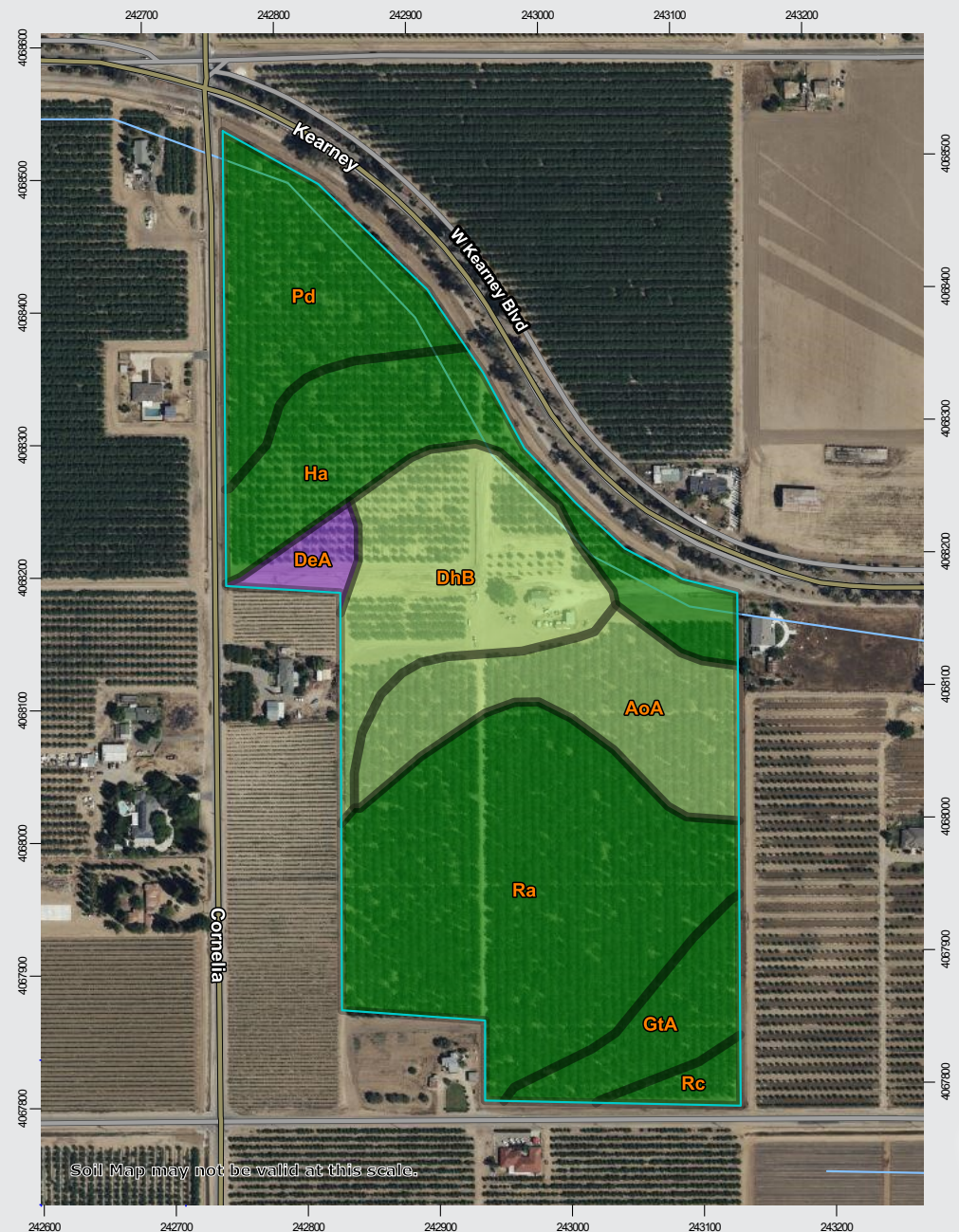
S Cornelia Ave

W California Ave

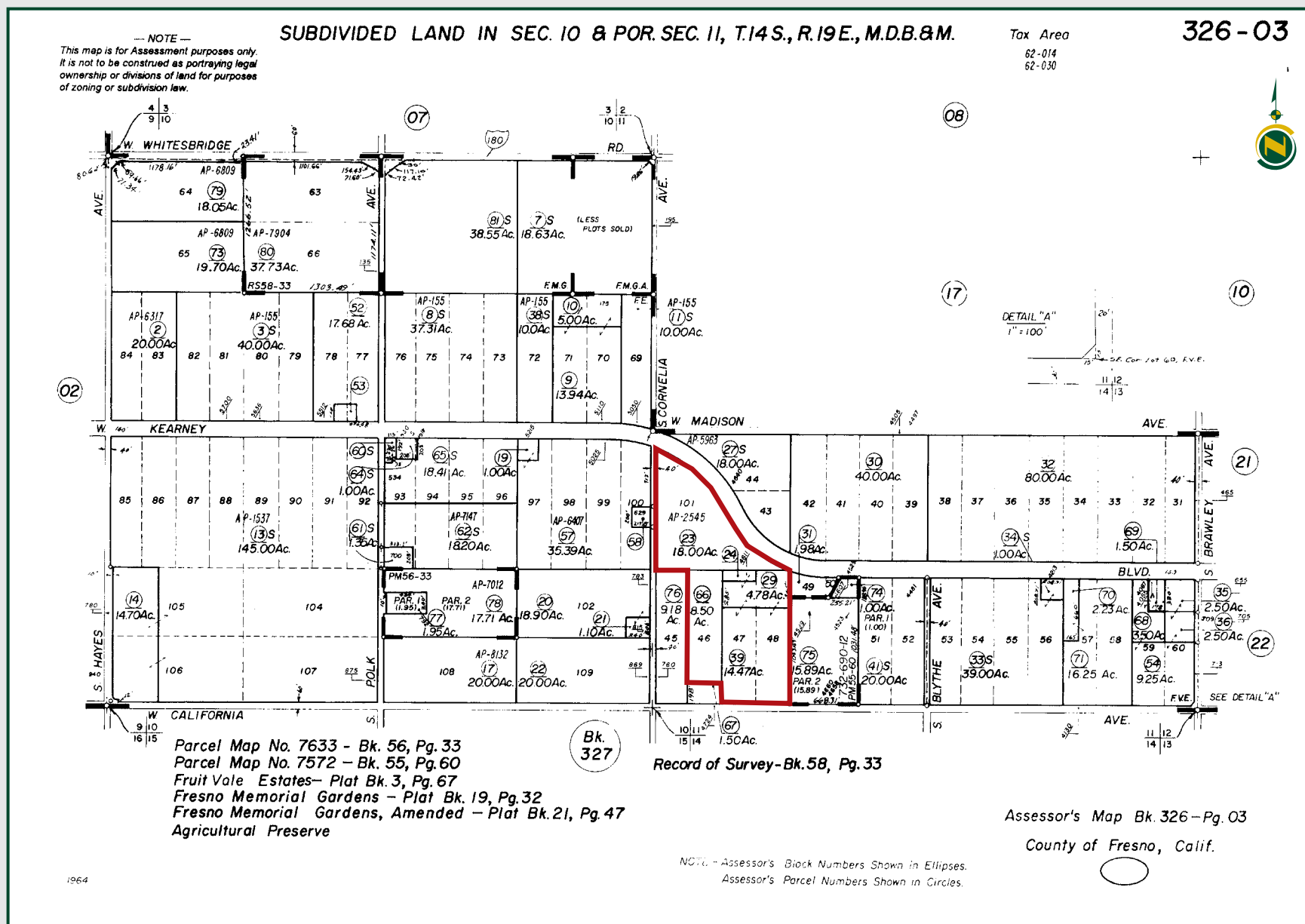


SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Ra	Ramona loam	Grade 1 - Excellent
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good
Ha	Hanford coarse sandy loam	Grade 1 - Excellent
Pd	Pachappa loam, moderately deep	Grade 1 - Excellent
AoA	Atwater loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
GtA	Greenfield sandy loam, 0-3% slopes	Grade 1 - Excellent
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair



PARCEL MAP



PROPERTY PHOTOS



F.I.D. WALNUTS & HOME

46.34± Acres
Fresno County, CA



Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

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.