

C.I.D. ALMONDS, HOME, & ADU

19.7± ACRES | FRESNO COUNTY, CALIFORNIA

\$1,000,000

(\$50,761/Acre)



PROPERTY HIGHLIGHTS

- CONSOLIDATED IRRIGATION DISTRICT
- NONPAREIL/MONTEREY ALMONDS
- 1,756± SQFT HOME BUILT IN 2016
- CURRENT RENTAL INCOME



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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

VISALIA

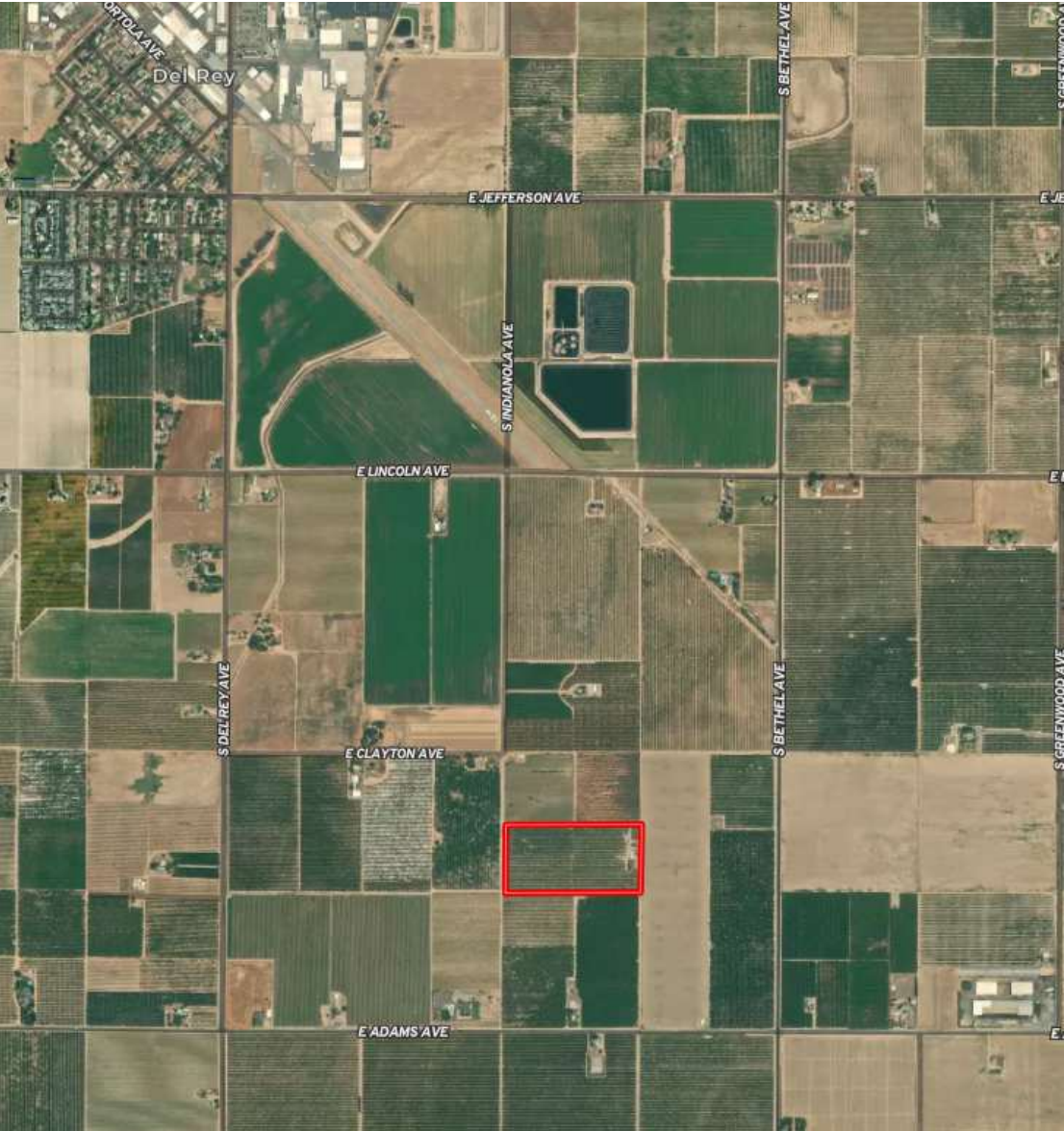
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

19± acre almond orchard with an ADU and home built in 2016, situated just south of Del Rey, featuring mostly good soils and a reliable water supply. This delightful residence embodies a tranquil country lifestyle, distinctly outside the urban environment. With no adjacent properties, it serves as a serene sanctuary, perfect for those in search of peace and quiet.

LOCATION

The property is located on the south side of E Clayton Avenue, midway between S Del Rey Ave and S Bethel Ave.. The legal access route is from Clayton and Indianola Avenues. Property address: 6710 S Indianola Ave. Del Rey, CA 93616.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is not enrolled in the Williamson Act.

WATER

The property is within and receives water from Consolidated Irrigation District with Church Water Rights. There is one submersible irrigation well and sand media filter system delivering water through dual line drip.

BUILDINGS

There is one 1,756± sqft home built in 2016 with a new septic tank that currently generates a rental income of \$1,900 per month. The home features three bedrooms and two bathrooms with one bonus room.

PLANTINGS

19± acres of Nonpareil/Monterey almonds planted in 2015.

PRICE/TERMS

\$1,000,000 (\$50,761/acre) all cash at close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2026 crop.

*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.

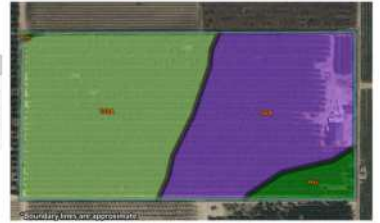
POLICY ON AGENT COOPERATION

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SOILS INFORMATION

Soil Map Key

Map unit symbol	Map unit name	Rating
Sst	Duff soil, 0 to 3 percent slope	Grade 1 - Fair
FH	Very fine sandy loam	Grade 1 - Excellent
HS	Heavy fine sandy loam, very deep	Grade 1 - Excellent
FvH	Very fine sandy loam, 3 to 5 percent slope	Grade 2 - Good



PARCEL INFORMATION

LEGAL

Fresno County APN: 350-061-42

Located in a portion of Section 9 T.15S., R.22E.,
M.D.B.&M.







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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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