

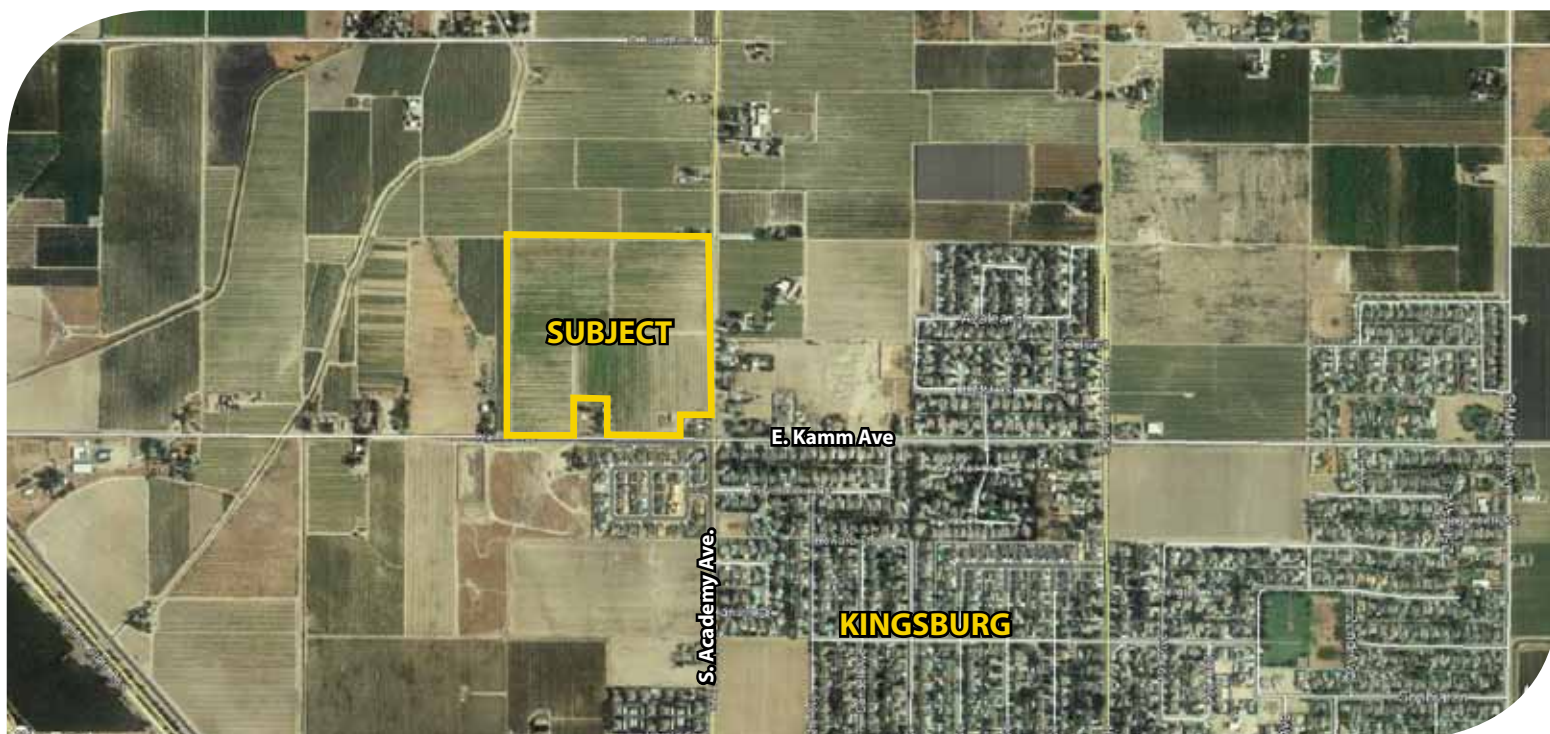
FOR SALE



**PEARSON
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Kingsburg Almonds in Sphere of Influence



37.01± Acres
Fresno County, California

Exclusively Presented By:
Pearson Realty

- Two Sources of Water & Predominately Class 1 & 2 Soils
- Adjacent to City Limits/within Sphere of Influence
- Future Development Potential



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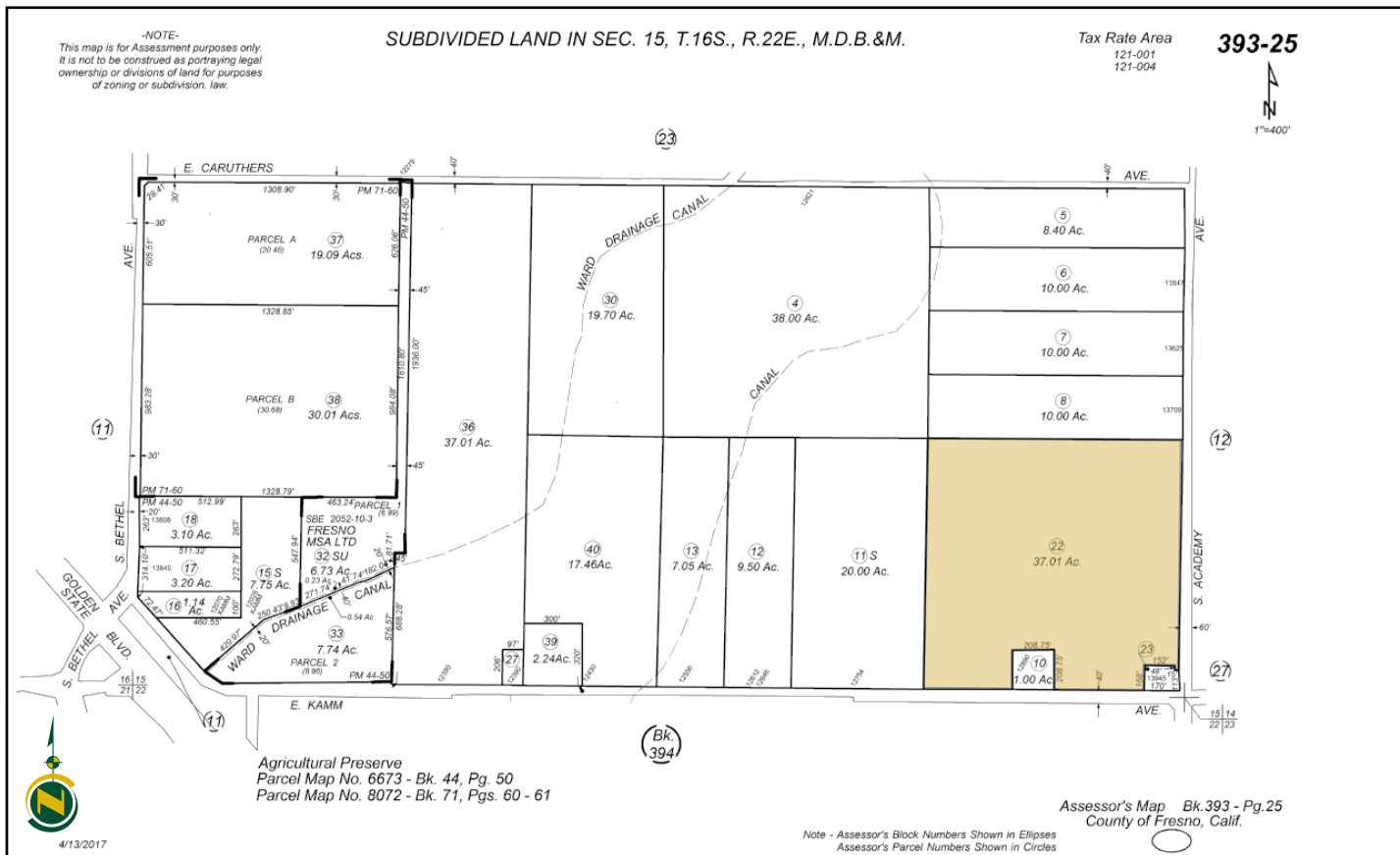
Kingsburg Almonds in Sphere of Influence

37.01± Acres

\$2,000,000

LOCATION:	Property is located on the north side of Kamm Avenue, east of Academy Avenue at 12960 E. Kamm Avenue, Kingsburg, CA 93631
DESCRIPTION:	37.01± acs. of almonds planted in 2017 located adjacent to Kingsburg's City Limits and within the City's Sphere of Influence.
LEGAL:	Fresno County APN: 393-250-22. Located in a portion of Section 15, T16S, R22E, M.D.B.&M. The property is not in a Williamson Act Contract.
ZONING:	AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size).
PLANTINGS:	Nonpareil and Monterey almonds planted in 2017 and subject to long term lease.
WATER:	Subject property is located within the boundaries of the Consolidated Irrigation District and receives water when available. Additionally there is a submersible agricultural pump and well. Water is distributed to the orchard via micro sprinklers.
SOILS:	DhA - Delhi loamy sand, 0-3% slopes, Grade 2 Hm - Hanford fine sandy loam, Grade 1 DeA - Delhi sand, 0-3% slopes, Grade 3 Hc - Hanford sandy loam, Grade 1
BUILDINGS/ IMPROVEMENTS:	One small outbuilding.
PRICE/TERMS:	\$2,000,000 cash or terms acceptable to Seller. Property is subject to a long term lease. Sale subject to Probate Court approval.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS MAP LEGEND

DhA = Delhi loamy sand
0 to 3 percent slopes
Grade 2

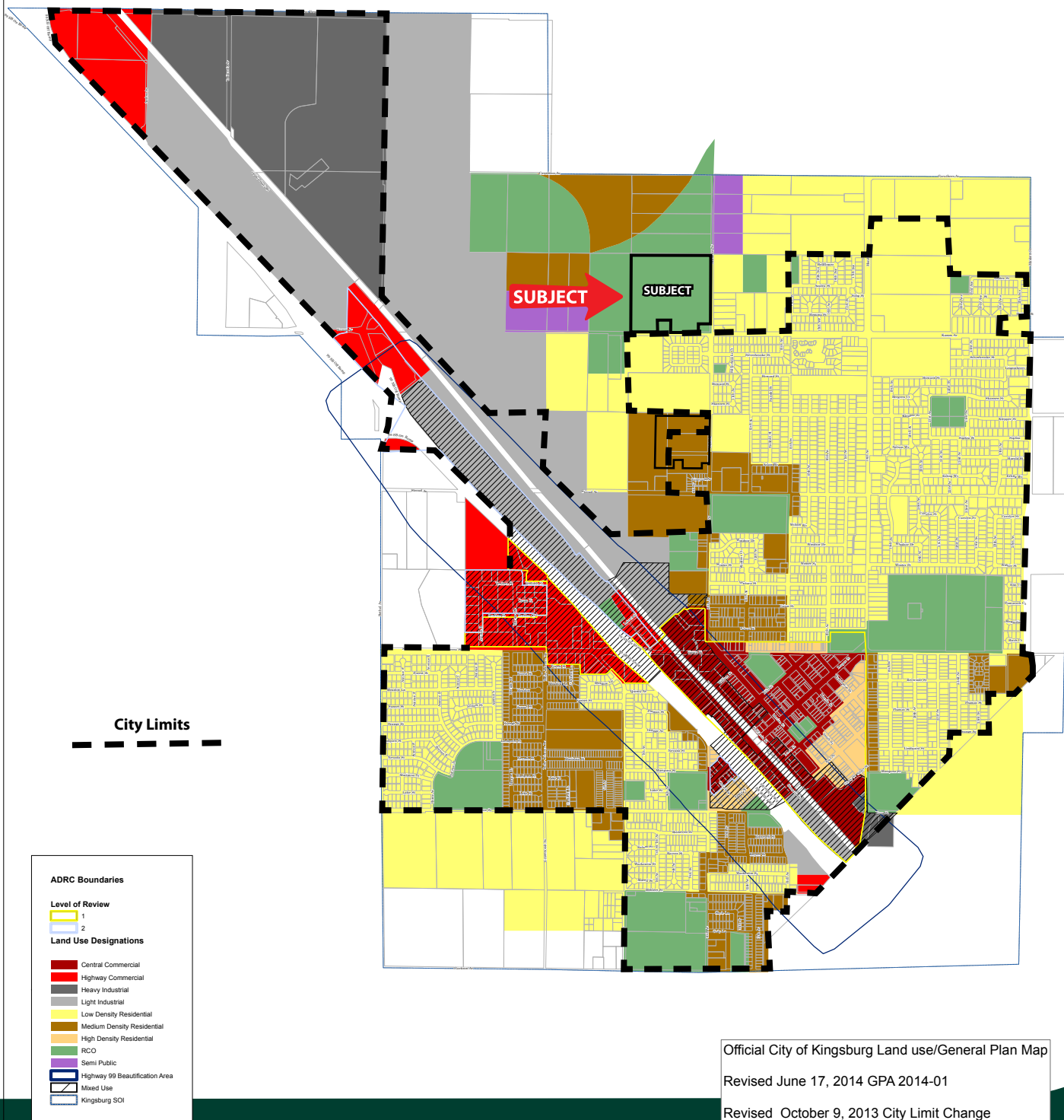
Hm = Hanford fine sandy loam
Grade 1

DeA = Delhi sand
0 to 3 percent slopes
Grade 3

Hc = Hanford sandy loam
Grade 1



KINGSBURG GENERAL PLAN MAP



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

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