

SLWD ALMONDS & OPEN LAND

482.08± ASSESSED ACRES
Fresno County, CA



Exclusively Presented by:



PEARSON
REALTY
AGRICULTURAL PROPERTIES



www.pearsonrealty.com
CA DRE# 00020875

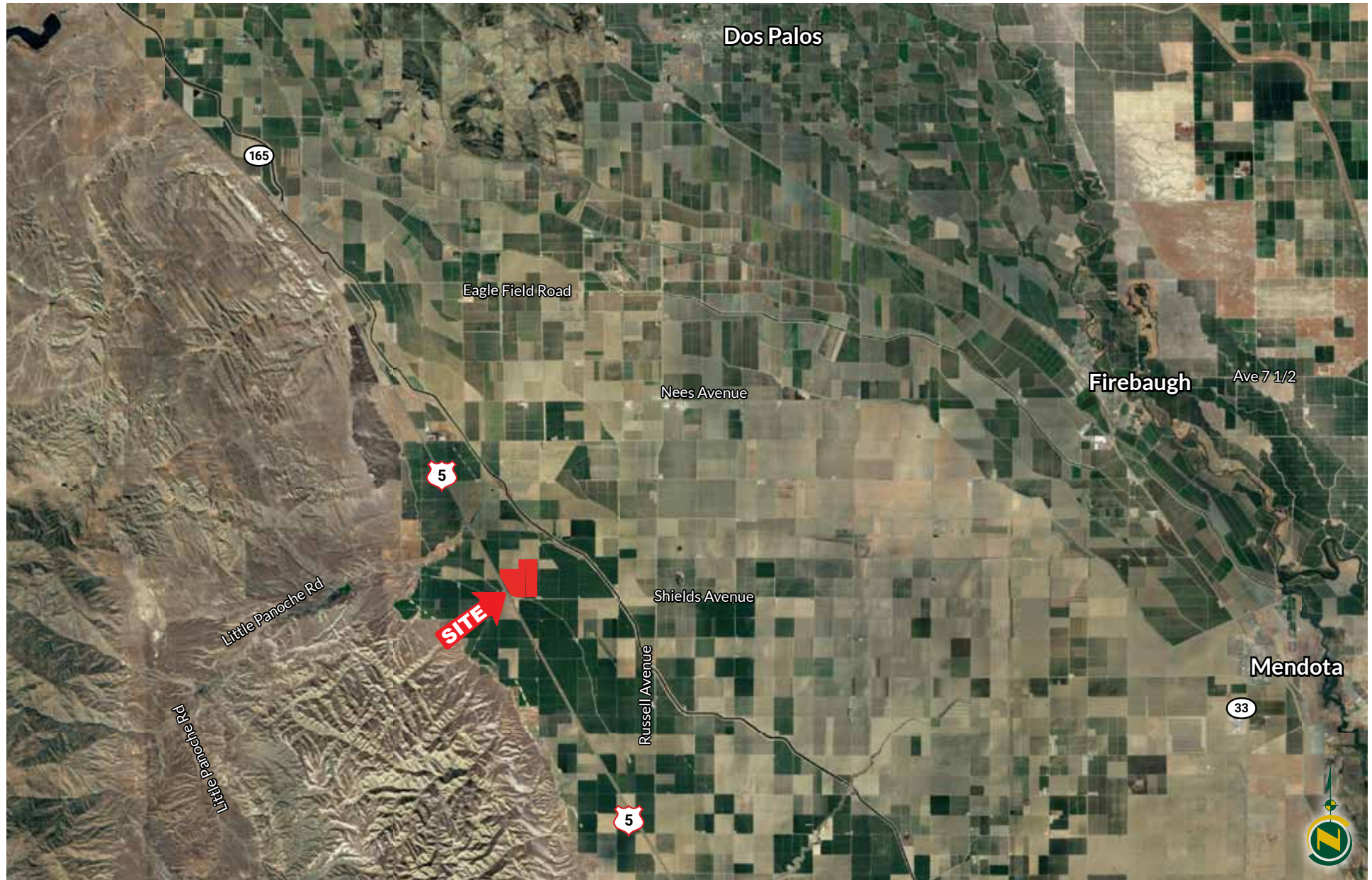
All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

SLWD Almonds & Open Land

482.08± ASSESED ACRES
Fresno County, CA



Aerial Map



Property Information

LOCATION:

Property is located on the N/E corner of Interstate 5 and Shields Avenue.

PROPERTY DESCRIPTION:

482.08± assessed acres with 316± acres planted to almonds and 144± acres of open ground.

LEGAL:

Fresno County APN's: 009-052-42s, 43, and 44s, Section 24, T13S, R11E M.D.B.&M.

WATER/IRRIGATION:

Property is in San Luis Water District. Blocks 1 & 2 have an electric booster pump and sand media filters. Blocks 3, 4 & 5 each have a diesel booster pump and sand media filters. All of the backflush from the filter stations are plumbed to the reservoir on the N/E corner of block 5. Water is distributed to trees via double line drip. Homes and shop have a dedicated district outlet with on-site water treatment system.

SOILS:

67.9% Ciervo clay, & 32.1% Panoche clay loam.

BUILDINGS:

2 mobile homes, 1 shop with office and bathroom, approximately 20,000 gallons of fuel storage.

ZONING:

AE-40. Subject parcels are enrolled in the Williamson Act Land Preserve.

PRICE:

\$5,100,000 cash to seller at close of escrow. Buyer agrees to cooperate with sellers 1031 exchange. The Seller will retain the 2021 almond crop.

PLANTINGS

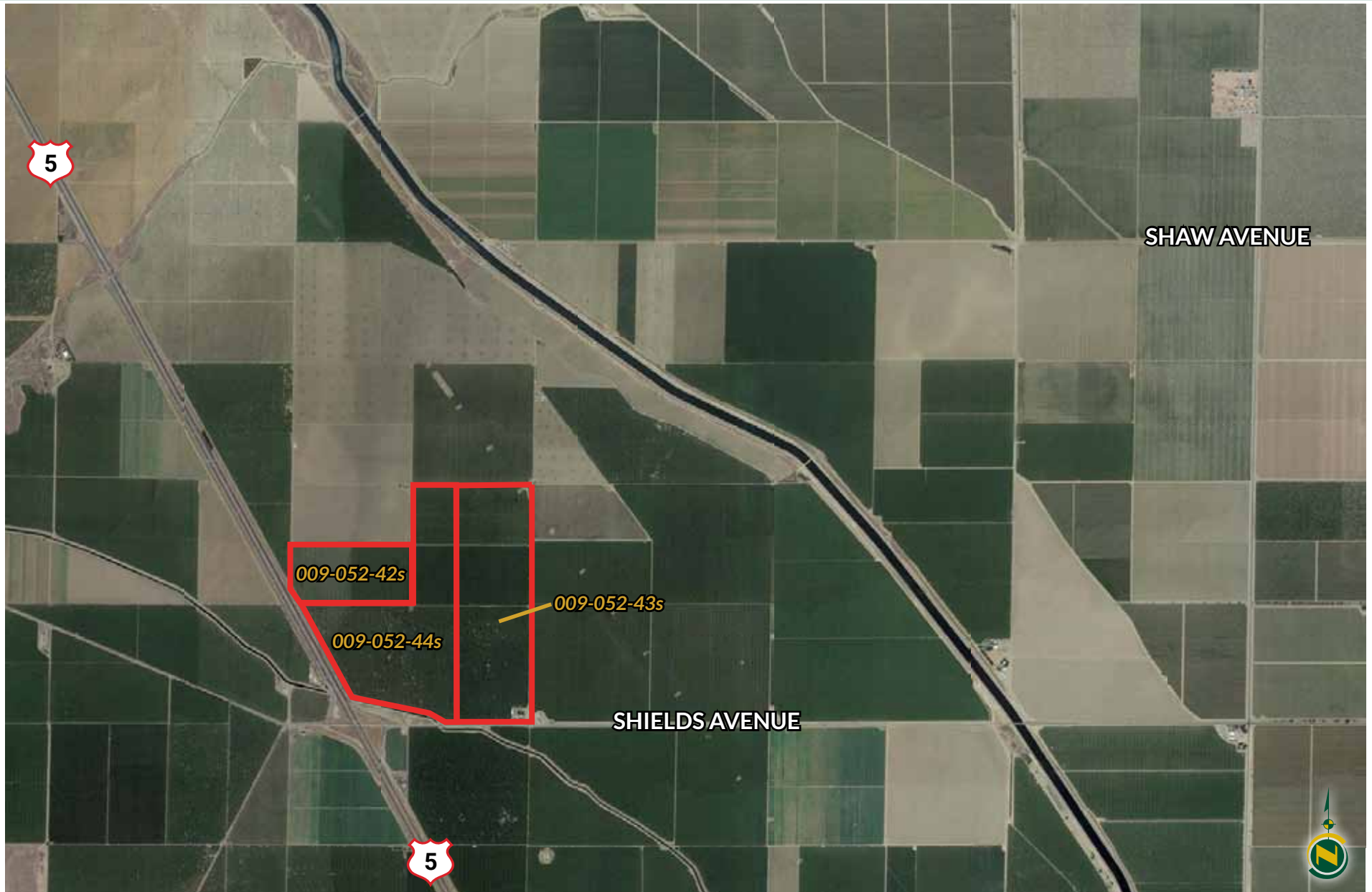
Block	Planted Acres ±	Crop/Variety	Spacing	Planting Date
1	144	Open	-	-
2	45	Butte	23' x 18'	1997
	45	Padre	23' x 18'	1997
3	37	Nonpareil	23' x 18'	2002
	18.5	Aldrich	23' x 18'	2002
	18.5	Monterey	23' x 18'	2002
4	38	Butte	23' x 18'	2005
	38	Padre	23' x 18'	2005
5	76	Independence	23' x 18'	2011
TOTAL	460±			

SLWD Almonds & Open Land

482.08± ASSESED ACRES
Fresno County, CA



Property Aerial



Planting Map



SLWD Almonds & Open Land

482.08± ASSESED ACRES
Fresno County, CA



Photos



SLWD Almonds & Open Land

482.08± ASSESED ACRES
Fresno County, CA



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.*



**Download Our
Mobile App!**

pearsonrealty.com/mobileapp



www.pearsonrealty.com

CA DRE# 00020875



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