

F.I.D. ALMOND ORCHARD

Fresno County, California

40.00± Acres

\$1,800,000
(\$45,000/Acre)



- Fresno Irrigation District
- Almond Varieties
- Diesel Ag Pump & Well



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Exclusively Presented by:



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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Located in the Fresno Irrigation District, half of this highly sought-after almond orchard is in it's prime for production while the other half is still producing high yields. It is a well-maintained almond orchard planted to Butte/Padre, Nonpareil and Monterey varieties. In addition to district water, there is an ag well with a 25 HP pump. The orchard is irrigated by flood with turnouts at each row. There are 2 homes on the property.

LOCATION

Southeast corner of Belmont Ave. and N. Modoc Ave. approximately 1 mile northwest of Kerman, CA.

LEGAL

Fresno County APN's: 020-080-03, 39s and 40s Located in a portion of Section 2, T14S, R17E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

PLANTINGS

20± acs. planted to 22± year old Butte/Padre almonds.
20± acs. planted to 5± year old Nonpareil/Monterey.

WATER

Fresno Irrigation District
1 ag pump and well
1 domestic pump and well

SOILS

Hanford sandy loam, deep, Grade 1
Hanford sandy loam, silty substratum, Grade 1
Hanford coarse sandy loam, Grade 1

BUILDINGS

2 homes on the property:
(1) rental home, 1,523± sq. ft. rented for \$800 per month
(1) 1,807± sq. ft. home

Note: Sale of the property is subject to the current owner's son and his wife retaining a life estate on the 1,807± sq. ft. home.

PRICE/TERMS

\$1,800,000 cash at the close of escrow.

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PROPERTY OVERVIEW



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SOILS MAP



SOILS LEGEND

Hg = Hanford sandy loam,
silky substratum
Grade 1

Hsm = Hesperia sandy loam, deep
Grade 1

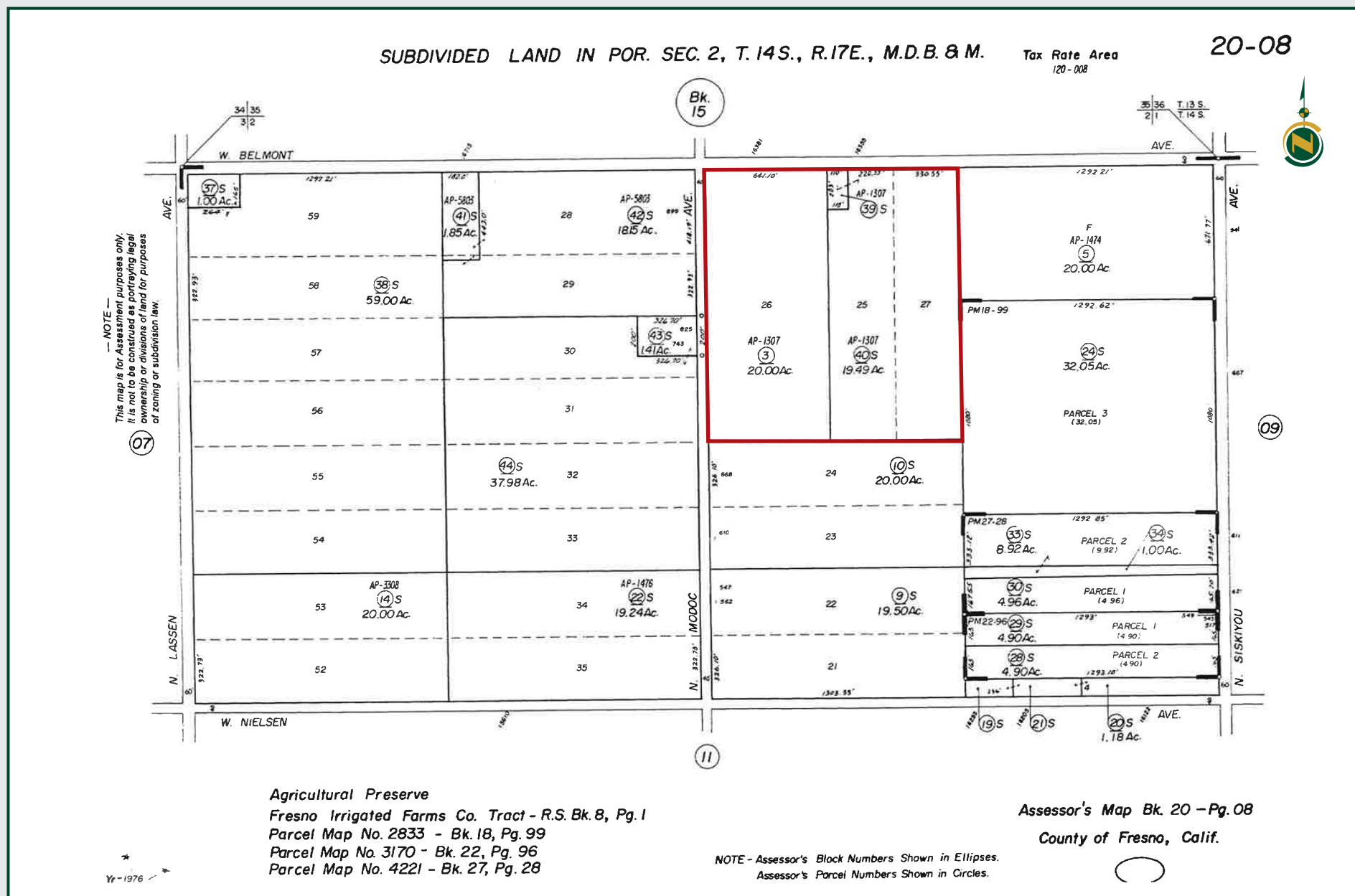
Hanford coarse sandy loam
Grade 1



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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.



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