

KINGSBURG ALMONDS

Fresno County, California

39.57± Acres

\$1,967,000

(\$49,709/Acre)



- Young, High Producing Almonds
- Consolidated Irrigation District
- Ag Pump & Well



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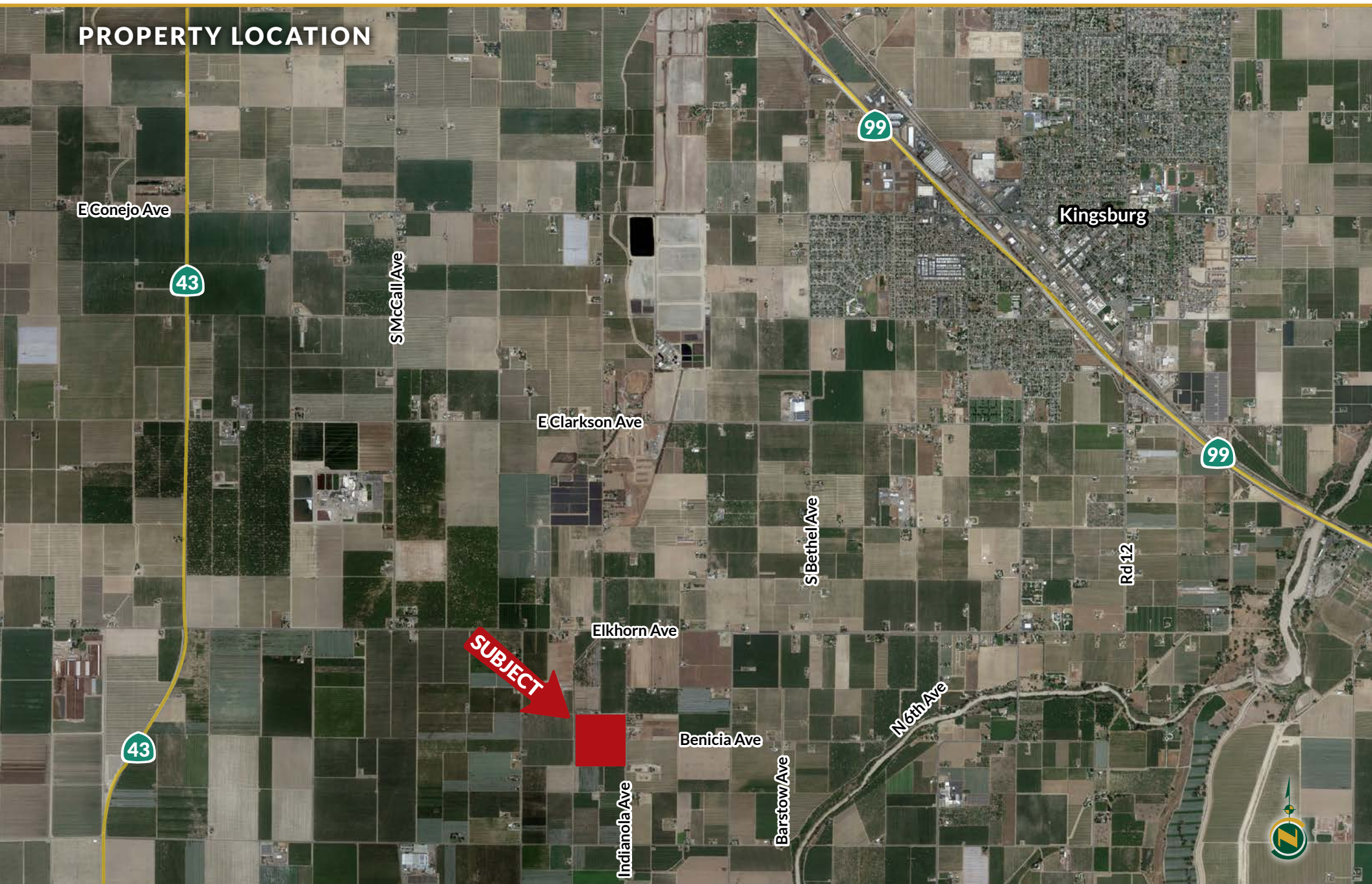


KINGSBURG ALMONDS

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Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The property is located on the west side of Indianola Avenue, 3/8 mile south of Elkhorn Avenue.

LEGAL

A portion of the west 1/2 of section 4, T17S, R22E, M.D.B & M.
Fresno County APN: 056-050-68 & 056-050-69

ZONING

AE-20 (Agricultural exclusive, 20 acre minimum parcel size)
The property is enrolled in the Williamson Act.

PLANTINGS

The property was planted to Independence Almonds in 2014 on Viking Rootstock. The spacing on the orchard is 22' x 16'.

PRODUCTION

CROP YEAR	FIELD WEIGHT	MEAT
2022	417,240± lbs.	132,560 lbs.
2021	420,940± lbs.	TBD

SOILS

Delhi loamy sand; Hesperia sandy loam.

WATER

Consolidated Irrigation District (Does not receive surface water)
(1) 30HP Irrigation Pump & Well
Drip & Fan Jet Irrigation

GSA

Central Kings GSA

BUILDINGS

None

PRICE/TERMS

\$1,967,000 cash at the close of escrow. The 2023 almond crop is negotiable.

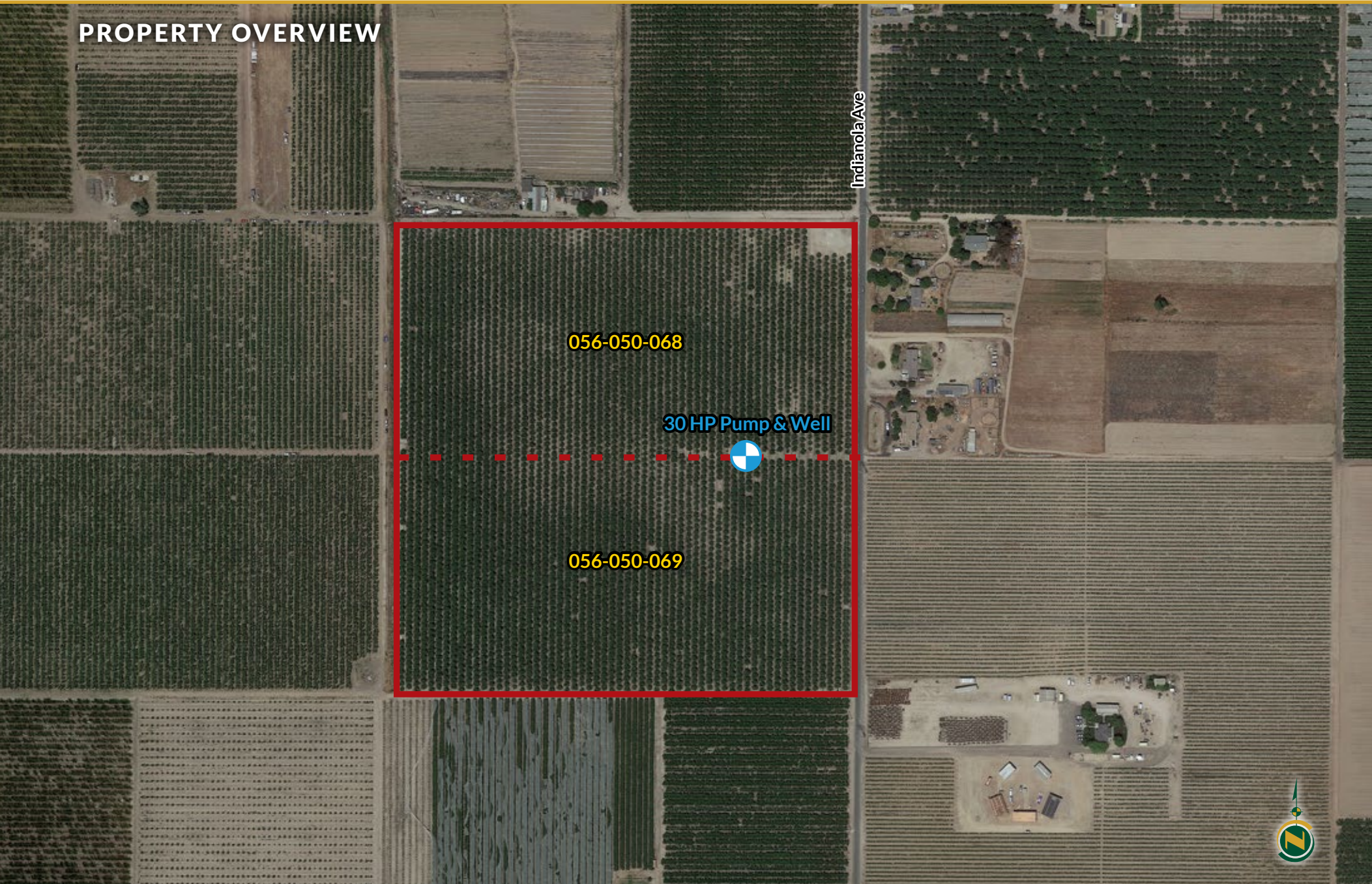


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PROPERTY OVERVIEW



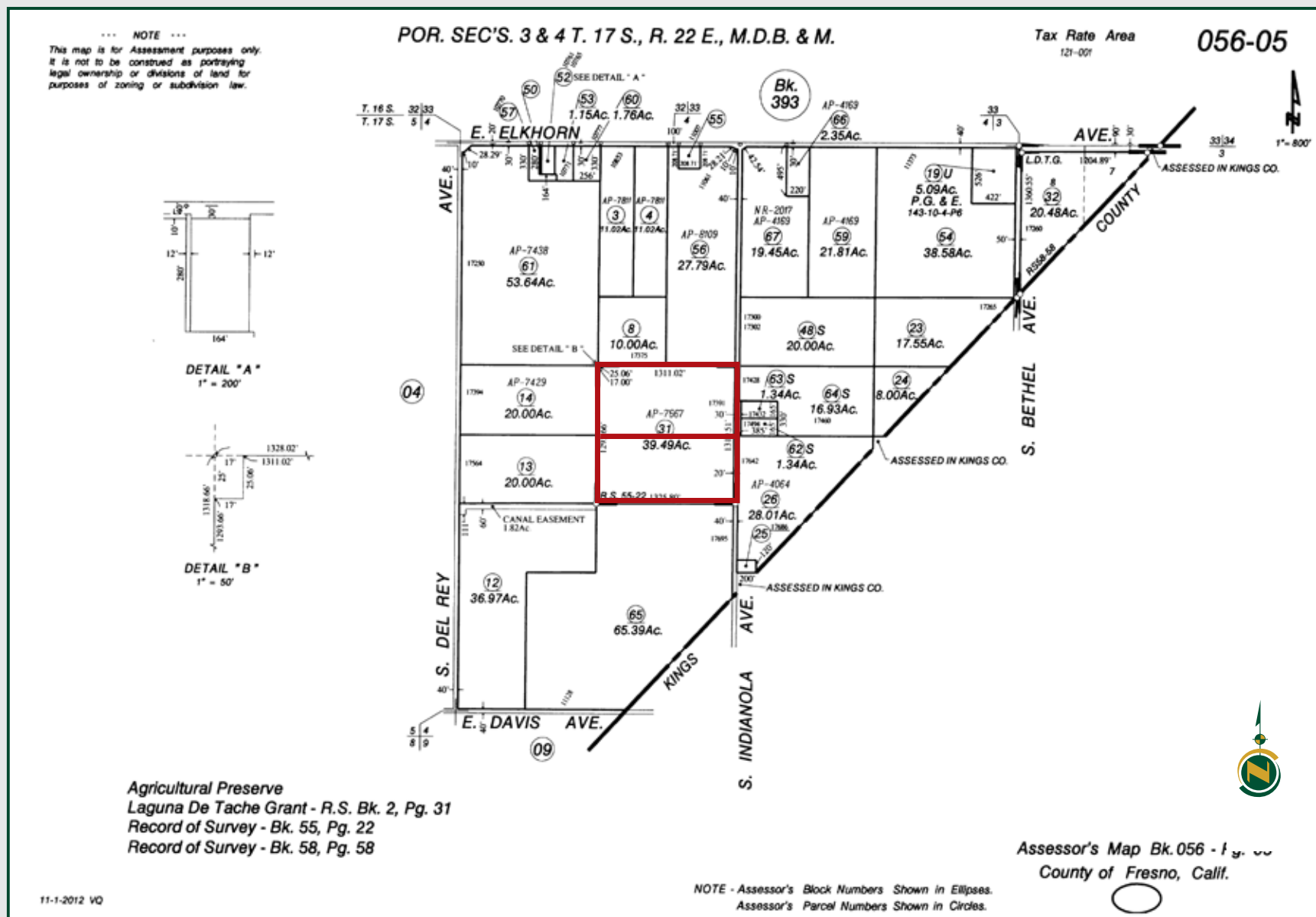
SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent



PARCEL MAP



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.