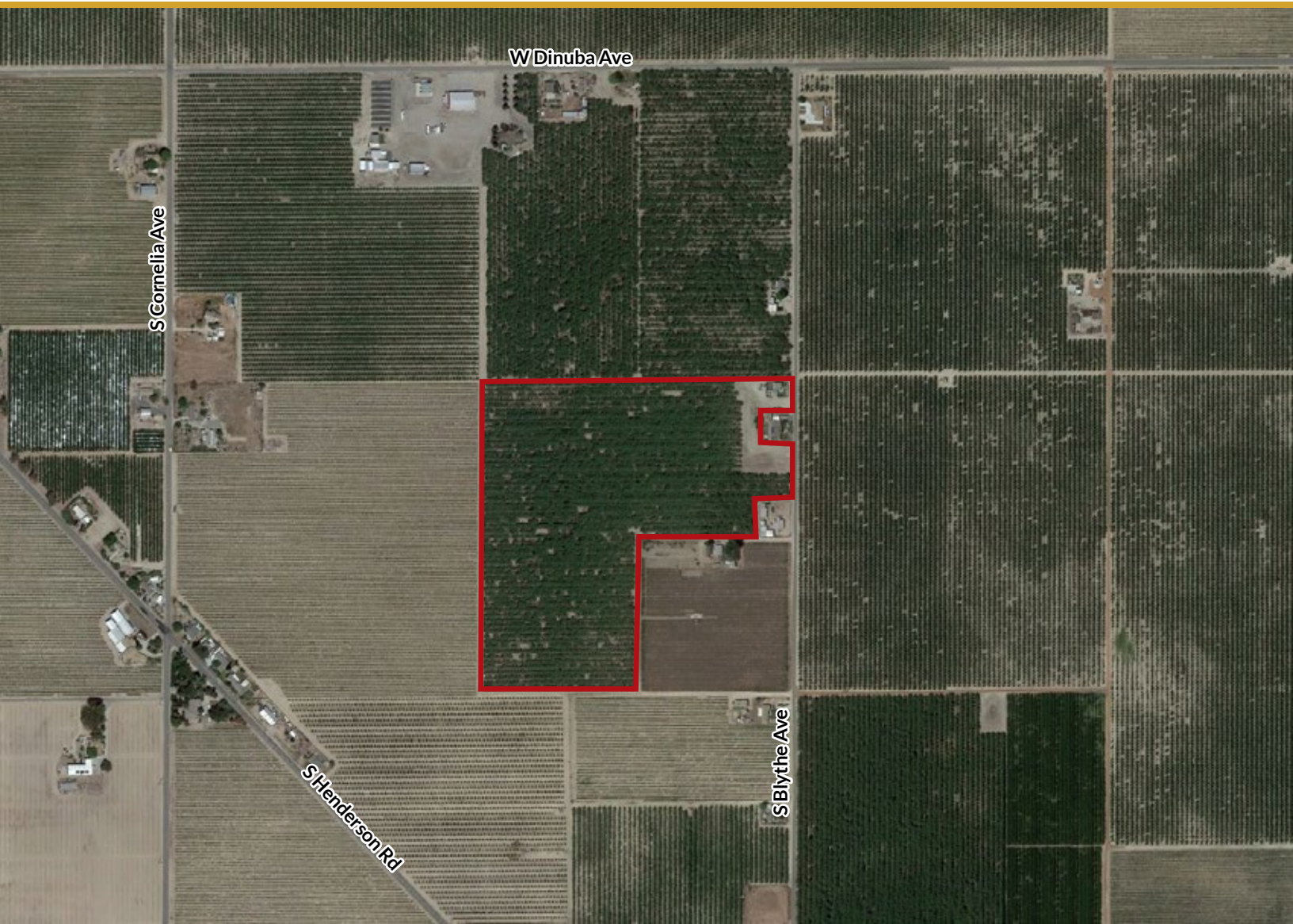


RAISIN CITY ALMONDS & HOME

Fresno County, California

\$500,000
(\$17,563/Acre)



28.47± Acres

- 3 Almond Varieties
- Raisin City Water District

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RAISIN CITY ALMONDS & HOME

28.47± Acres
Fresno County, CA



PROPERTY INFORMATION

LOCATION

1/4 mile south of Dinuba Avenue on the west side of Blythe Avenue. Address: 10247 S. Blythe Avenue, Fresno, CA 93706.

LEGAL

Fresno County APN: 035-162-47s. Located in a portion of Section 35, T15S, R19E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). Property is not under the Williamson Act contract.

PLANTINGS

50% Nonpareil, 25% Monterey and 25% Fritz almonds planted in 2005.

WATER

Raisin City Water District.

SOILS

Delhi loamy sand, 0-3% slopes, MLRA 17
Hesperia sandy loam, very deep
Calhi loamy sand, moderately deep, 0-3% slopes
Delhi loamy sand, 3-9% slopes

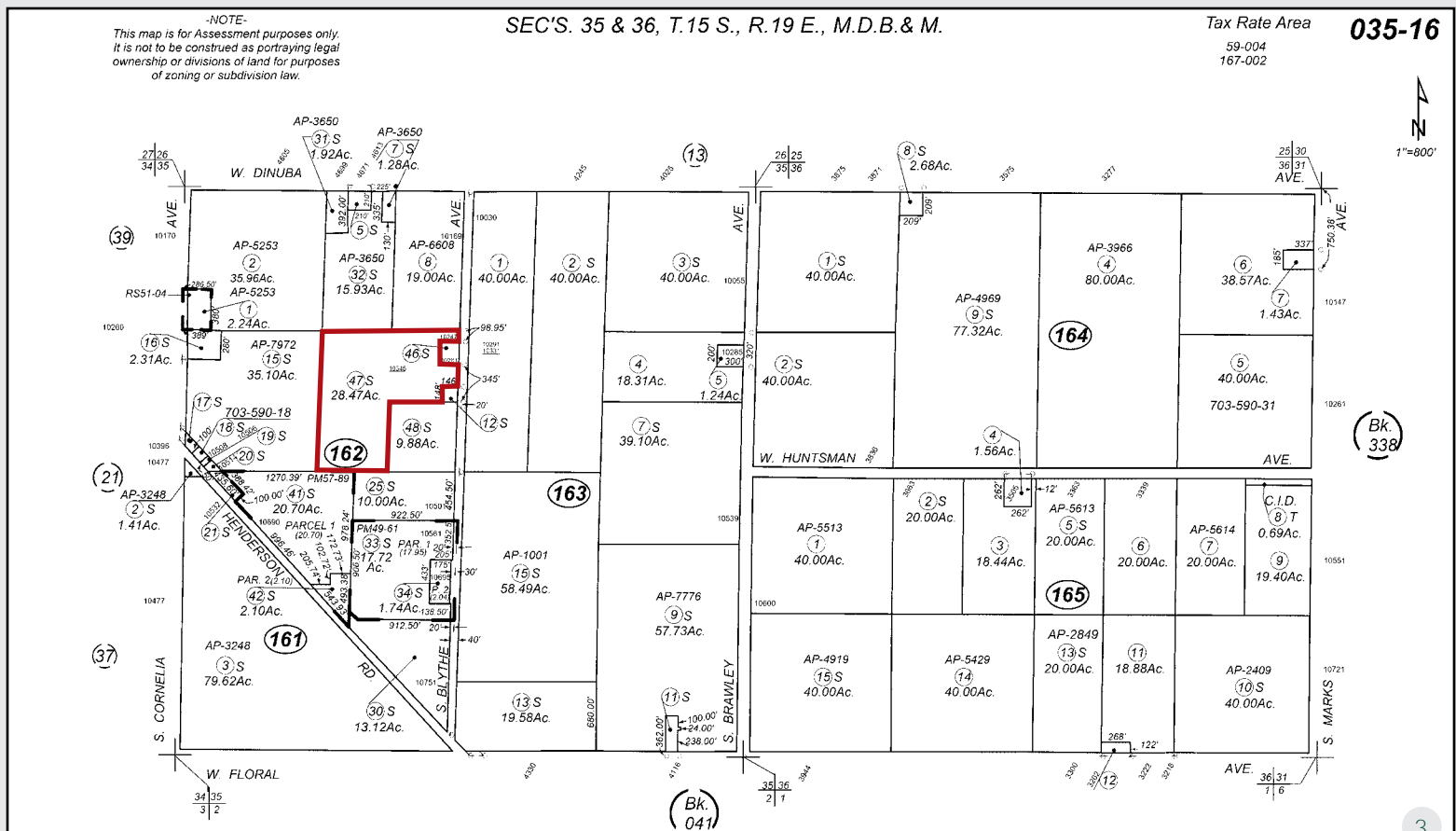
BUILDINGS

984± sq. ft. home built in 1935

PRICE/TERMS

\$500,000 all cash to Seller at close of escrow.

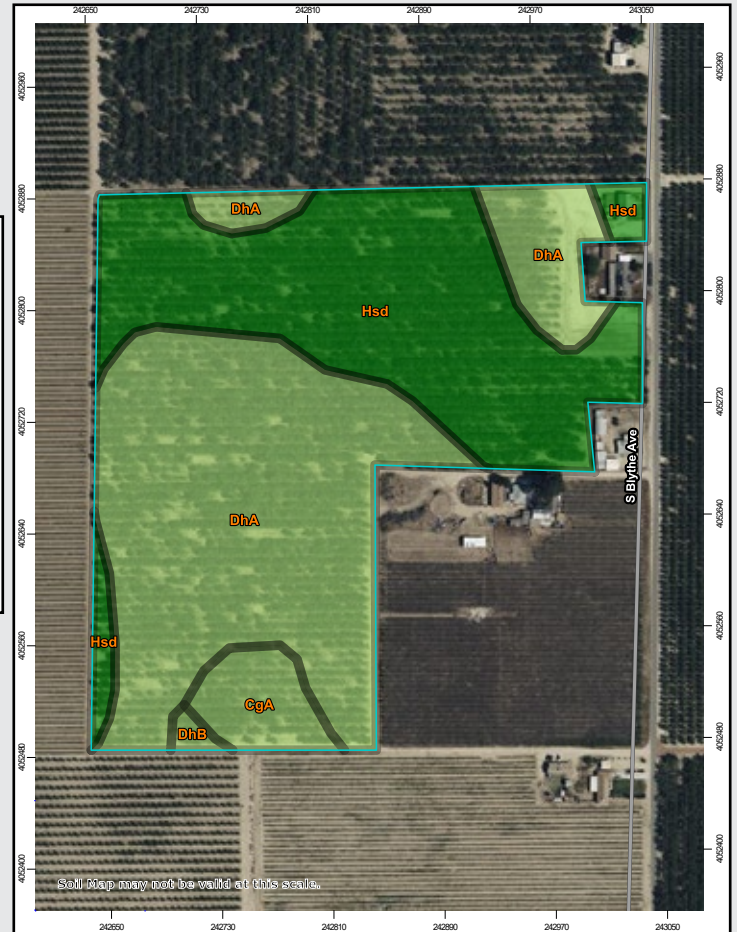
APN MAP



SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
CgA	Calhi loamy sand, moderately deep, 0-3% slopes	Grade 2 - Good
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good



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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