

HWY 180 ALMONDS

Fresno County, California

19.39± Acres

\$814,380
(\$42,000/Acre)



• Producing Almonds • Fresno Irrigation District • Rental Home on the Property



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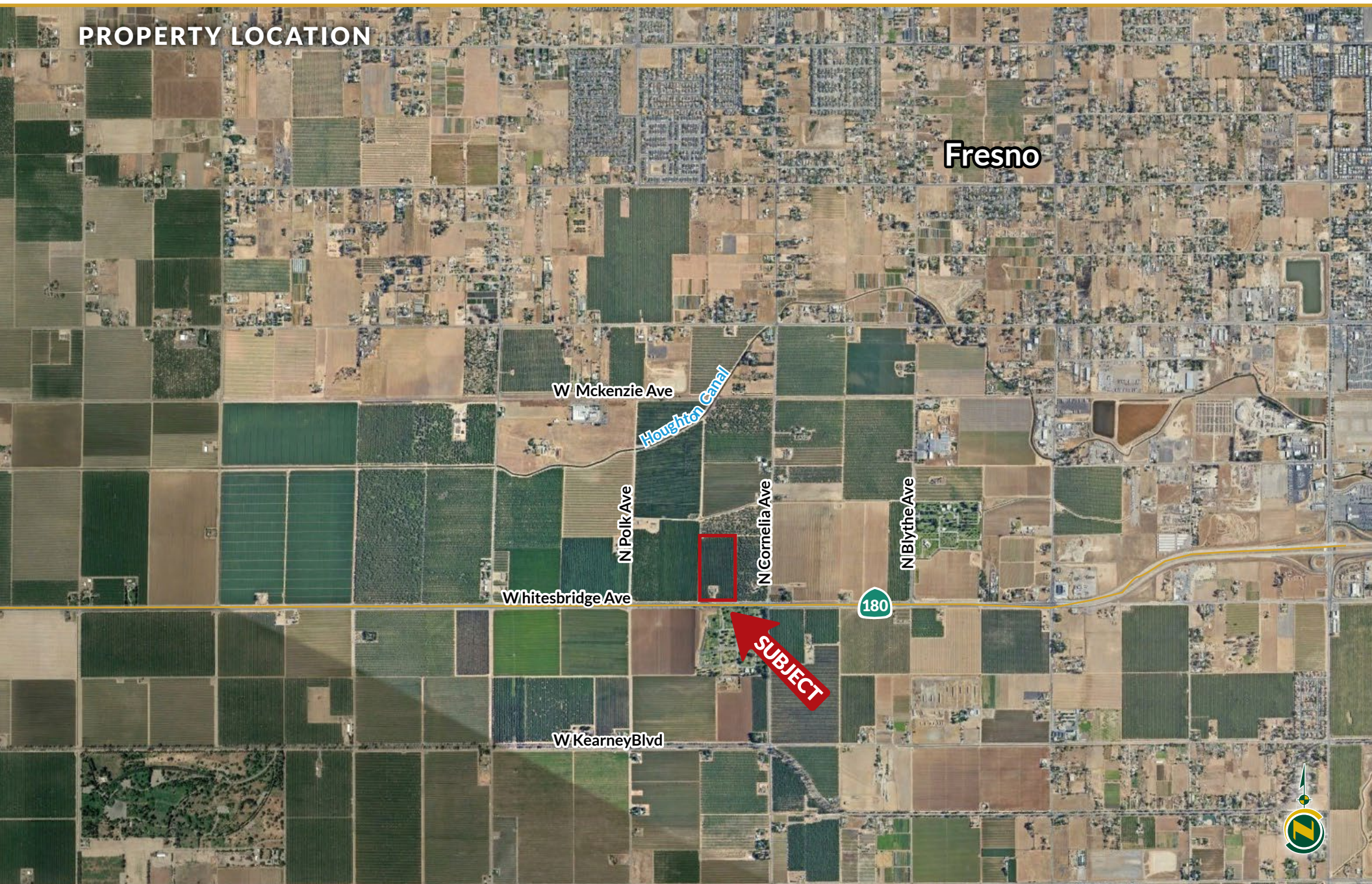


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the north side of Hwy 180 (Whitesbridge Ave.) and 1/8 mile west of Cornelia Ave.

Property Address: 5200 W. Whitesbridge Ave., Fresno, Ca 93706.

LEGAL

Fresno County APN: 326-070-07. Located in a portion of Section 3, T14S, R19E, M.D.B.&M.

Located in Lot 25 Estrella Estate.

ZONING

Zone AE20 - Agricultural Exclusive.

The property is NOT located within the Williamson Act.

PLANTINGS

19.39± acres almonds planted in 2016.

WATER

The property is in and receives water from Fresno Irrigation District via dual line drip. There is a 20 HP pump and well on the property.

SOILS

See Soils Map included.

BUILDINGS

The property has a 1,962± sq. ft. home built in 1991.

PRICE/TERMS

\$814,380 (\$42,000/ acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crop.

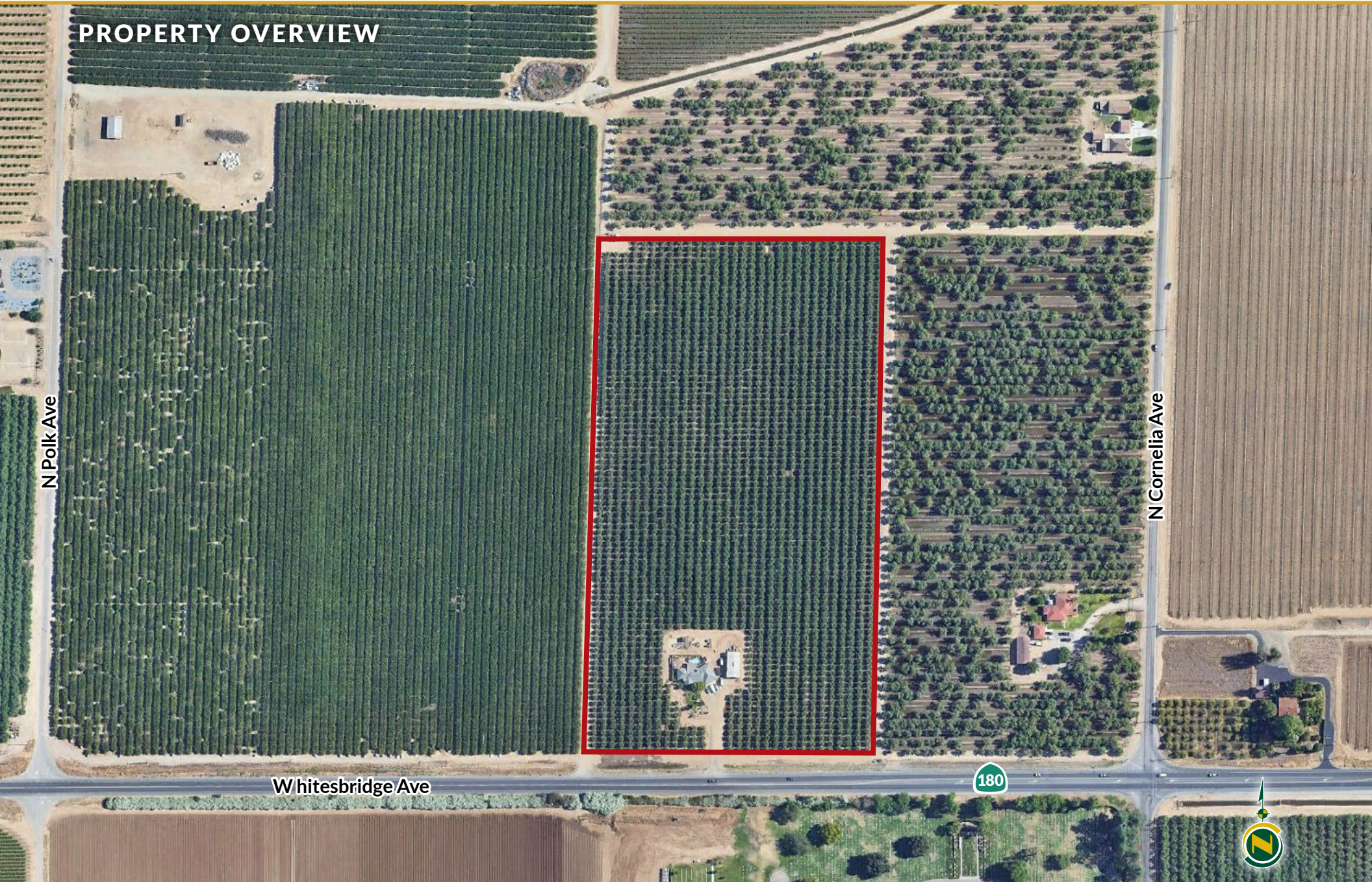


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PROPERTY OVERVIEW



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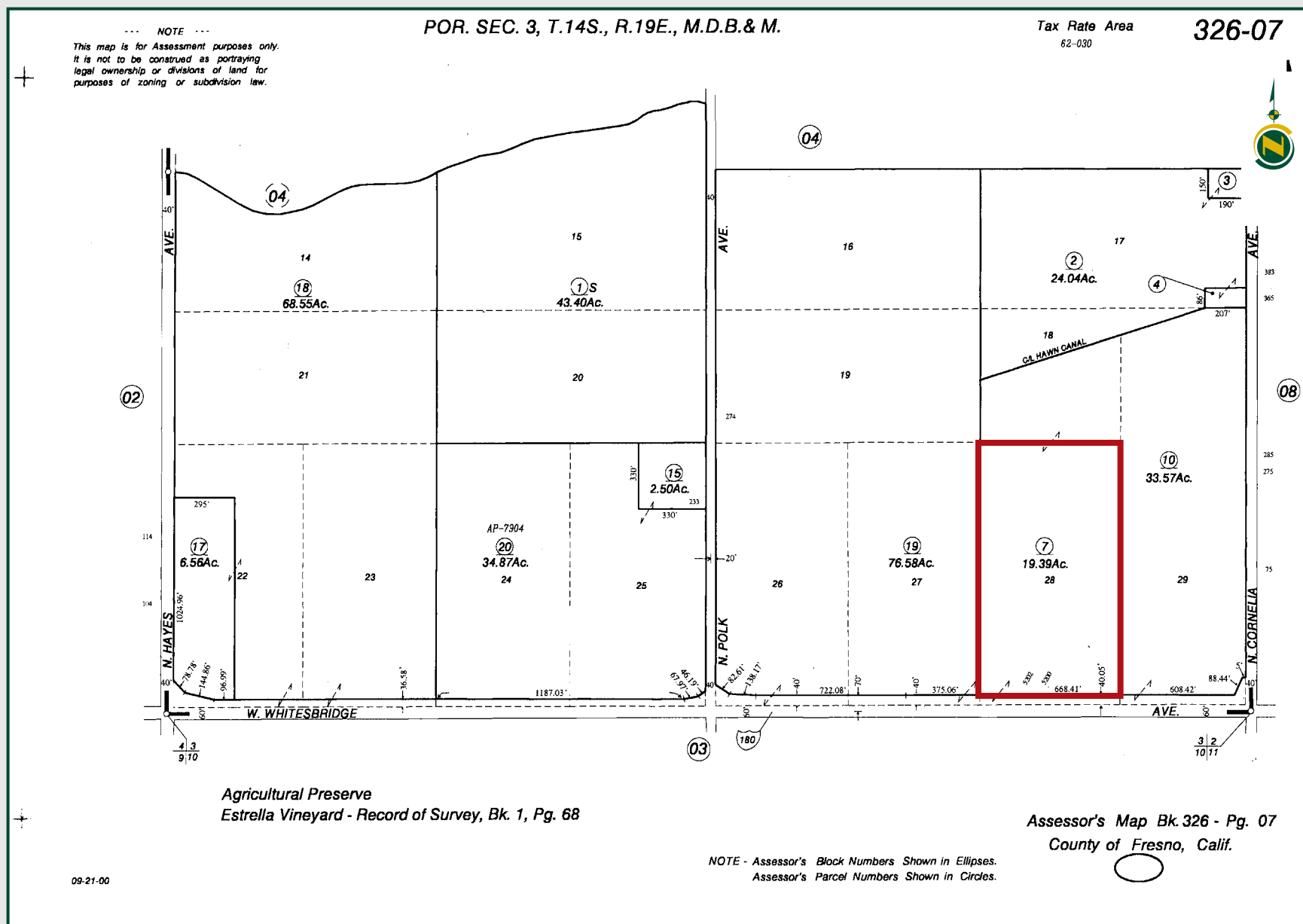
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
Rc	Ramona loam	Grade 1 - Excellent
Hm	Hanford fine sandy loam	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent
Pa	Pachappa loam	Grade 1 - Excellent
TzbA	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good

PARCEL MAP



PROPERTY PHOTO



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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.