

SANGER CITRUS, ALMONDS & OPEN

41.60± Acres
Fresno County, California

\$1,500,000
(\$36,058/Acre)

PRICE REDUCED

• Fresno Irrigation District • (3) Almond Varieties • (2) Turbine Pumps



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

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

www.pearsonrealty.com

Exclusively Presented by:



SANGER CITRUS, ALMONDS & OPEN

41.60± Acres
Fresno County, CA



PROPERTY LOCATION



SANGER CITRUS, ALMONDS & OPEN

41.60± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

Very desirable property located in the Fresno Irrigation District. Property is comprised of almonds, Tangos and open ground.

LOCATION

Located approximately 1 mile east of Academy Avenue just north of McKinley Avenue along the Fresno Canal.

LEGAL

41.60± acres. Fresno County APN: 309-070-18. Located in a portion of Section 25, T13S, R22E, M.D.B.&M.

ZONING

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

PLANTINGS

11.0± acs. almonds, 19 years old
50% Nonpareil, 25% Wood Colony, 25% Aldrich
7.50± acs. Tangos on Carizzo Rootstock, 6 years old
22.60± acs. open ground

WATER

Fresno Irrigation District
(2) 10 HP turbine pumps - Floway
Main line and laterals are still intact in the open ground
Almonds are flood and drip irrigated.
Tangos on fan jet system.

SOILS

See soils map included.

WIND MACHINE

New V-10 Orchard Rite

ACCESS

Deeded easement across owner's neighboring property. (Shows on ranch map.)

PRICE/TERMS

\$1,500,000 cash at close of escrow.

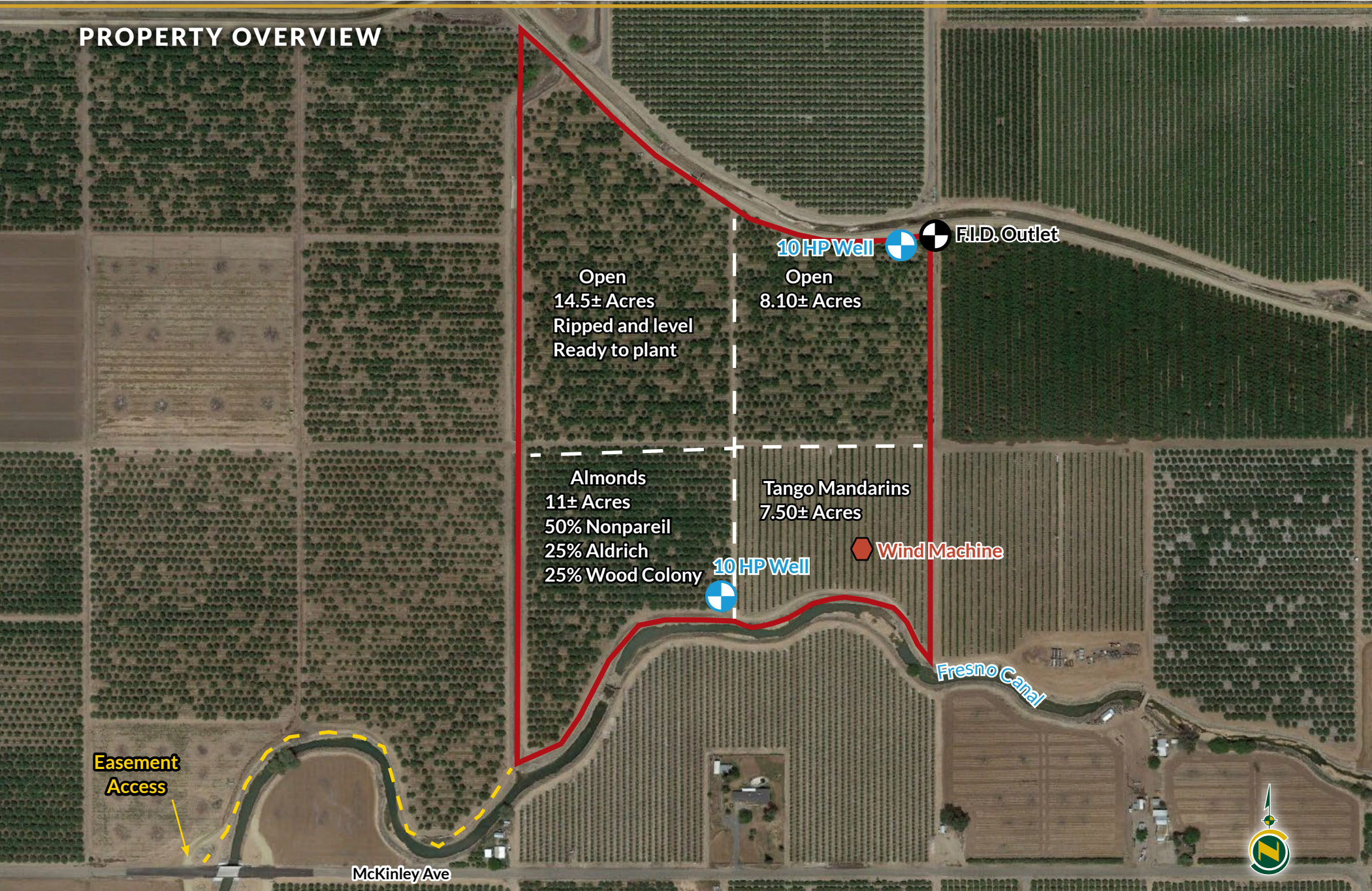


SANGER CITRUS, ALMONDS & OPEN

41.60± Acres
Fresno County, CA



PROPERTY OVERVIEW



SANGER CITRUS, ALMONDS & OPEN

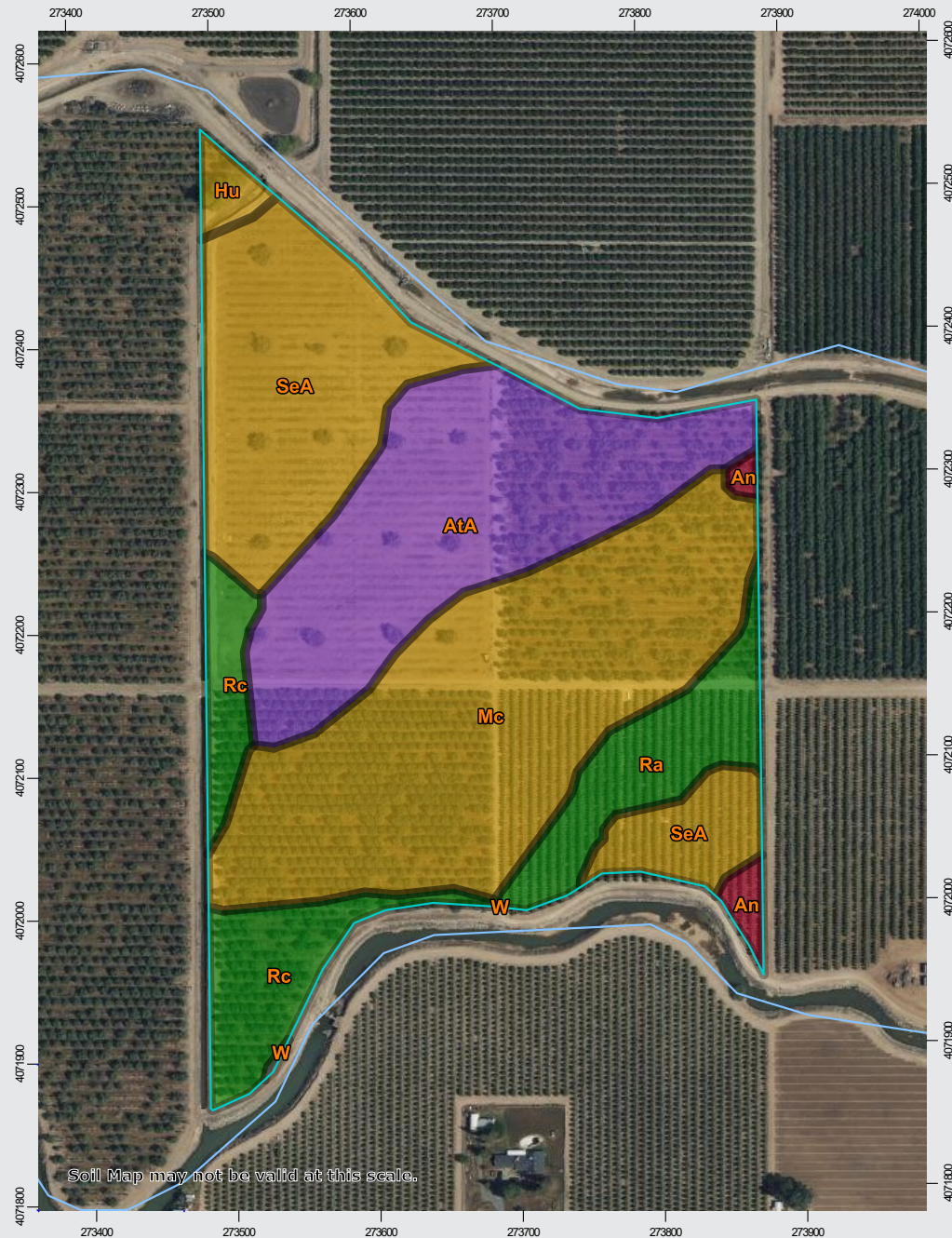
41.60± Acres
Fresno County, CA



SOILS MAP

California Revised Storie Index (CA)

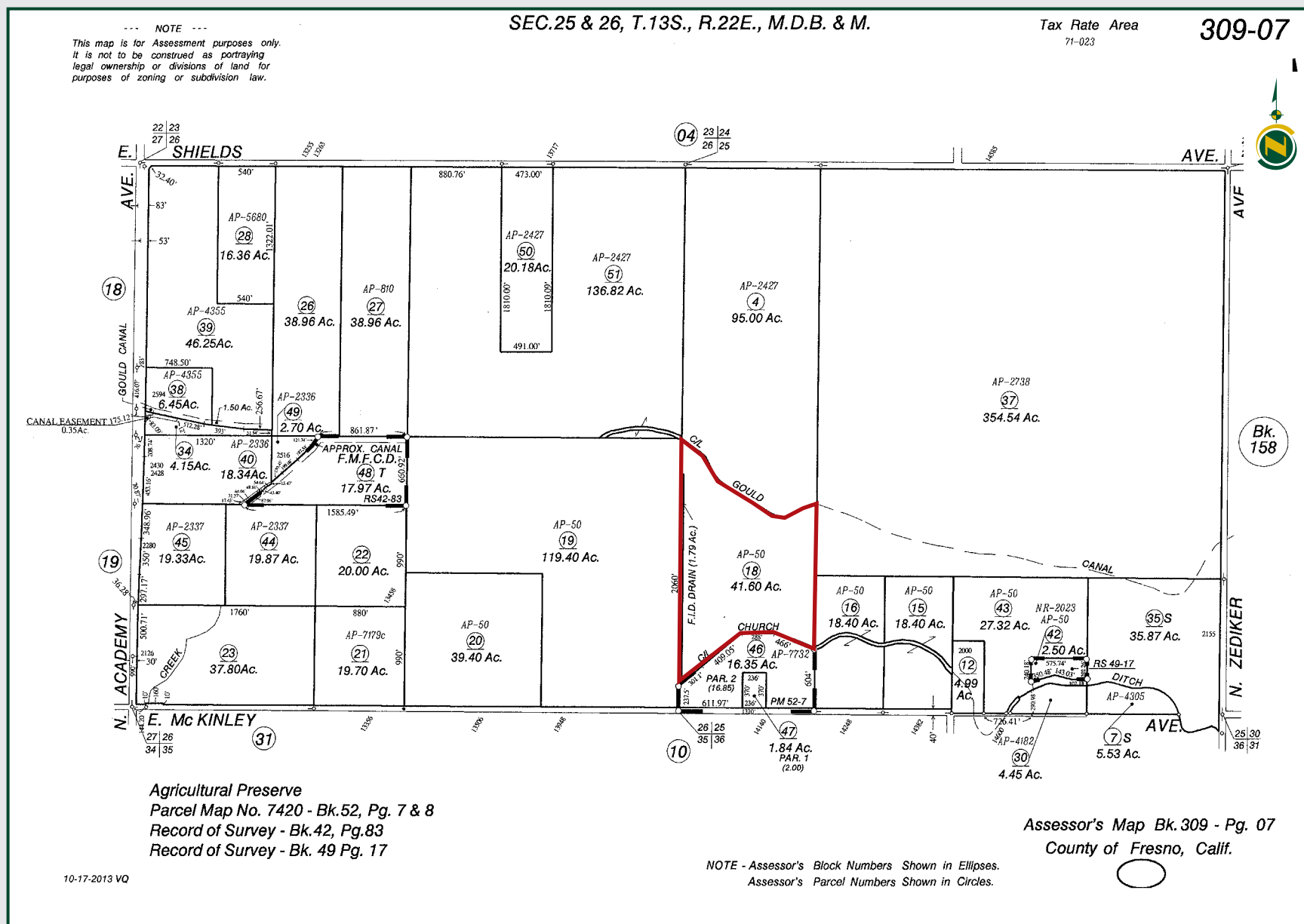
Map unit symbol	Map unit name
Mc	Madera loam
AtA	Atwater sandy loam, moderately deep, 0-3% slopes
SeA	San Joaquin loam, 0-3% slopes
Rc	Ramona loam
Ra	Ramona sandy loam
An	Alamo clay
Hu	Hildreth caly
W	Water



41.60± Acres
Fresno County, CA



PARCEL MAP



SANGER CITRUS, ALMONDS & OPEN

41.60± Acres
Fresno County, CA

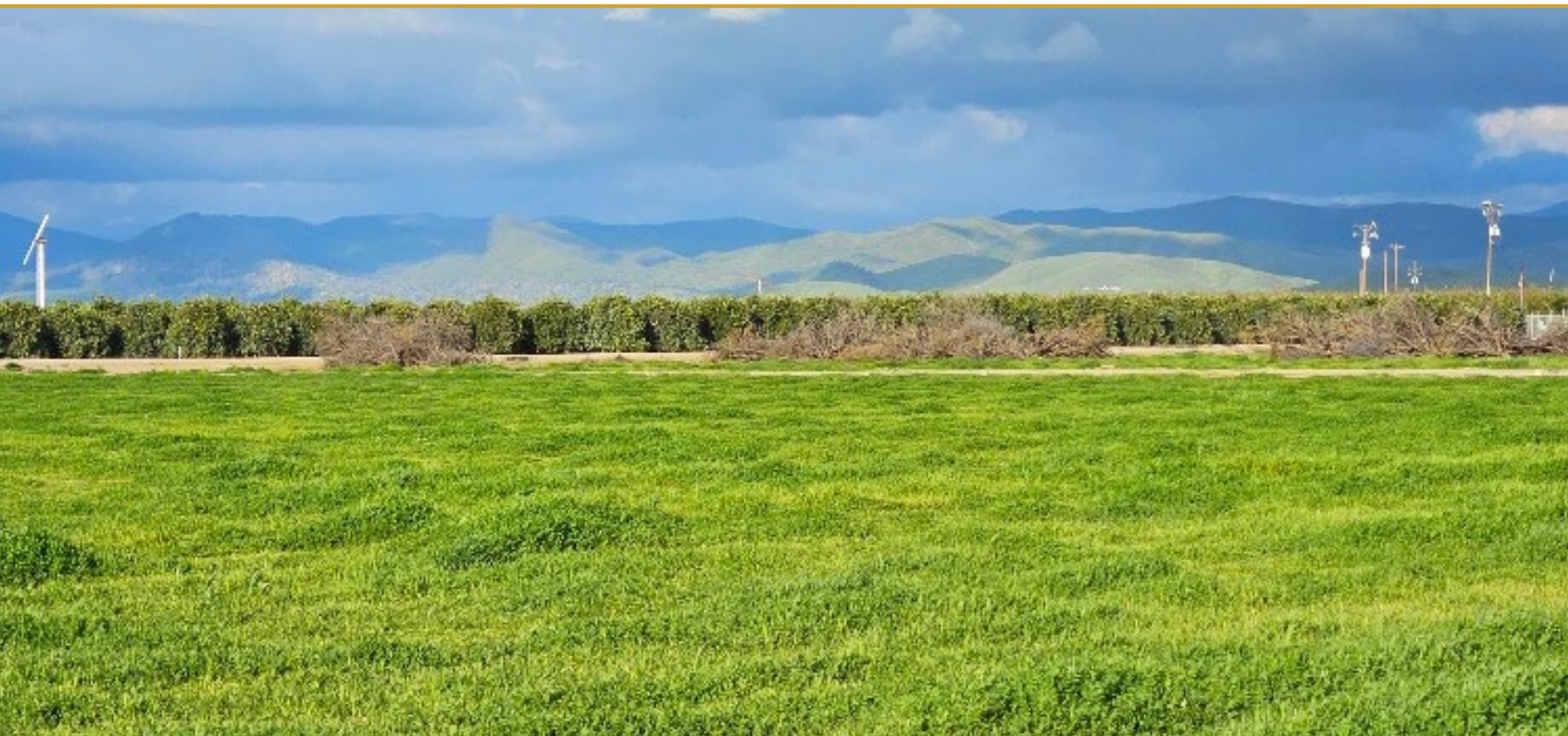


PROPERTY PHOTOS



SANGER CITRUS, ALMONDS & OPEN

41.60± Acres
Fresno County, CA



Offices Serving The Central Valley

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



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



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.