

BURFORD - KERMAN RANCH

628.28± ACRES | FRESNO COUNTY, CALIFORNIA

\$9,424,200

(\$15,000/Acre)



PROPERTY HIGHLIGHTS

- (8) IRRIGATION PUMPS/WELLS
- MULTIPLE HOMES, RESERVOIR, SOLAR, AND LARGE SHOP
- PROMINENT ALMOND GROWING REGION



Independently Owned And Operated
Corporate License #00020875
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Fresno, CA 93711
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VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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PROPERTY INFORMATION

DESCRIPTION

The Kerman area has been known to produce a variety of strong and fruitful crops. The Burford Kerman Ranch is a section of well-maintained almonds. The ranch also has a large shop and solar field to help maintain the property.

LOCATION

The 628.28± acres are located on the NEC of W American Ave. and Trinity Avenue. Property Address: 17946 W American Avenue.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is within the Williamson Act.

WATER

Micro sprinkler, (8) 75HP Ag wells, lift pump, & reservoir.

BUILDINGS

There are five homes, multiple shops, and a yard. The property also includes a 3± acre solar field.

PLANTINGS

623± acres of 50% NP/25% Aldrich/25% Butte planted in '12 on Hansen Rootstock. 22' x 18' spacing.

PRICE/TERMS

\$9,424,200 (\$15,000 / acre) all cash at the close of escrow. In addition to the purchase price, Buyer will reimburse seller for cultural costs incurred towards the 2025 crops. No equipment is included in the sale. The Sellers currently lease neighboring properties being farmed to alfalfa and almonds. The leasehold interest may also be available for purchase.

*WATER DISCLOSURE

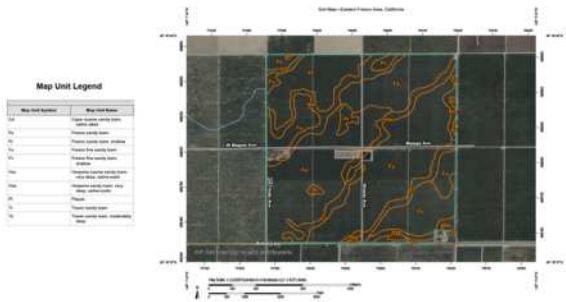
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

BURFORD KERMAN RANCH SOUTH

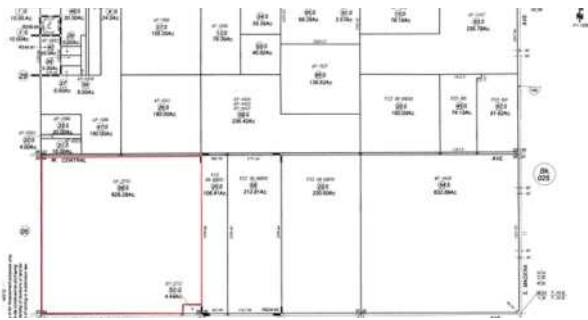
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SOILS INFORMATION



PARCEL INFORMATION

LEGAL
020-060-56s. Located in a portion of Sections 19-21, 25-27, 24-36, Township 14S, Range 17E, M.D.B.&M.



PROPERTY VIDEO



RANCH MAP







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