



SCHUIL
AG REAL ESTATE



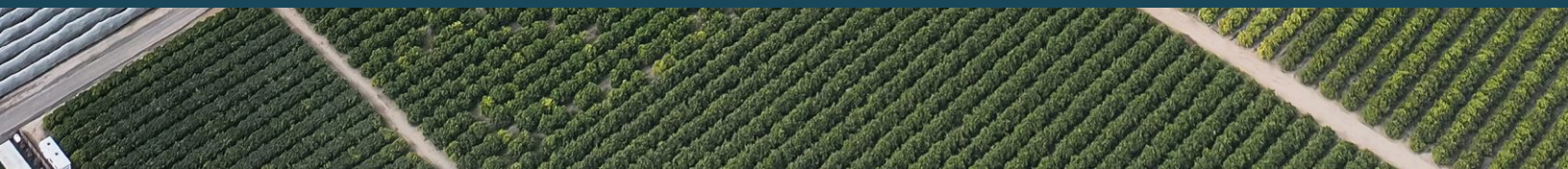
+/-97.45 Acres – Almonds – Sanger, CA

10847 E Belmont Ave, Sanger, CA 93657, USA • 97.45 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located at 10847 E. Belmont Ave, Sanger, CA.

PLANTINGS:

Property is planted to Non Pareil and Monterey varieties of almonds planted in 2015 and 2017 at 24' x 14' spacing. See 'Planting Map' for details.

HOME:

There is one home on the property with a domestic well.

WATER:

The property is located within the Fresno Irrigation District and is improved with a single-line drip irrigation system. In addition to district surface water, the ranch is supported by two (2) agricultural wells equipped with a sand media filtration system. There is also one (1) additional agricultural well on the property that is currently not connected.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Fresno County APNs:314-100-04 and 314-100-05

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

Property can be purchased with the following nearby properties:

[+/-39.86 Acres - Almonds - Fresno, CA](#)

[+/-40 Acres - Open Ground - Sanger, CA](#)

PRICE:

\$7,500,000

CONTACT:

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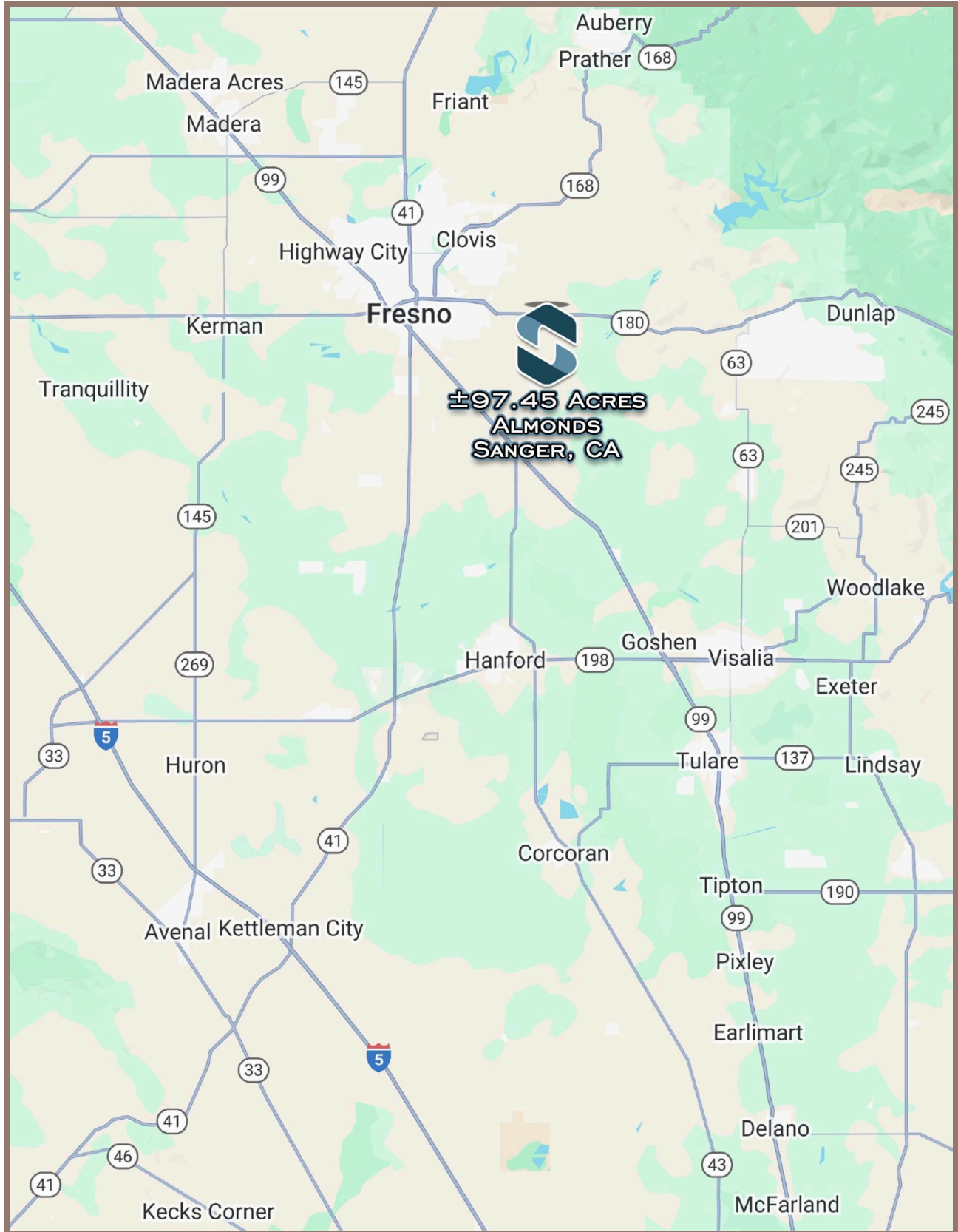
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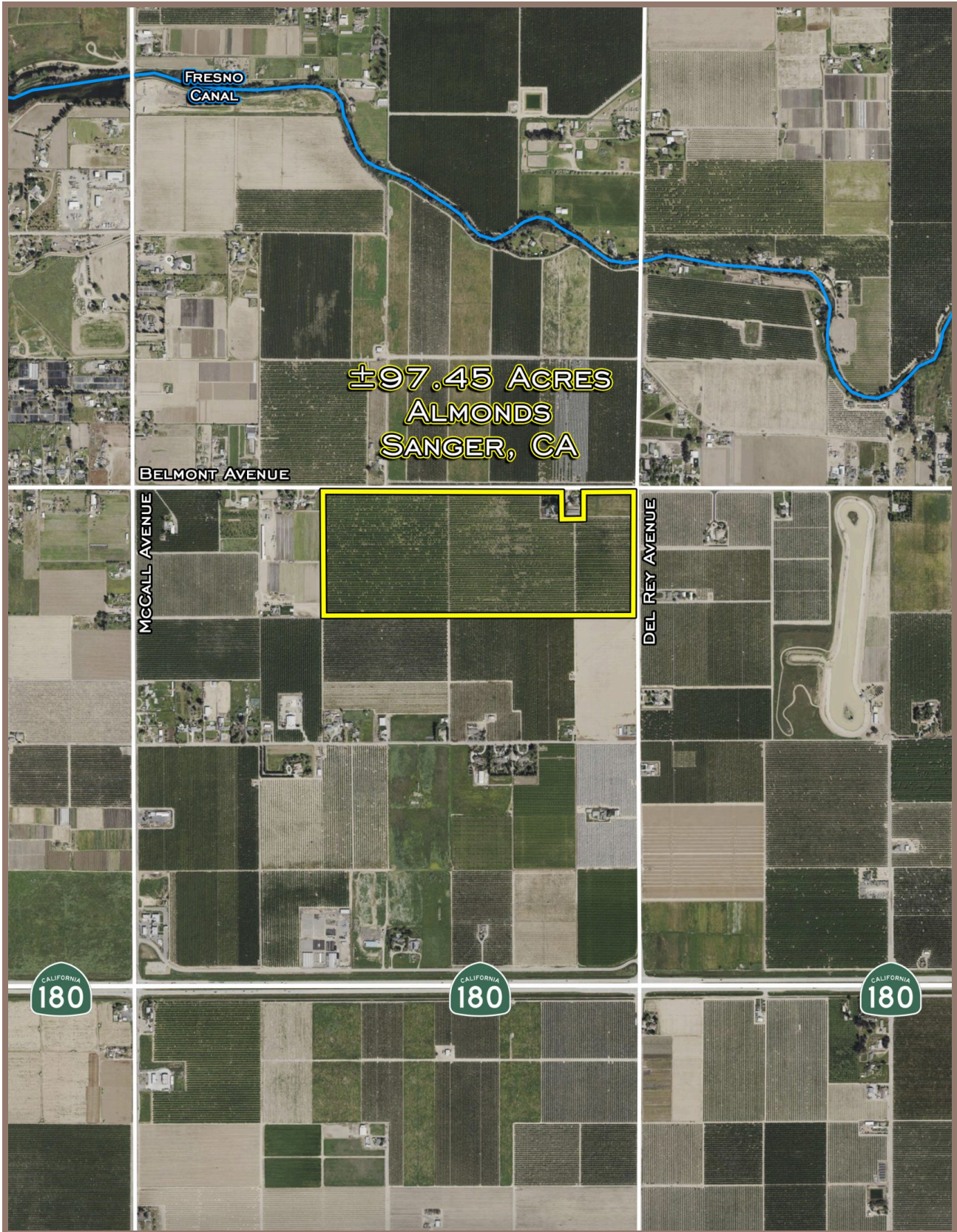
Dirk Schuil
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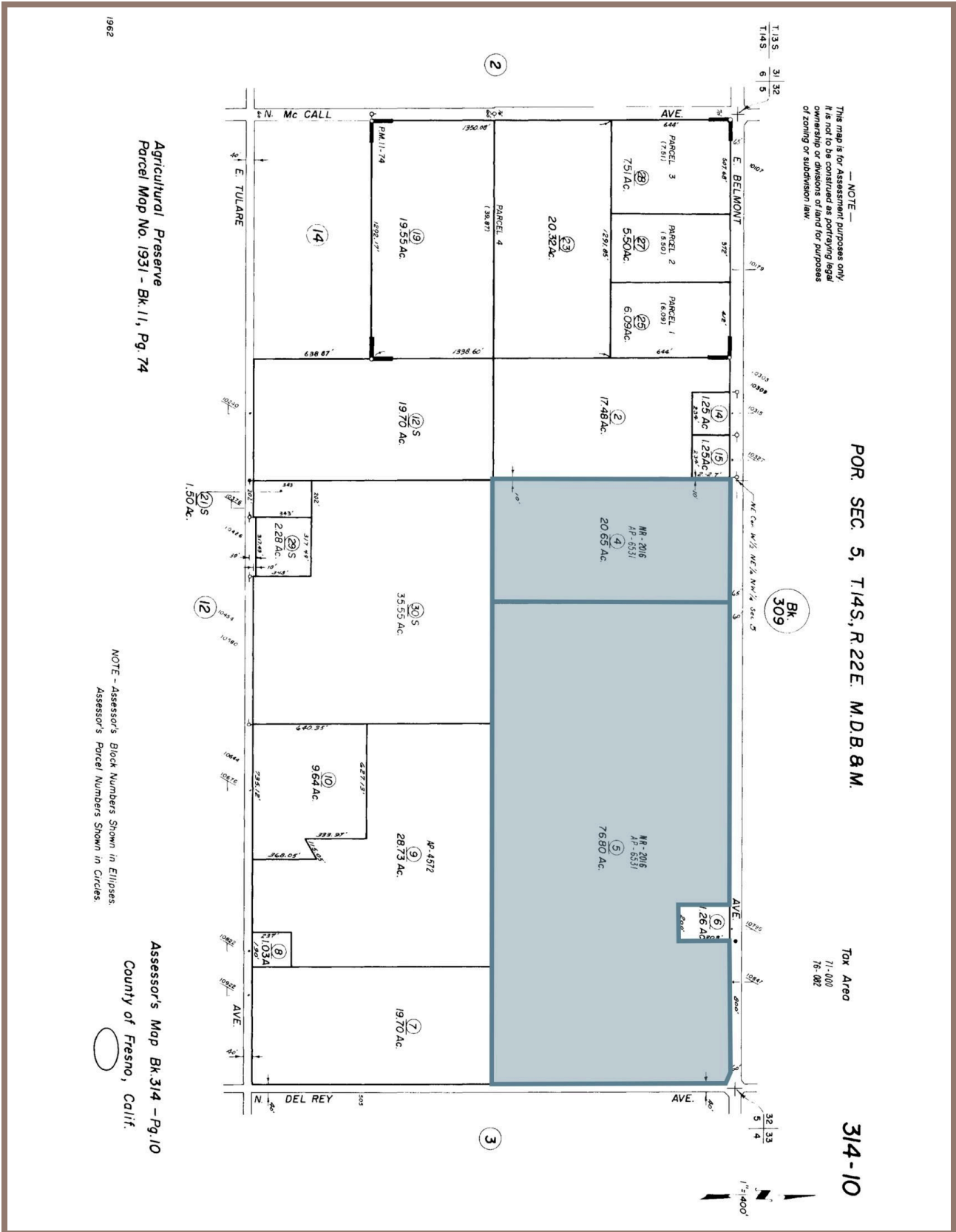
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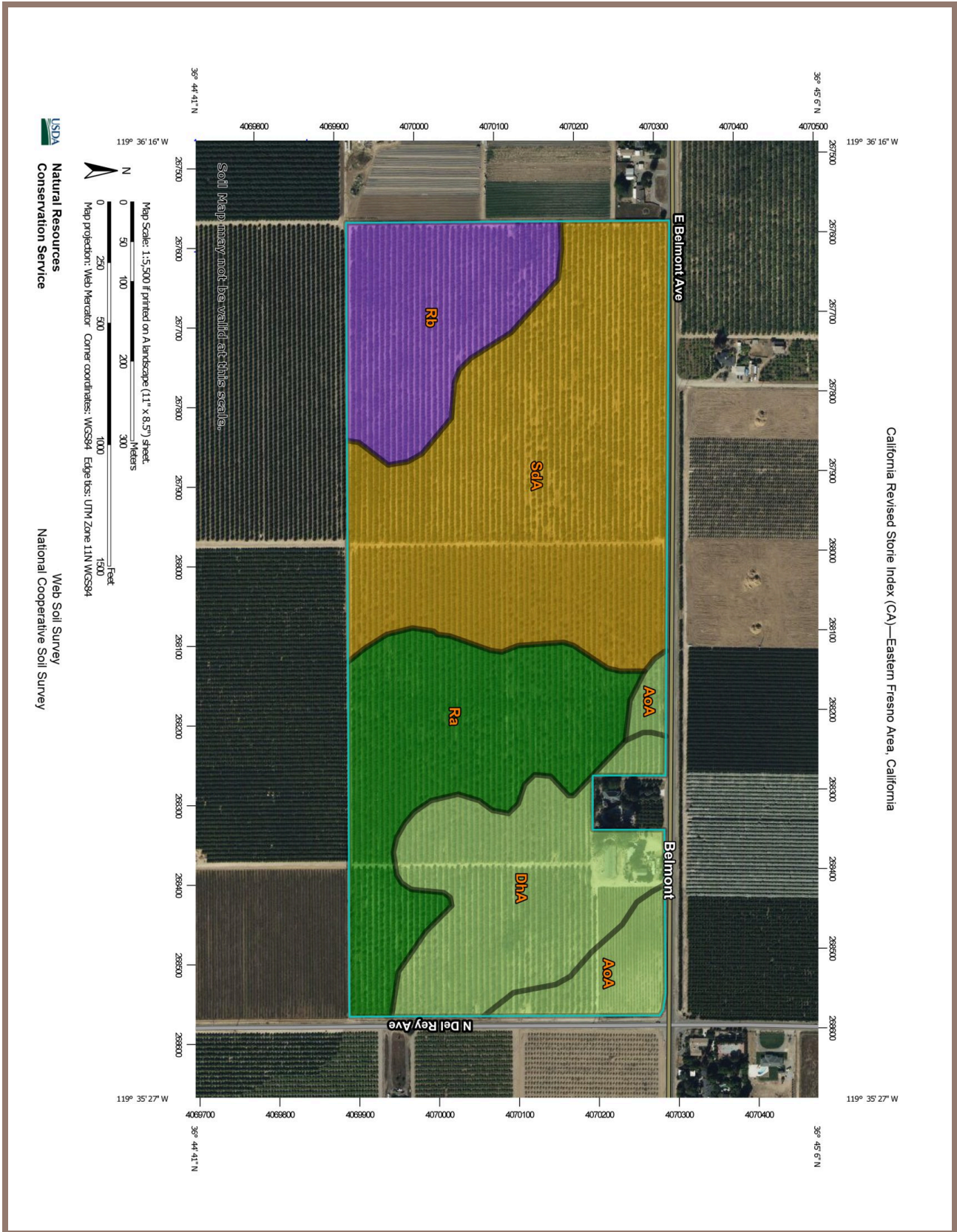


The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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California Revised Storie Index (CA)—Eastern Fresno Area, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoA	Atwater loamy sand, 0 to 3 percent slopes	Grade 2 - Good	Atwater (85%)	5.0	5.1%
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Delhi (85%)	17.8	18.3%
Ra	Ramona sandy loam	Grade 1 - Excellent	Ramona (85%)	21.2	21.8%
Rb	Ramona sandy loam, hard substratum	Grade 3 - Fair	Ramona (80%) Ramona, moderately deep (15%)	14.0	14.4%
SdA	San Joaquin sandy loam, shallow, 0 to 3 percent slopes	Grade 4 - Poor	San Joaquin (85%)	39.4	40.5%
Totals for Area of Interest				97.3	100.0%

