



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

FOR SALE

Kerman Pistachios & Home



30.00± Acres
Fresno County, California

- Beautiful 3,200± sq. ft. home
- Class I soils
- 8 year old pistachios
- Metal shop building
- Fresno Irrigation District Water

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

CA BRE #00020875



Kerman Pistachios & Home

30.00± Acres

\$1,795,000

LOCATION:

The southwest corner of McKinley and Trinity Avenues. Approximately 2± miles northwest of the city of Kerman. (Address: 1933 N. Trinity Avenue, Kerman, CA 93630.)

LEGAL:

The N 3/4 of the NE 1/4 of the NE 1/4 of Section 33, T13S, R17E, M.D.B.&M. Fresno County APN: 015-301-17s.

RESIDENCE:

A Beautiful 3,200± sq. ft. home with 4 bedrooms and 3 baths constructed in 2007. The Mediterranean style home is complemented with archways, pillars, cathedral ceilings, recessed lighting, dual pane windows, whole house fan, 3 gas fireplaces and a surround sound system in the family room. The modern kitchen boasts stainless steel appliances, including a Thermidor professional gas range, granite counters, extra lighting and elegant woodwork and tiles. The spacious patio is ideal for entertaining and includes arches, pillars and ceiling fans. The home has a tile roof, an atrium with a fountain, attractive landscaping, a Roman shaped pool and a pool side gazebo. A solar power system for the home provides an energy efficient savings.

SHOP BLDGS:

A 3,000± sq. ft. metal shop building with two truck roll-up doors.

PLANTINGS:

The property is planted to 8 year old Kerman pistachios on UCB-1 Rootstock. The spacing is 17 x 22.

WATER:

Fresno Irrigation District.
(1) 30 HP irrigation pump and well.
(1) domestic pump and well.
Double line drip system and flood irrigation.

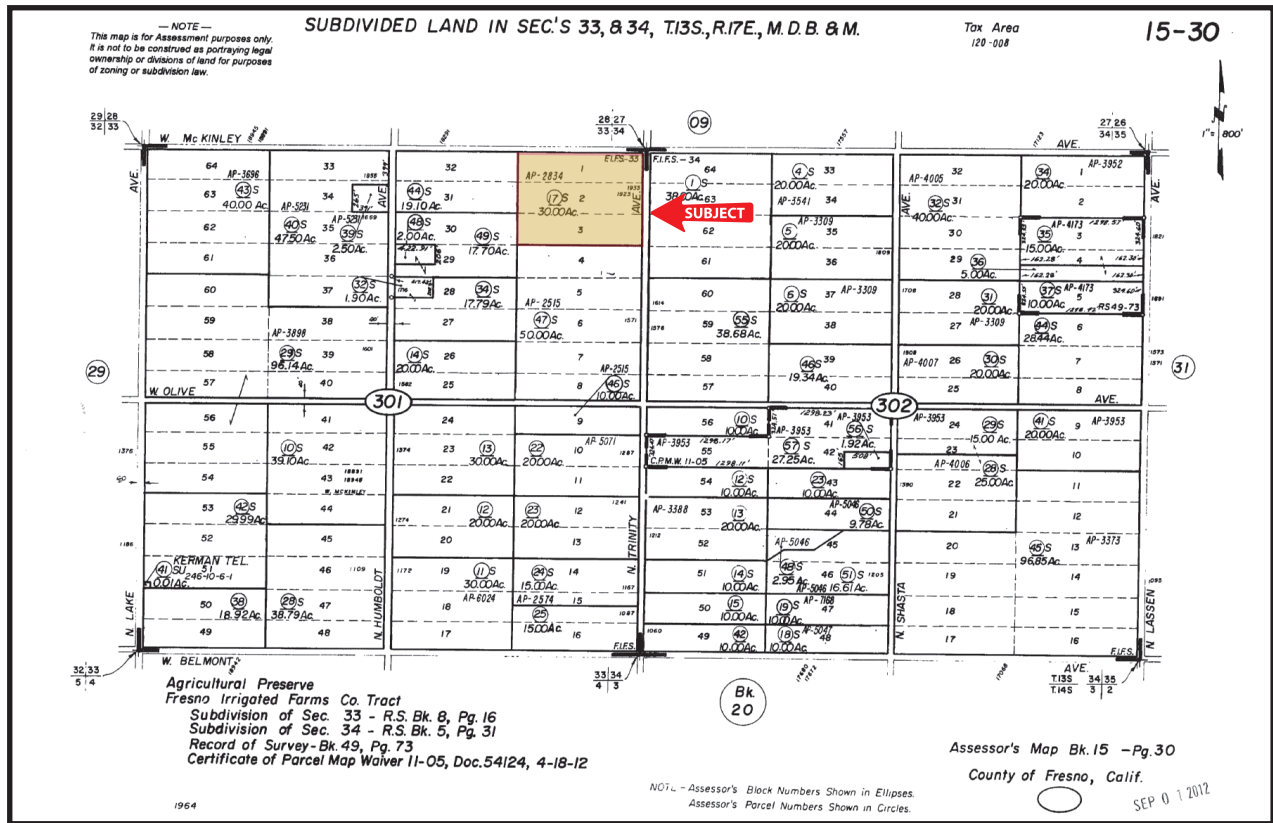
SOILS:

Hesperia sandy loam, moderately deep
Hanford sandy loam, silty substratum

PRICE/TERMS:

\$1,795,000 cash at the close of escrow. The 2015 pistachio crop is negotiable. Buyer to assume the existing solar power lease.

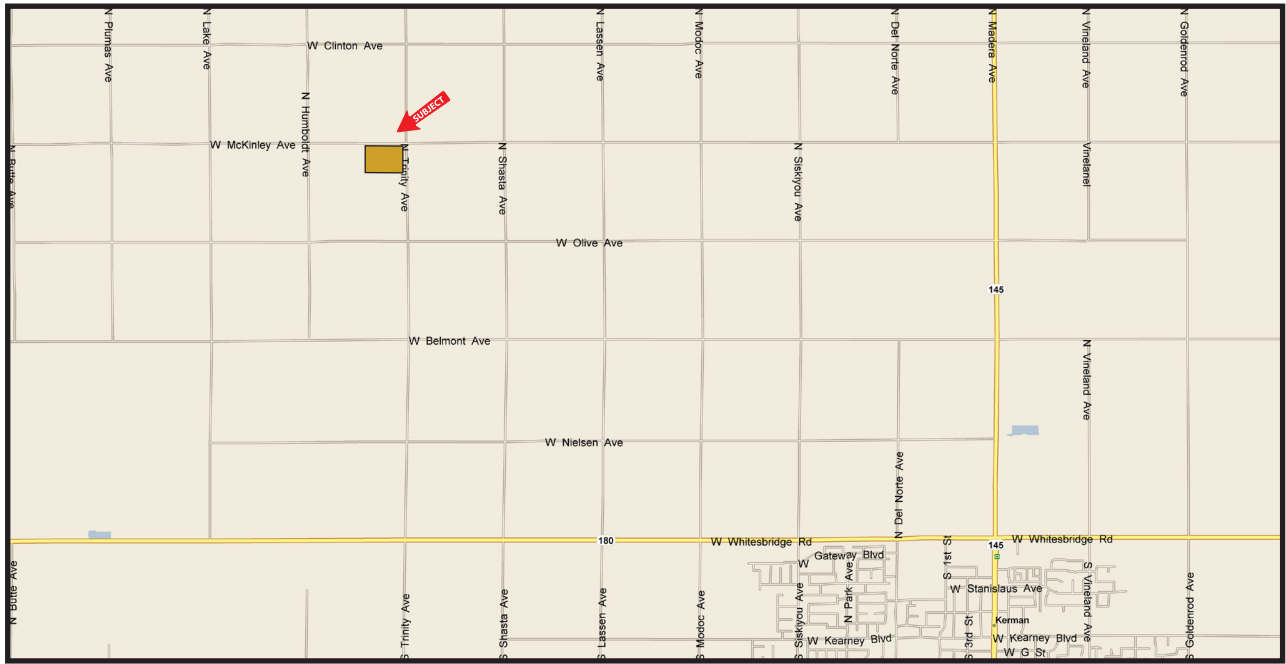
ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



REGIONAL MAP



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.



Kerman Pistachios and Home 30± Acres

