



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

**FOR SALE**

# Harlan Avenue Almonds



**231.54± Acres**  
**Fresno, California**

**Exclusively Presented By:**  
**Pearson Realty**



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CA BRE #00020875



**Price Reduced**

# Harlan Avenue Almonds

**231.54± Acres**

**\$3,357,330**

**LOCATION:**

Property is located on the north and south sides of Harlan Avenue, directly west of Interstate 5.

**DESCRIPTION:**

231.54 ± acres of 13th leaf almonds.

**LEGAL:**

Fresno County APNs: north block 045-090-42s (131.54± ac.); south blocks 045-090-09s (40± ac.), 045-090-18s (20± ac.), 045-090-045s (26.67± ac.) and 045-090-46s (13.33± ac.).

**ZONING:**

AE-40

**PLANTINGS:**

Type	Variety	Spacing	Planted
Almonds 50%	Nonpareil	22' x 16'	2005
Almonds 25%	Monterey	22' x 16'	2005
Almonds 25%	Butte	22' x 16'	2005

**PRODUCTION:**

Production for 2017 was 2,660± lbs per acre. Previous 5 year production average yield on all varieties was 2,000± lbs per acre. Production records available upon negotiation of an acceptable offer.

**WATER:**

Westlands Water District, Priority 1. The orchard is irrigated by a single line drip and fan jet system with sand filtration.

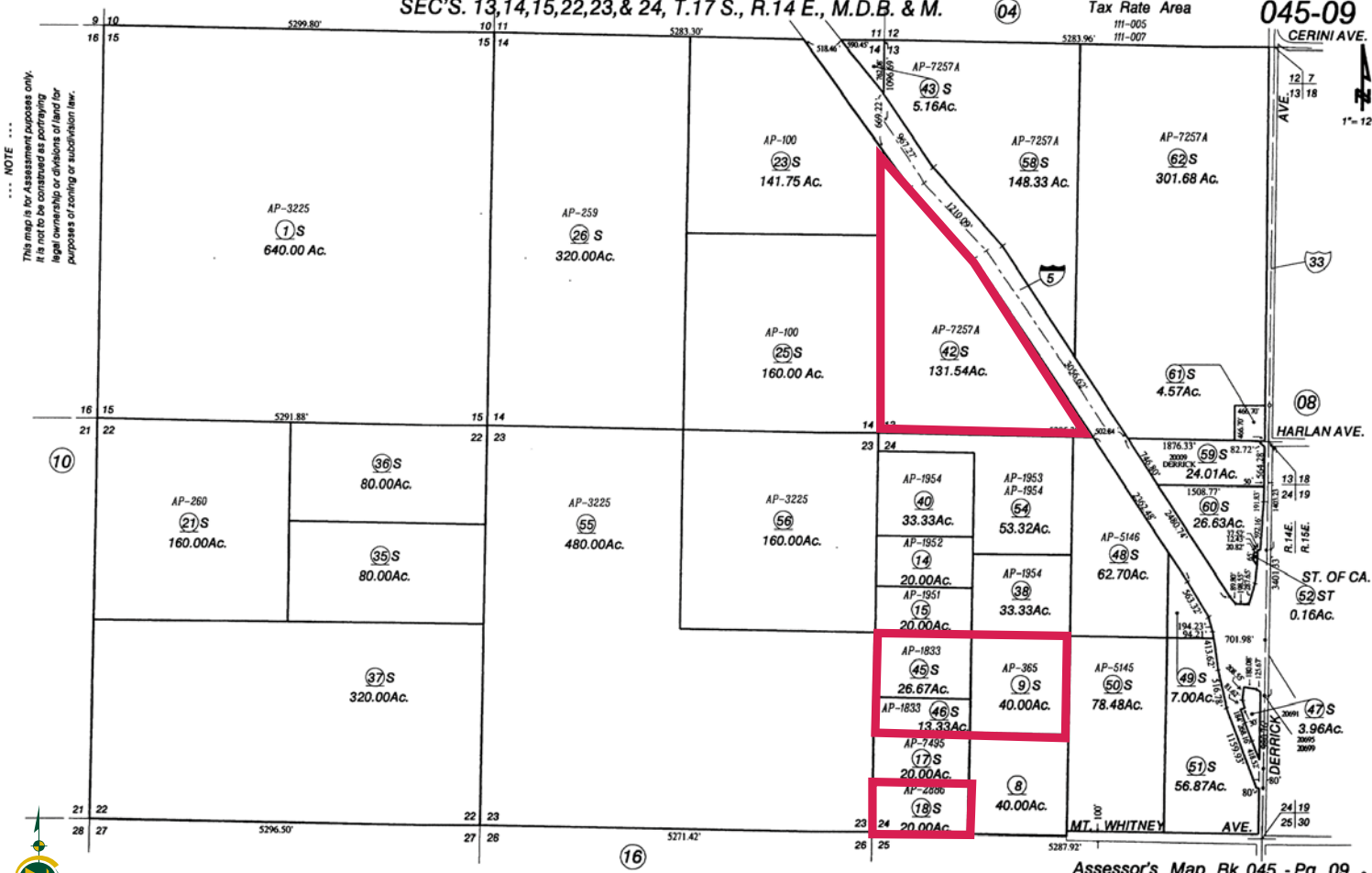
**SOILS:**

North block, Excelsior sandy loam, Cerini sandy loam, Panoche sandy loam and Cerini clay loam. South blocks, Panoche sandy loam and Polvadero-Guijarrel complex.

**PRICE/TERMS:**

\$3,357,330 (\$14,500/ac.) cash at close of escrow. Buyer to take possession after the 2018 harvest of the current crop.

# PARCEL MAP



**Agricultural Preserve** (11-05-10 RKV)

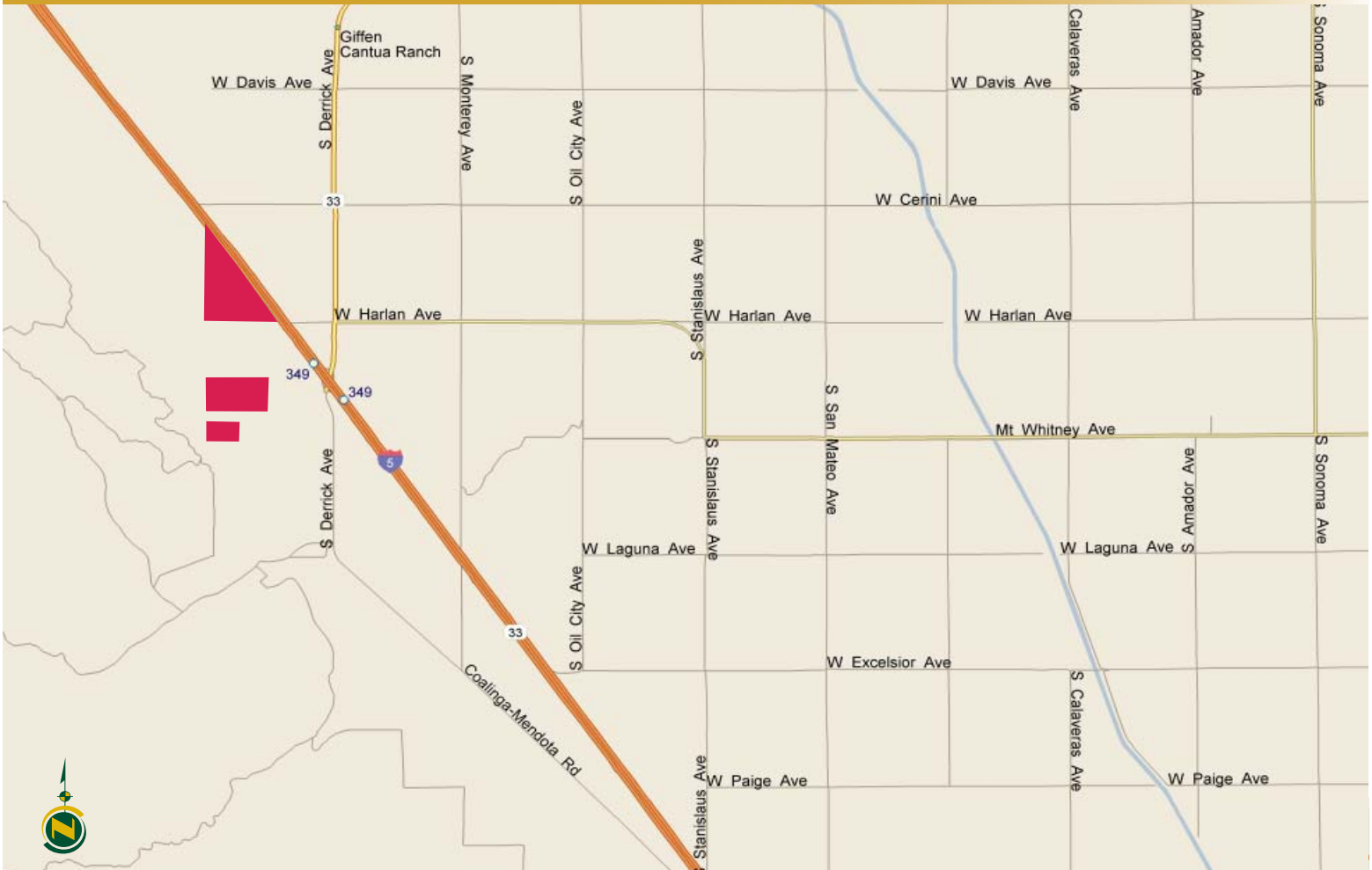
**Assessor's Map Bk. 045 - Pg. 09**  
**County of Fresno, Calif.**  
**DEC 2 7 2010**

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

# PICTURES



# LOCATION MAP



# REGIONAL MAP



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