

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Laton Walnuts

PRICE REDUCED



**225.65± Assessed Acres
Fresno County, California**

**Exclusively Presented By:
Pearson Realty**

- Laguna Irrigation District
- Irrigation pumps and wells
- 8 homes + multiple sheds & barns
- Chandler & Tulare walnuts



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Laton Walnuts

225.65± Assessed Acres

\$5,755,000
(\$25,505 per acre)

LOCATION:

The SWC of Cedar and Laguna Avenues, approximately 5 miles SW of the city of Laton.

LEGAL:

A portion of the N 1/2 of Section 35, T17S, R20E, M.B.D.&M.
Fresno County APN's: 055-110-03 & 38s.

ZONING:

AE-20 (Agricultural Exclusive - 20 acre minimum parcel size). The property is under the Williamson Act contract.

PLANTINGS:

<u>Net Acres</u>	<u>Block</u>	<u>Variety</u>	<u>Crop</u>	<u>Age</u>	<u>Spacing</u>
37.00±	1	Chandler	Walnuts	2005	30 x 25
5.00±	2	Tulare	Walnuts	2005	25 x 25
32.00±	3	Chandler	Walnuts	1999	30 x 25
15.00±	4	Chandler	Walnuts	1999	30 x 25
83.00±	5	Tulare	Walnuts	1999	25 x 25

Note: Buyer to independently verify the net planted acres.

PRODUCTION:

<u>Crop Year</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
<u>Lbs./Acre*</u>	3,050	3,838	4,118	3,021

* Yields are based upon 172± net planted acres.

WATER:

Laguna Irrigation District (3 turnouts)
(2) 100 HP irrigation pumps and wells (1 marginal)
(1) 60 HP irrigation pump and well
(1) 30 HP irrigation pump and well
(1) irrigation well (Drilled in 2015 as stand-by - no pump)
Flood irrigation

SOILS:

Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17
Dello sandy loam
Chino sandy loam
Grangeville fine sandy loam, hard substratum
Chino fine sandy loam
Grangeville fine sandy loam, sandy substratum

BUILDINGS:

The property includes 8 homes of various ages, sizes and condition. There are multiple sheds and barns remaining from the former dairy site. The mobile office is not included in a sale.

EQUIPMENT:

None.

PRICE/TERMS:

\$5,755,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2019 crop through the close of escrow.

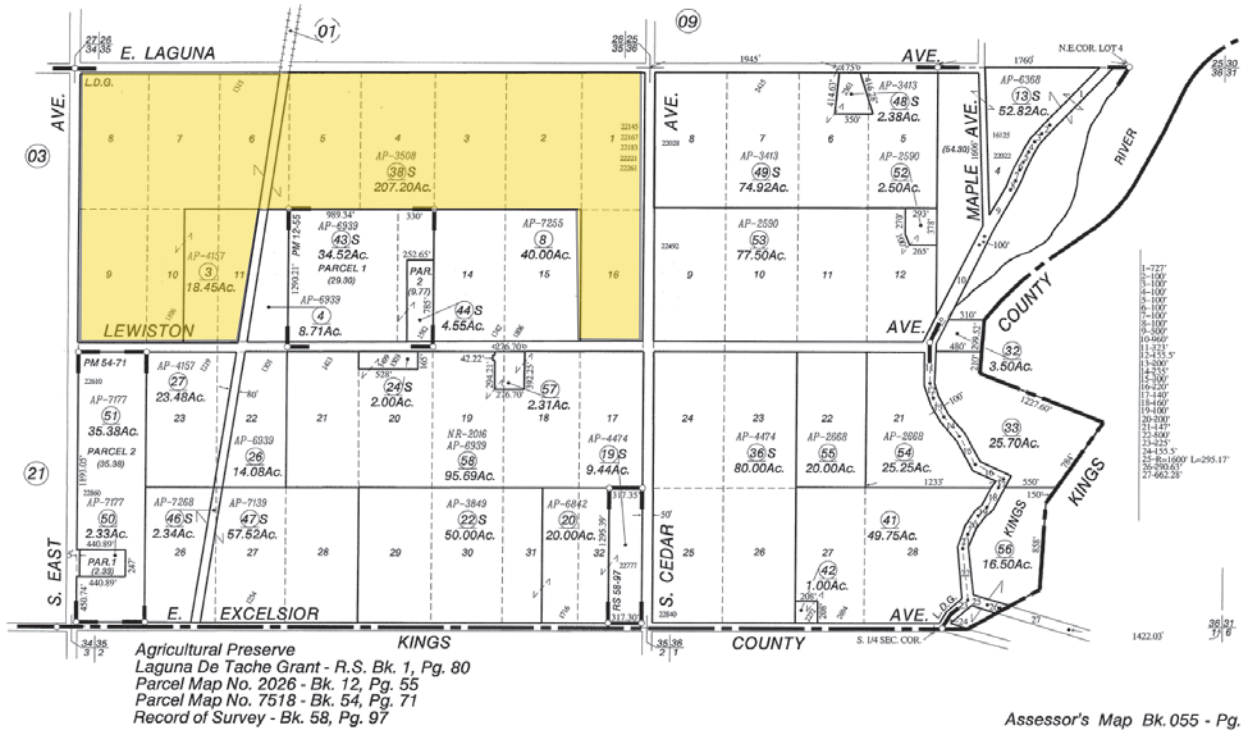
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC'S. 35 & 36, T. 17 S., R. 20 E., M. D. B. & M.

Tax Rate Area
125-004

055-11

--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



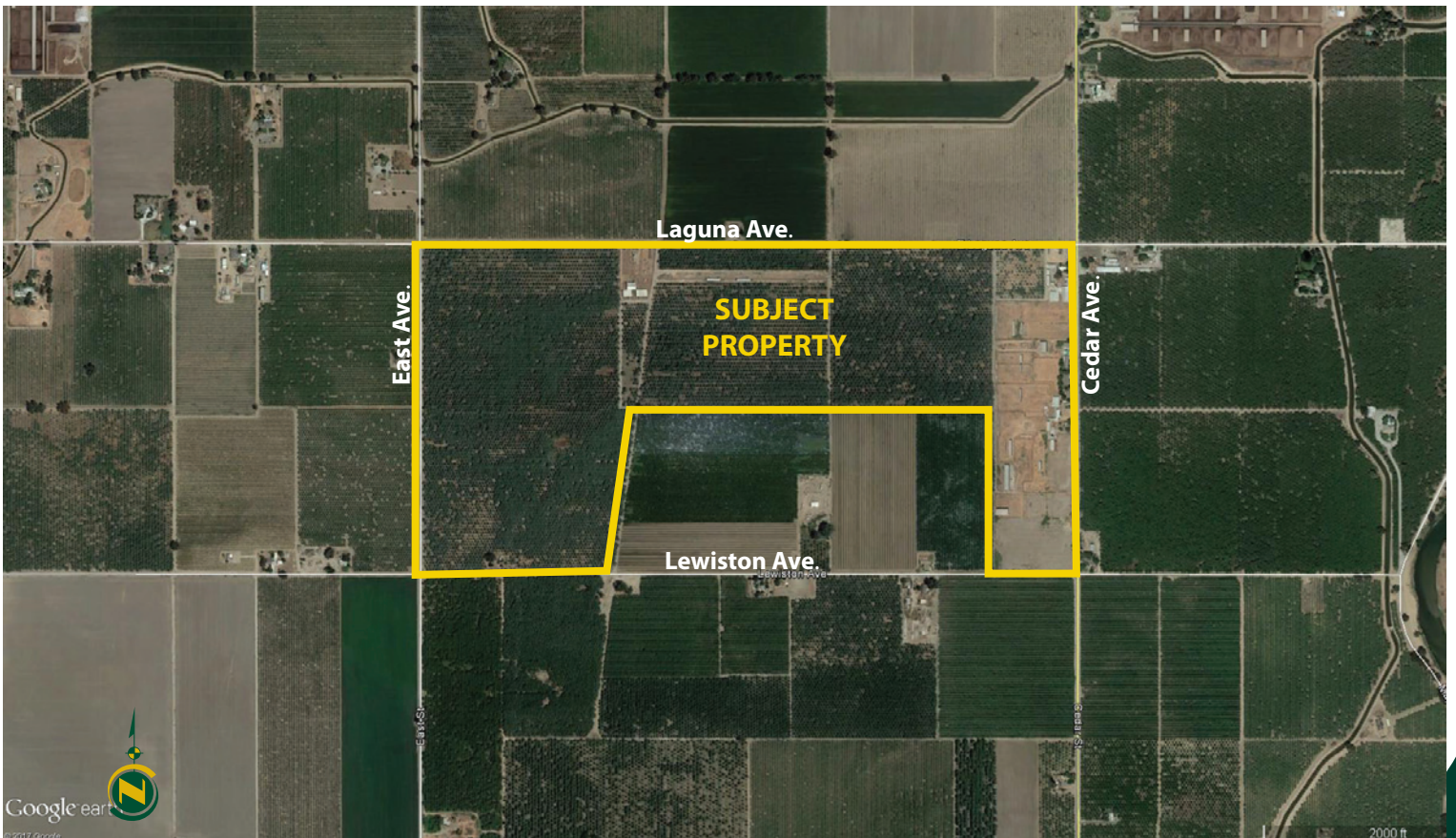
Agricultural Preserve
Laguna De Tache Grant - R.S. Bk. 1, Pg. 80
Parcel Map No. 2026 - Bk. 12, Pg. 55
Parcel Map No. 7518 - Bk. 54, Pg. 71
Record of Survey - Bk. 58, Pg. 97

Assessor's Map Bk.055 - Pg. 11
County of Fresno, Calif.

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

05-06-2014 DK 14R

AERIAL MAP



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2000 ft

PROPERTY PHOTOS



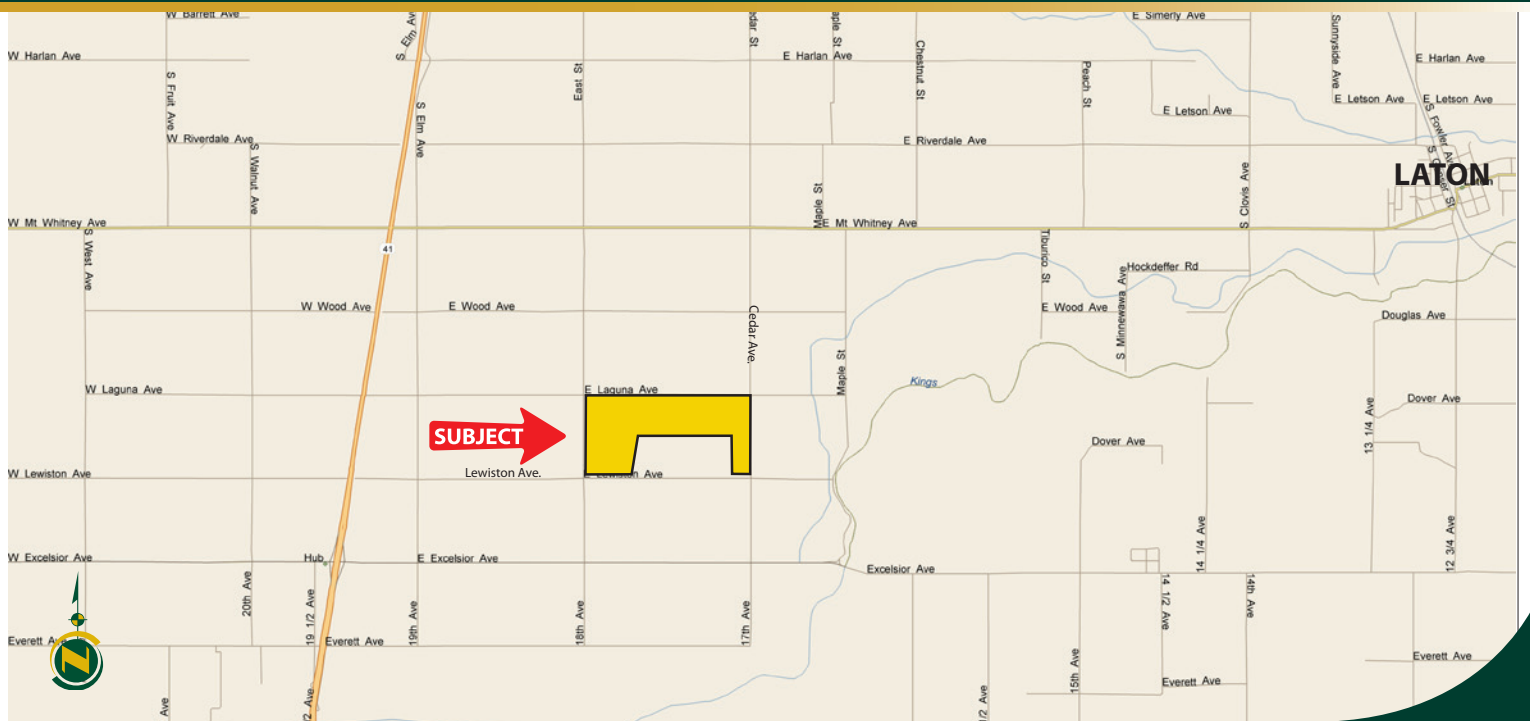
PROPERTY PHOTOS



PROPERTY PHOTO



LOCATION MAP



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

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