



**PEARSON
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FOR SALE

Fresno County Almond Ranch



453.16± Acres
Fresno County, California

- Large farming block
- Four irrigation pumps and wells
- Income and tax benefits
- Good plantings and soils

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Fresno County Almond Ranch

453.16± Acres

New Price
\$9,950,000
(\$21,957/ac)

~~\$11,250,000~~

DESCRIPTION:

This large block almond ranch opportunity is a state of the art fully turn key offering. The property has a variety of almonds planted in various years. The majority of the ranch is newer plantings. The ranch has four ag pumps and wells that supply approximately 5,500± GPM. The property also has a nice shop and modular tenant home. This attractive almond ranch is being farmed with the best cultural practices.

LOCATION:

The street address is 11656 McMullin Grade, Helm, CA 93627. It is located east of McMullin grade between W. Floral Avenue and W. Kamm Avenue.

LEGAL:

Fresno County APN 040-050-65s the property is located in portions of sections 1, 2, 11 and 12. Township 16S, Range 17E., M.D.B.& M.

ZONING:

AE-20 Agriculture Exclusive, the property is under the Williamson Act contract.

PLANTINGS:

Block 1A (40± acs) - 50% Nonpareil, 25% Folsom, 25% Independence planted in 2010 Viking rootstock from Dave Wilson Nursery.

Block 1B (80± acs) - 50% Nonpareil, 25% Folsom, 25% Independence planted in 2011 Viking rootstock from Dave Wilson Nursery.

Block 2 (120± acs) - 50% Nonpareil, 50% Monterrey planted in 2014 Hanson rootstock from Duarte Nursery.

Block 3 (90± acs) - 100% Independence planted in November 2016 Hanson rootstock from Dave Wilson Nursery.

Block 4 (90± acs) - 50% Marcona, 25% Nonpareil, 25% Monterrey planted in 2005

PRODUCTION:

Available to qualified buyers.

SOILS:

Calhi loamy sand 3 to 9 percent slopes

Merced clay loam

Piper sandy loam, 0 to 9 percent slopes

Piper-Rossi complex, 0 to 9 percent slopes

Traver fine sandy loam, moderately deep

Pond fine sandy loam

Rossi fine sandy loam

Temple loam

Temple clay loam

Pits

WATER:

The property has four electric ag pumps, and wells. The almonds are being irrigated by sprinkler and drip systems through filter stations. The home and shop have a domestic pump and well. The property is also located in the Murphy Slough Association.

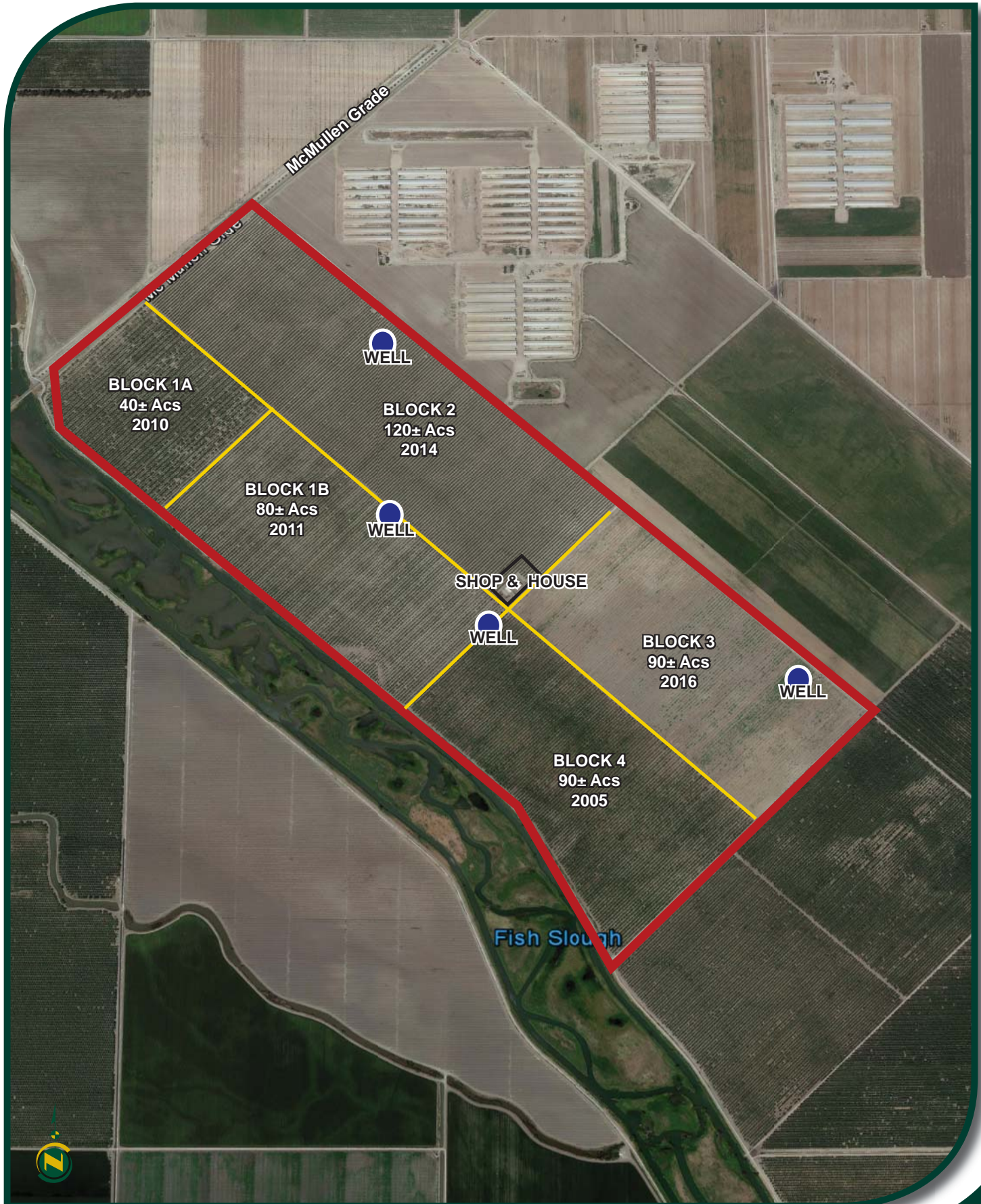
NOTE:

All information is provided as a convenience, and is believed to be true and correct by the agent. However all information should be verified by the buyer.

PRICE & TERMS:

~~\$11,250,000~~ PRICE REDUCED to **\$9,950,000 (\$21,957 per acre)**

AERIAL MAP

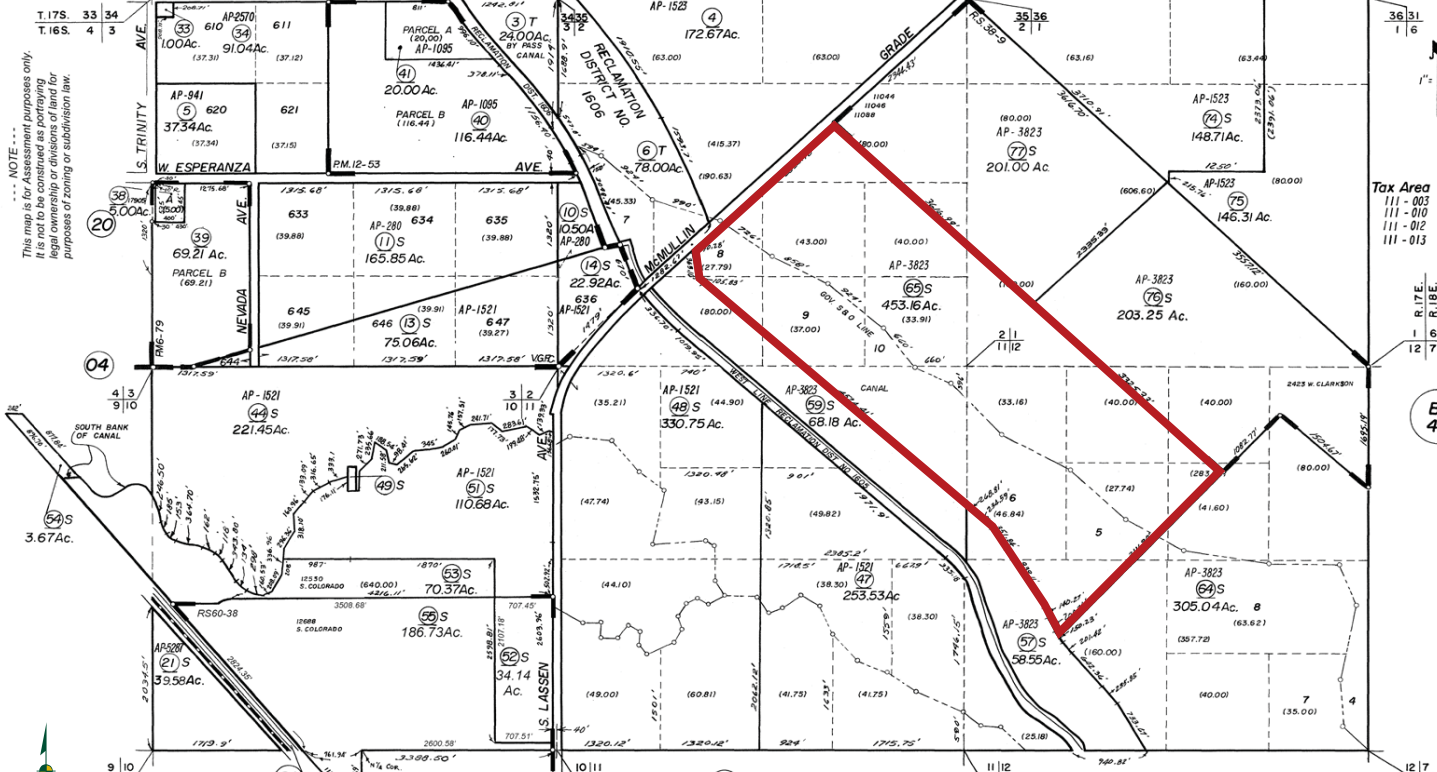


ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND & POR. SEC'S 1,2,3,9,10,11,12,15,T.16S.,R.17E., M.D.B.&M.

Bk. 30

40-05



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

Tax Area
111 - 003
111 - 010
111 - 012
111 - 013

Bk. 41



Cultural Preserve
Parcel Map No. 1207 - Bk. 6, Pg. 79
Parcel Map No. 2011 - Bk. 12, Pg. 53
H 11-25-2014, DK. 15R

Record of Survey - Bk. 38, Pg. 9
Record of Survey - Bk. 60, Pgs. 38-39
Valley Garden Farm Subd C - Bk. 8, Pgs. 76-77

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

Assessor's Map Bk. 40 - Pg. 05
County of Fresno, Calif.



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PROPERTY PHOTOS



PROPERTY PHOTOS



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LOCATION MAP



REGIONAL 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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