

**FOR SALE**



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# Rose Ave. Pistachio Ranch

**PRICE REDUCED**



**101.10± Acres  
Fresno County, California**

- Young pistachio plantings
- James Irrigation District
- Drip Irrigation system

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CA BRE #00020875



# Rose Ave. Pistachio Ranch

**101.10± Acres**

**\$2,399,000**

**LOCATION:** The ranch is located on the south side of Rose Ave. and Colusa Ave. alignments.

**DESCRIPTION:** The pistachios were planted in 2017 on Platinum rootstock and budded to Golden Hills variety. Spacing is 20 x 16.

**LEGAL:** Fresno County APN: 040-170-30s. Located in a portion of Sections 1 and 2, T16S, R16E, M.D.B.&M.

**ZONING:** Agricultural.

**WATER:** The property is within the boundary of the James Irrigation District and receives district water. Trees are irrigated by a single line drip irrigation system installed by Agri-Valley Irrigation, Inc.

**SOILS:** Gepford clay and Tachi clay, all 0 to 1% slopes.

**BUILDINGS/  
IMPROVEMENTS:** None.

**PRICE/TERMS:** \$2,399,000 cash to Seller at close of escrow.

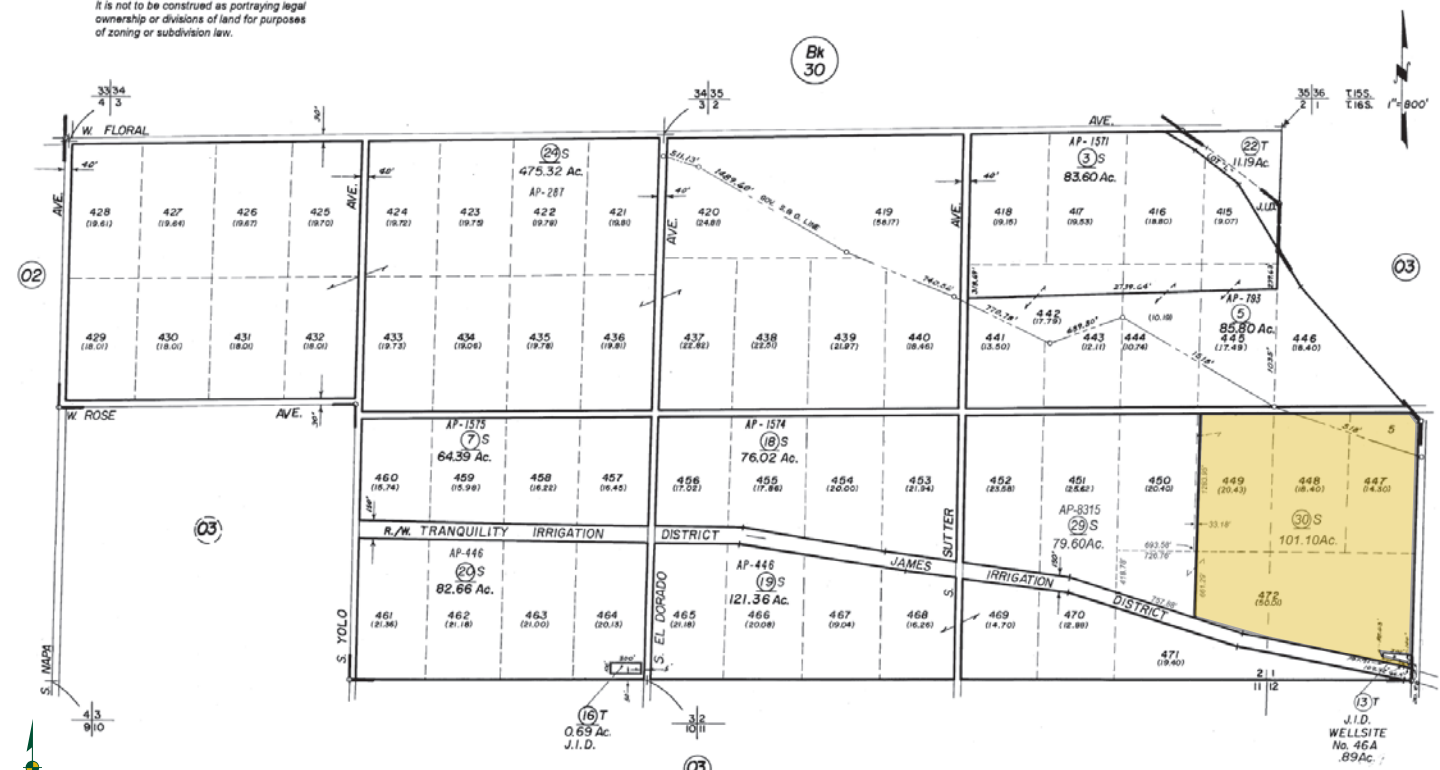
# ASSESSOR'S PARCEL MAP

— 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.

SUBDIVIDED LAND IN POR. SEC'S. 1, 2 & 3, T. 16 S., R. 16 E., M.D.B. & M.

Tax Area  
III-010

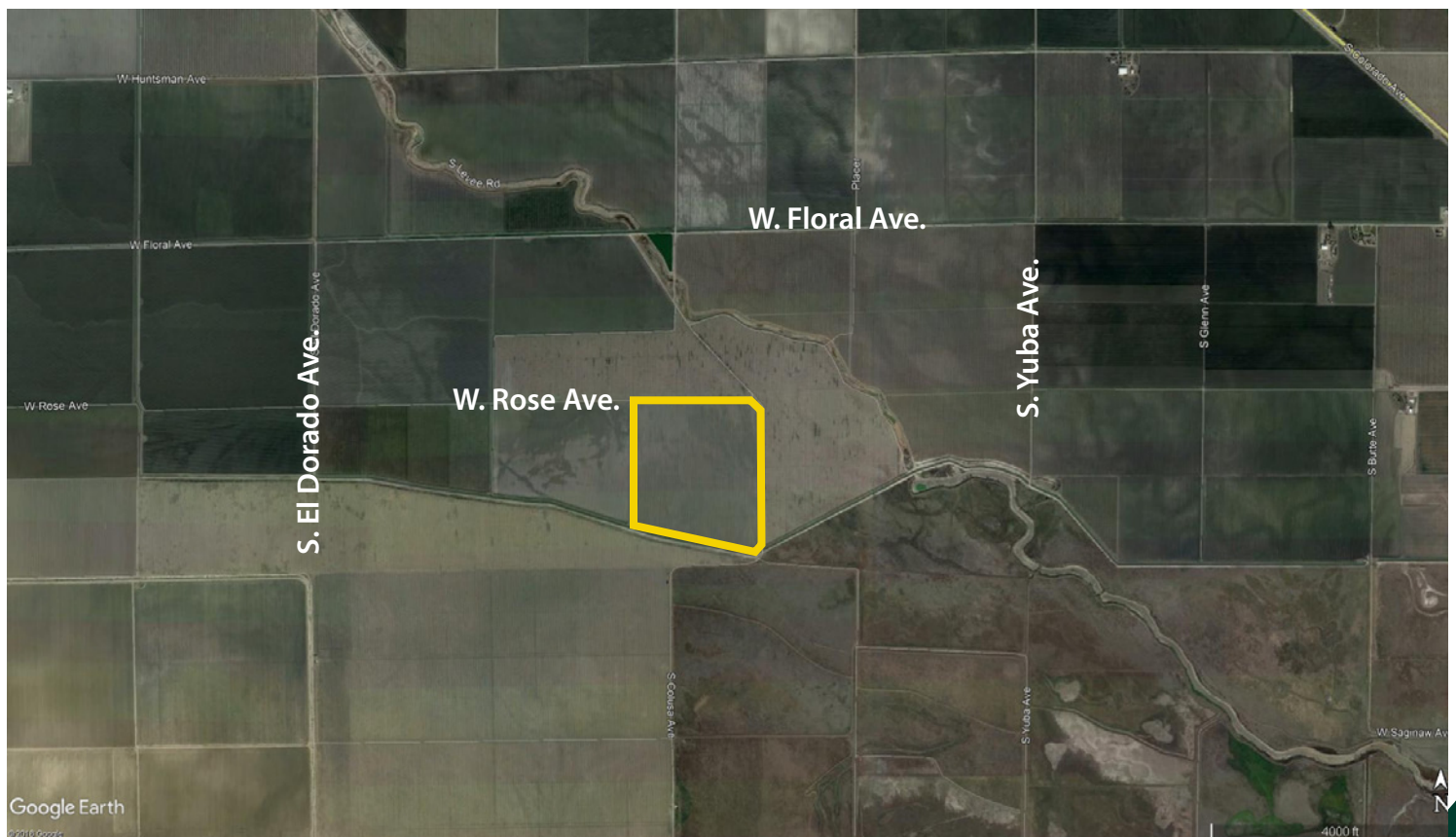
**040-17**



Agricultural Preserve  
Valley Garden Farms Subd. "B" - Plat Bk. 7, Pg. 80-82

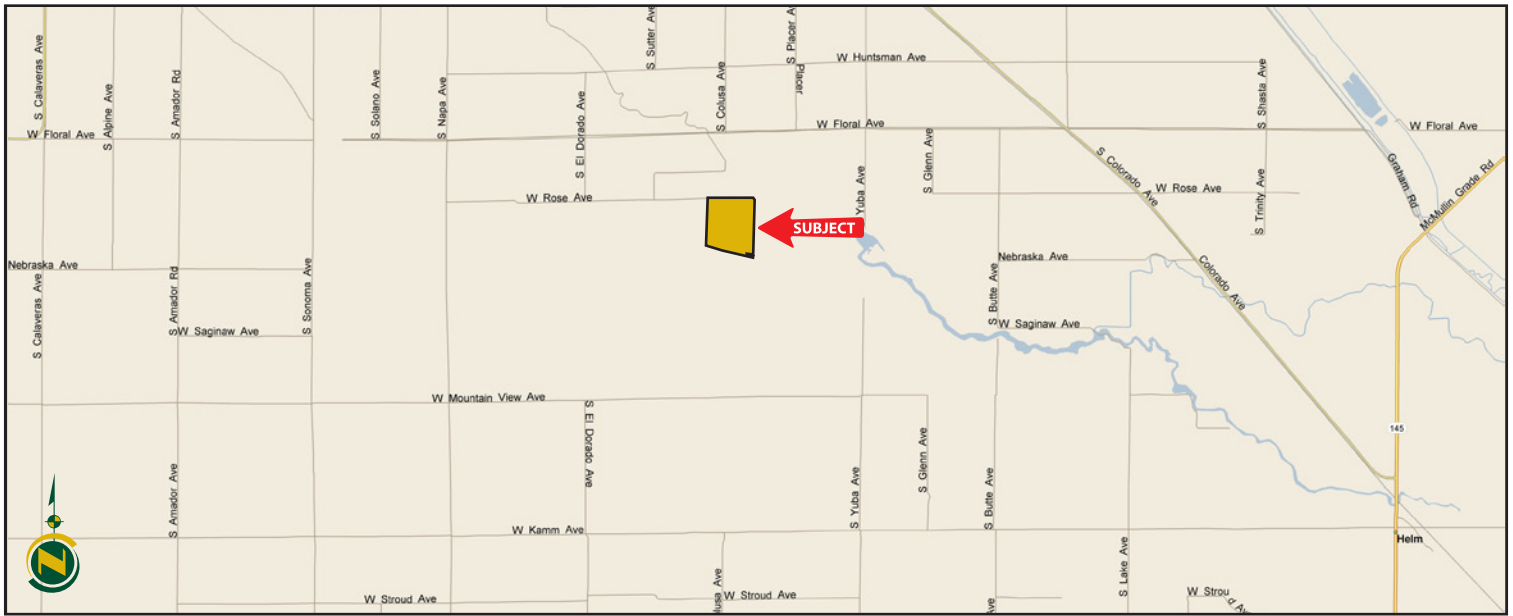
Assessor's Map Bk. 40 -Pg.17  
County of Fresno, Calif.

## AERIAL MAP





## LOCATION MAP



## PROPERTY PHOTO



*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.*

**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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