

FOR SALE



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

Elkhorn Avenue Almonds



30.45± Acres
Fresno County, California

- (1) Irrigation Pump & Well
- Mature Almonds
- Liberty Water District

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Elkhorn Avenue Almonds

30.45± Assessed Acres

\$850,000
(\$27,914/Ac.)

LOCATION:

The property is located on the northwest corner of E. Elkhorn Avenue and S. Elm Avenue just west of Highway 41, approximately 3± miles southwest of the City of Kingsburg.

DESCRIPTION:

30.45± acres of mature almonds.

LEGAL:

Fresno County APN's: 042-200-36s and 42s, located in a portion of Section 33, T16S, R20E, M.D.B.&M.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
The property is not in the Williamson Act.

PLANTINGS:

The property is planted to 16-18 year old Nonpareil/Aldrich almonds that are interplanted with 12 year old Monterey almonds. Nemaguard rootstock. Spacing is 22' x 11.5'.
NOTE: Buyer is to independently verify the above planting information prior to the close of escrow.

WATER:

(1) Irrigation pump & well.
Liberty Water District. There is no stock available to purchase with the property. The property does not receive surface water.

SOILS:

Calhi loamy sand, 0-3% slopes.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$850,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs towards the 2019 crop season.

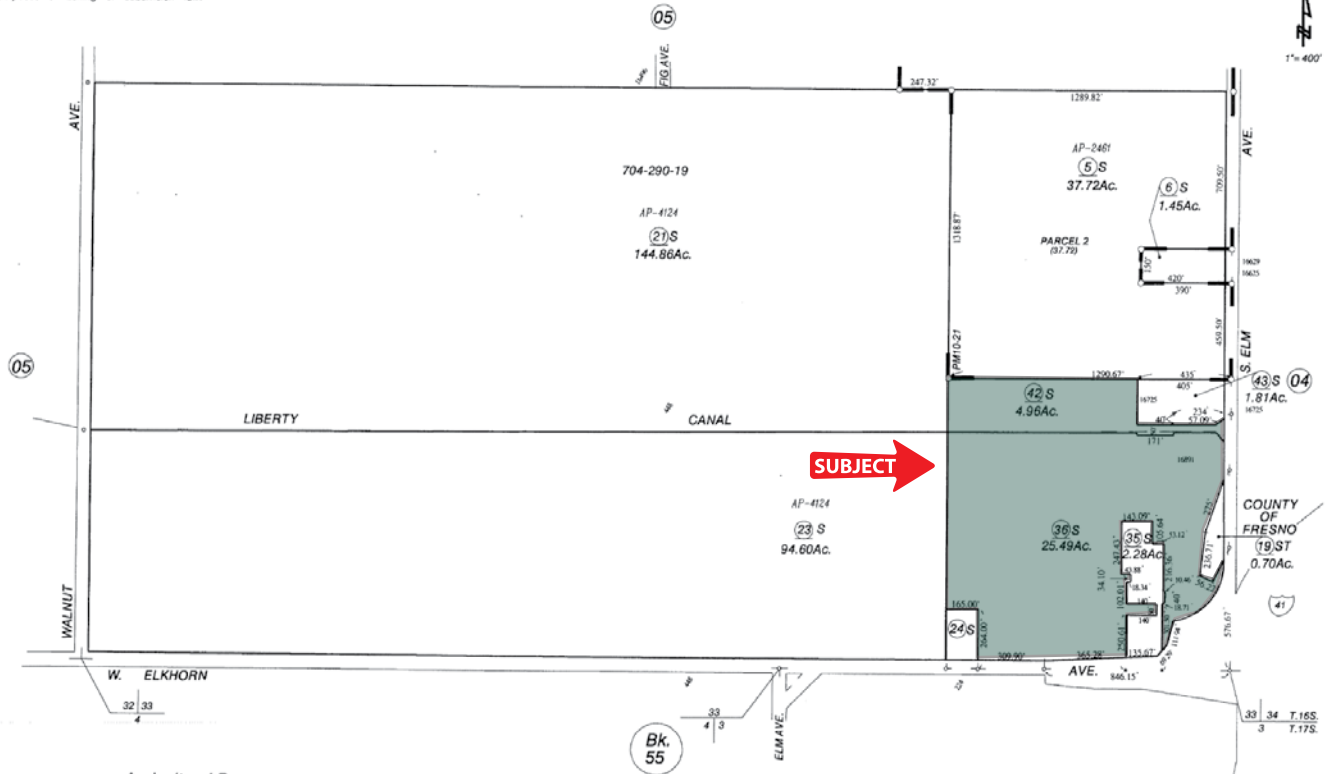
ASSESSOR'S PARCEL MAP

... 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.

POR. SEC. 33, T.16S. R.20E., M.D.B.&M.

Tax Rate Area
 70-001
 70-006

042-20



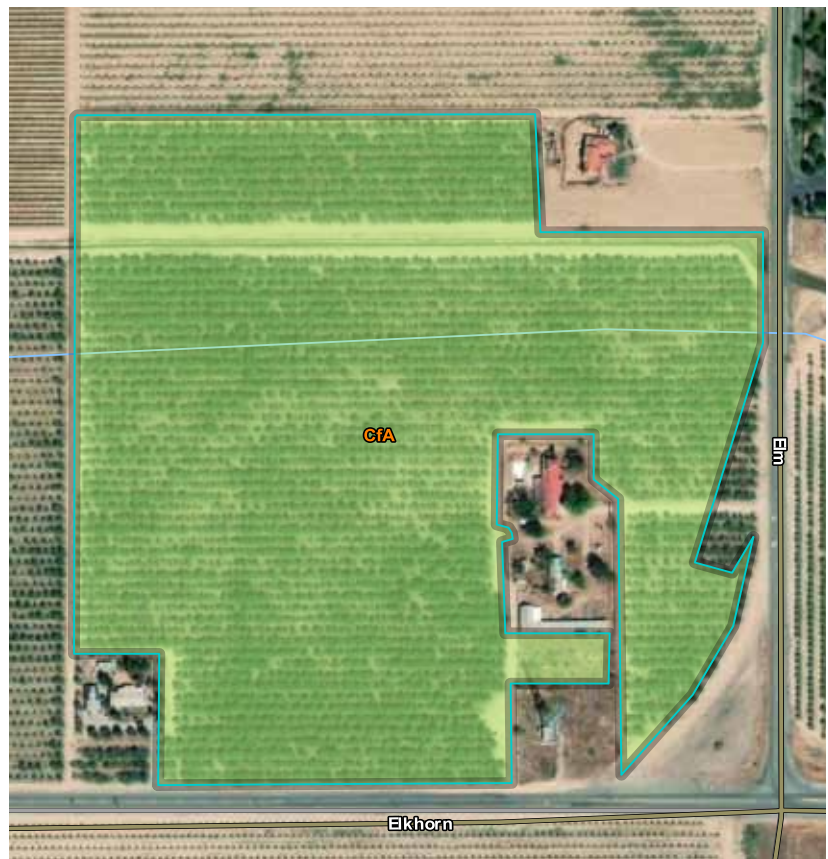
Agricultural Preserve
 Parcel Map No. 1797 - Bk. 10, Pg. 21

Assessor's Map Bk.042 - Pg. 20
 County of Fresno, Calif.

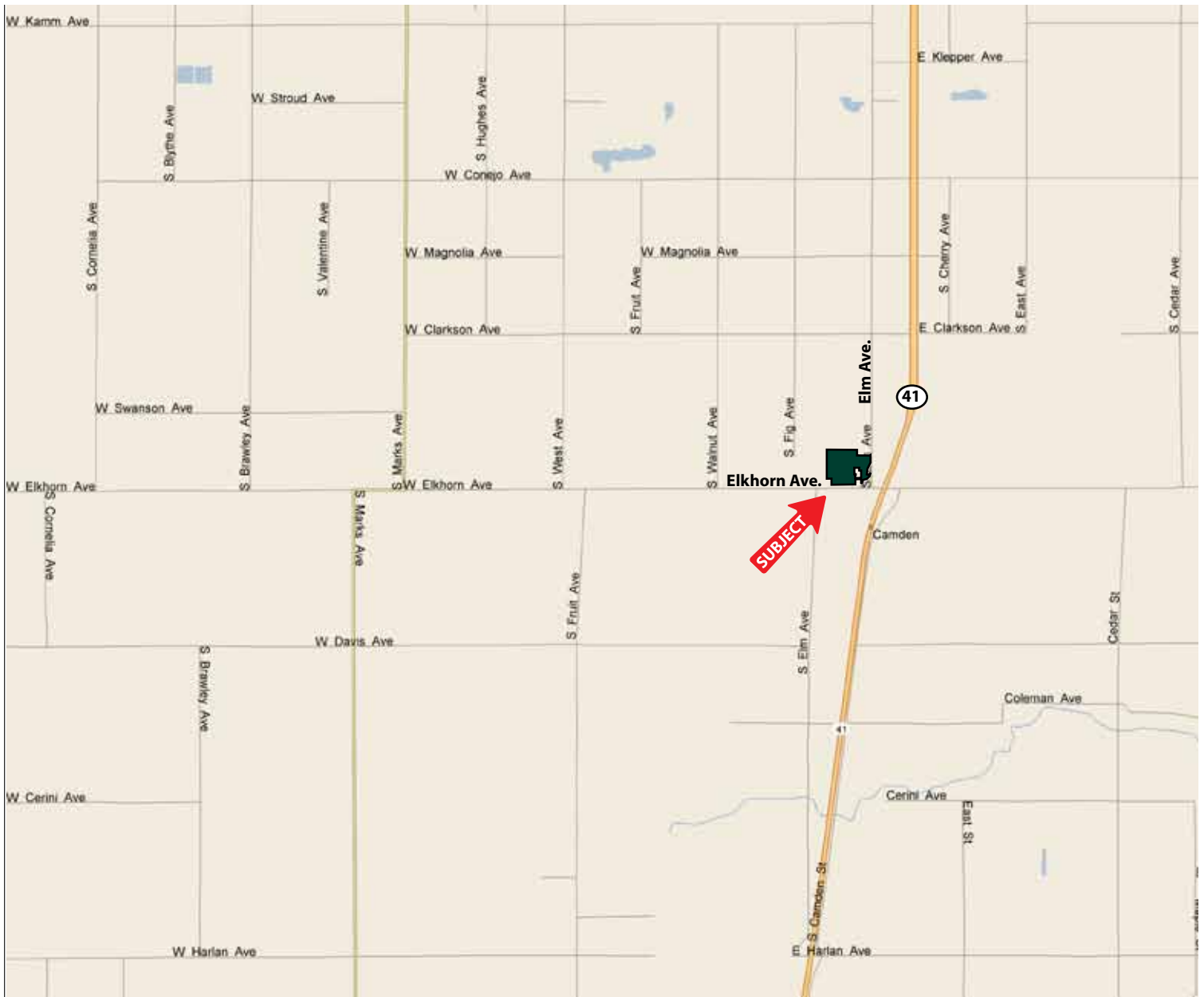
SOILS MAP

SOILS LEGEND

CfA = Calhi loamy sand
 0 to 3 percent slopes
 Grade 2



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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