

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Jameson Almonds & Raisins



230.76± Acres
Fresno County, California

- Shasta Almonds & Thompson Seedless Grapes
- (3) Pumps & Wells
- Drip Irrigation

Exclusively Presented By:
Pearson Realty



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CA DRE #00020875



Jameson Almonds & Raisins

230.76± Assessed Acres

\$5,076,720
(\$22,000 per acre)

LOCATION:

The property is located on the east side of S. Jameson Avenue between W. Lincoln Avenue and W. Manning Avenue approximately 5± miles northwest of Raisin City.

DESCRIPTION:

The subject property is planted to approximately 160± acres of mature Thompson Seedless grapes and 80± acres of Shasta almonds.

LEGAL:

Fresno County APN: 035-070-32s located in a portion of Section 14, T15S, R18E, M.D.B.&M.

PLANTINGS:

Thompson Seedless Raisin Grapes: 152± acres
53" open gable
Spacing: 12' x 7'
Age: 40 years old
Single line drip irrigation

Shasta Almonds: 78± acres
Spacing: 16' x 22'
Age: Planted in 2018
Dual line drip irrigation

WATER:

Raisin City Water District (no delivery of surface water). Media jet filter stations. Three pumps and wells: (2) 100 HP (1) 75 HP
McMullin GSA

SOILS:

Fresno fine sandy loam
Pachappa loam, moderately deep, saline-alkali
El Peco loam
Pond loam, moderately deep
Borden loam, moderately deep, saline alkali

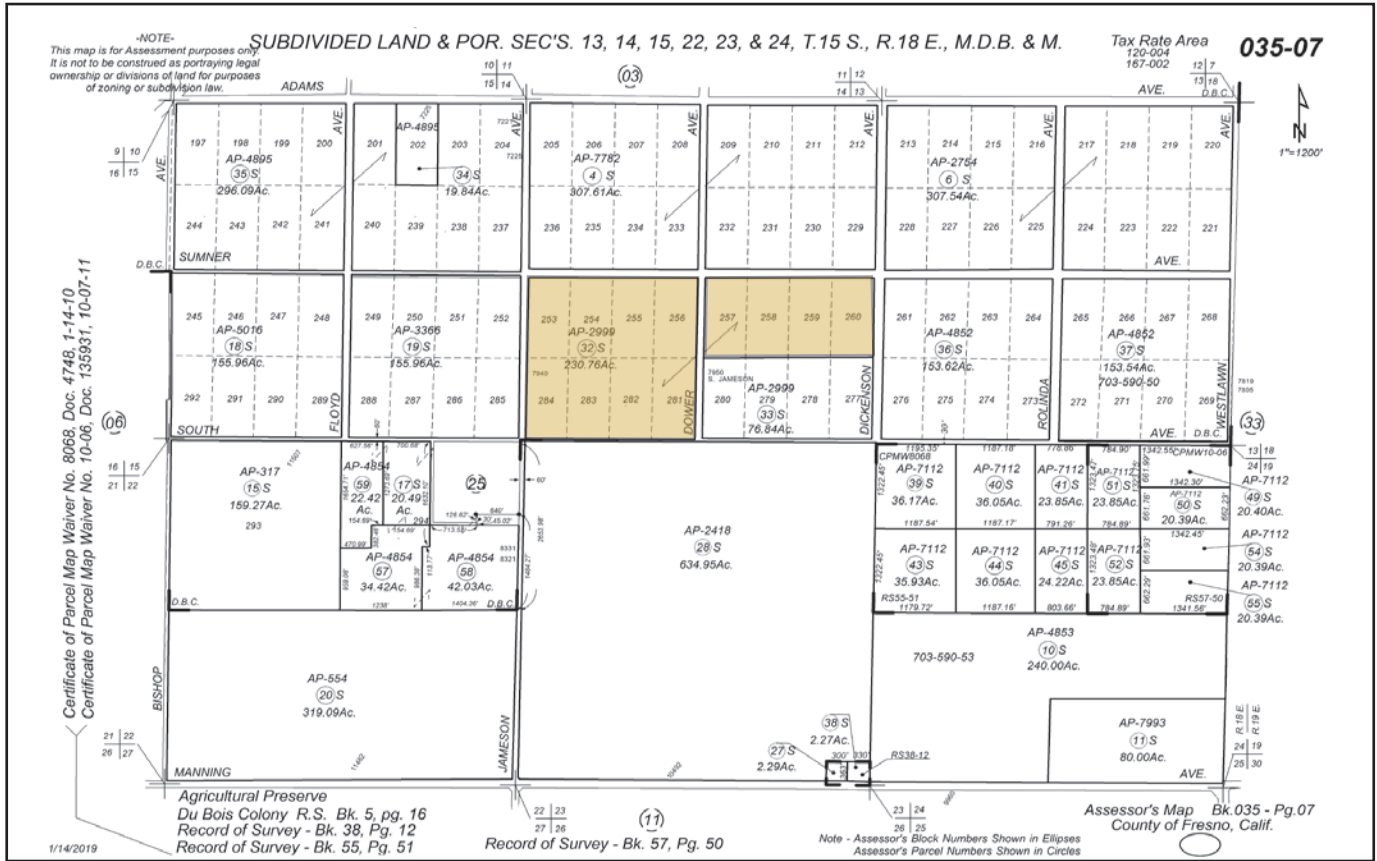
**BUILDINGS/
IMPROVEMENTS:**

None

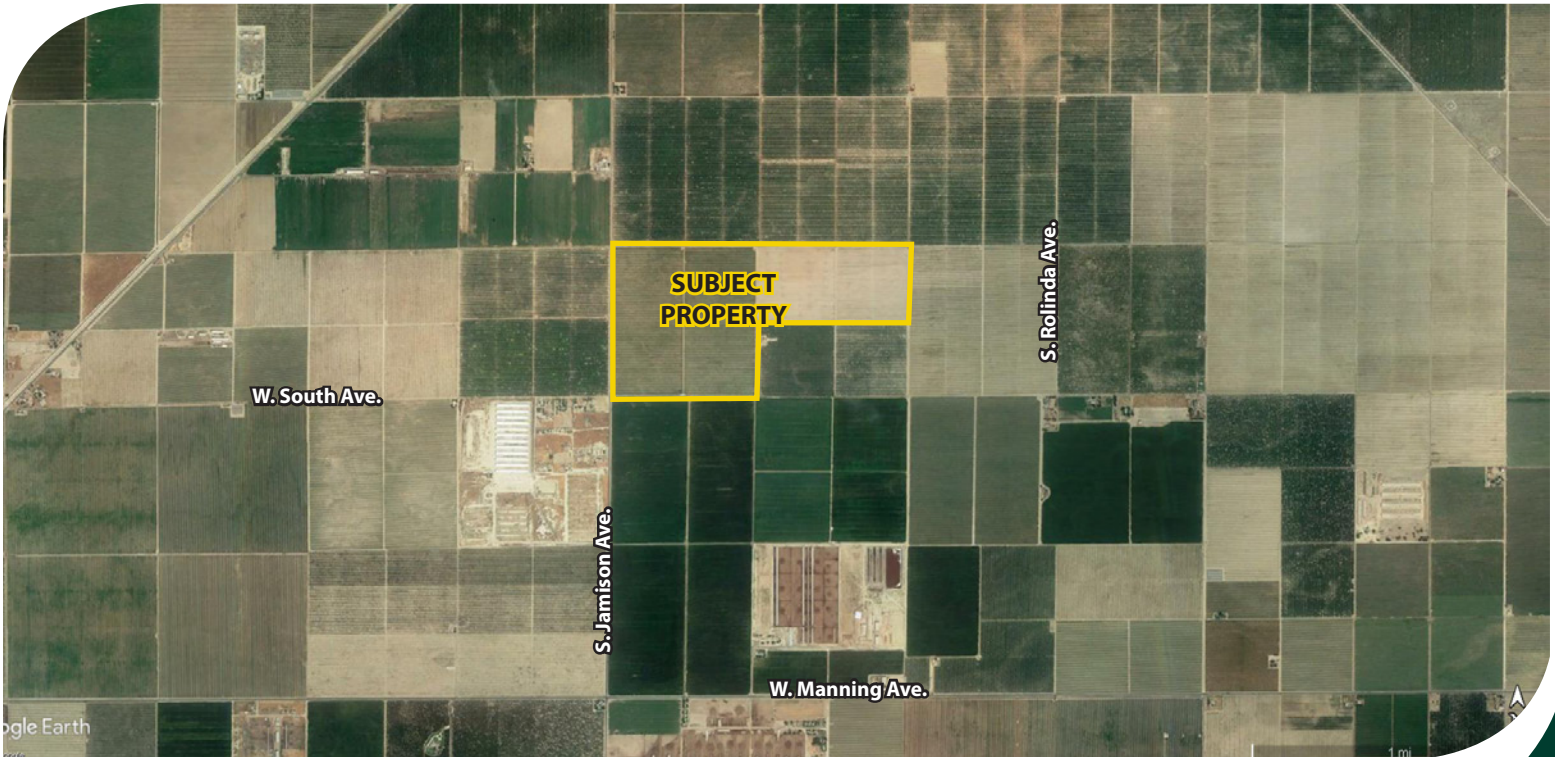
PRICE/TERMS:

\$5,076,720 cash. Buyer to reimburse Seller for any farming/cultural costs incurred towards the 2020 almond and raisin grape crops through the close of escrow. Seller intends to perform a 1031 tax deferred exchange.

ASSESSOR'S PARCEL MAP



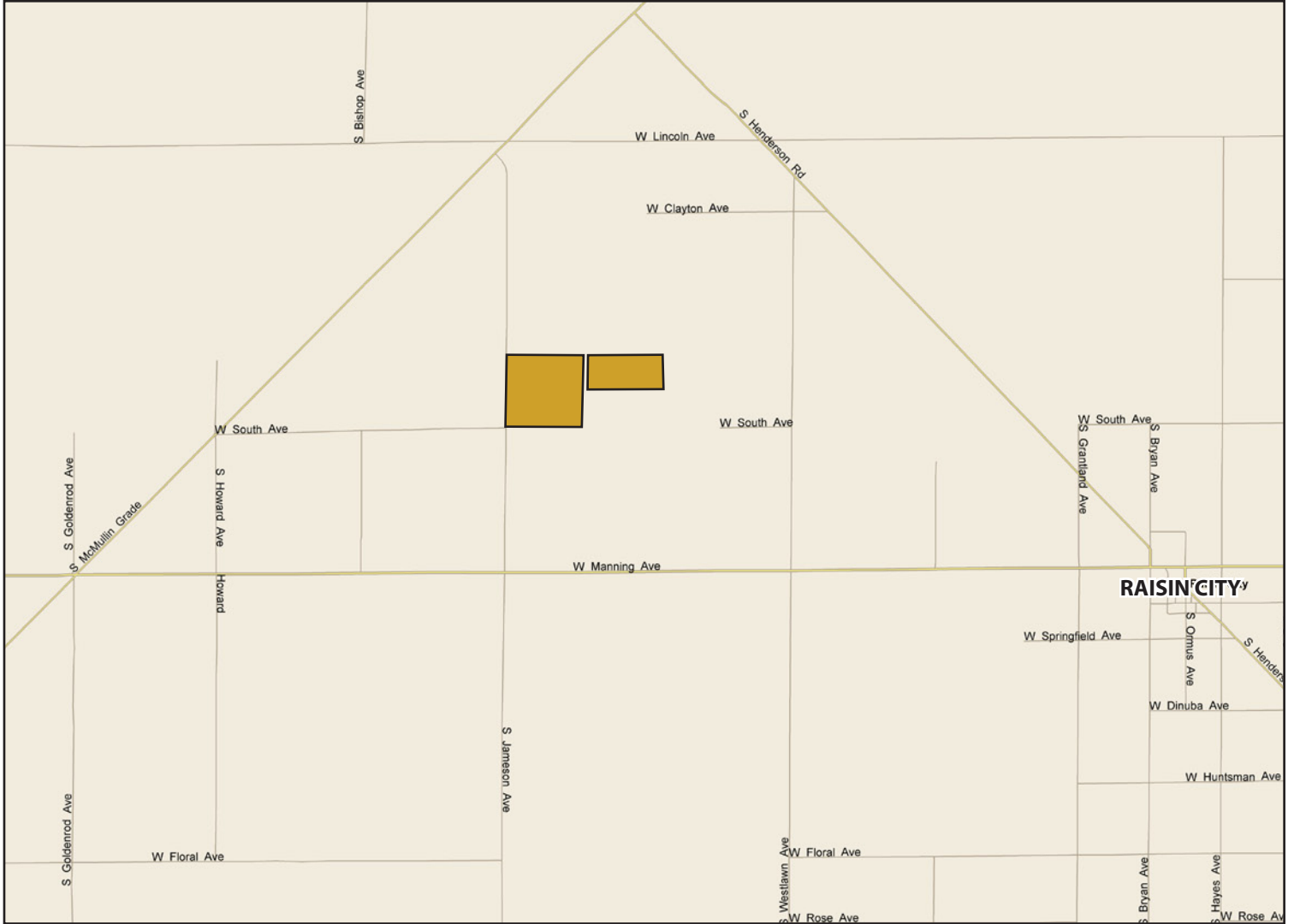
AERIAL MAP







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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