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# Fowler Nectarines & Open

**PRICE REDUCED**

**48.15± Acres**  
**Fresno County, California**

- Predominantly Grade 1 soils
- (2) Nectarine varieties
- Secure, fenced storage yard

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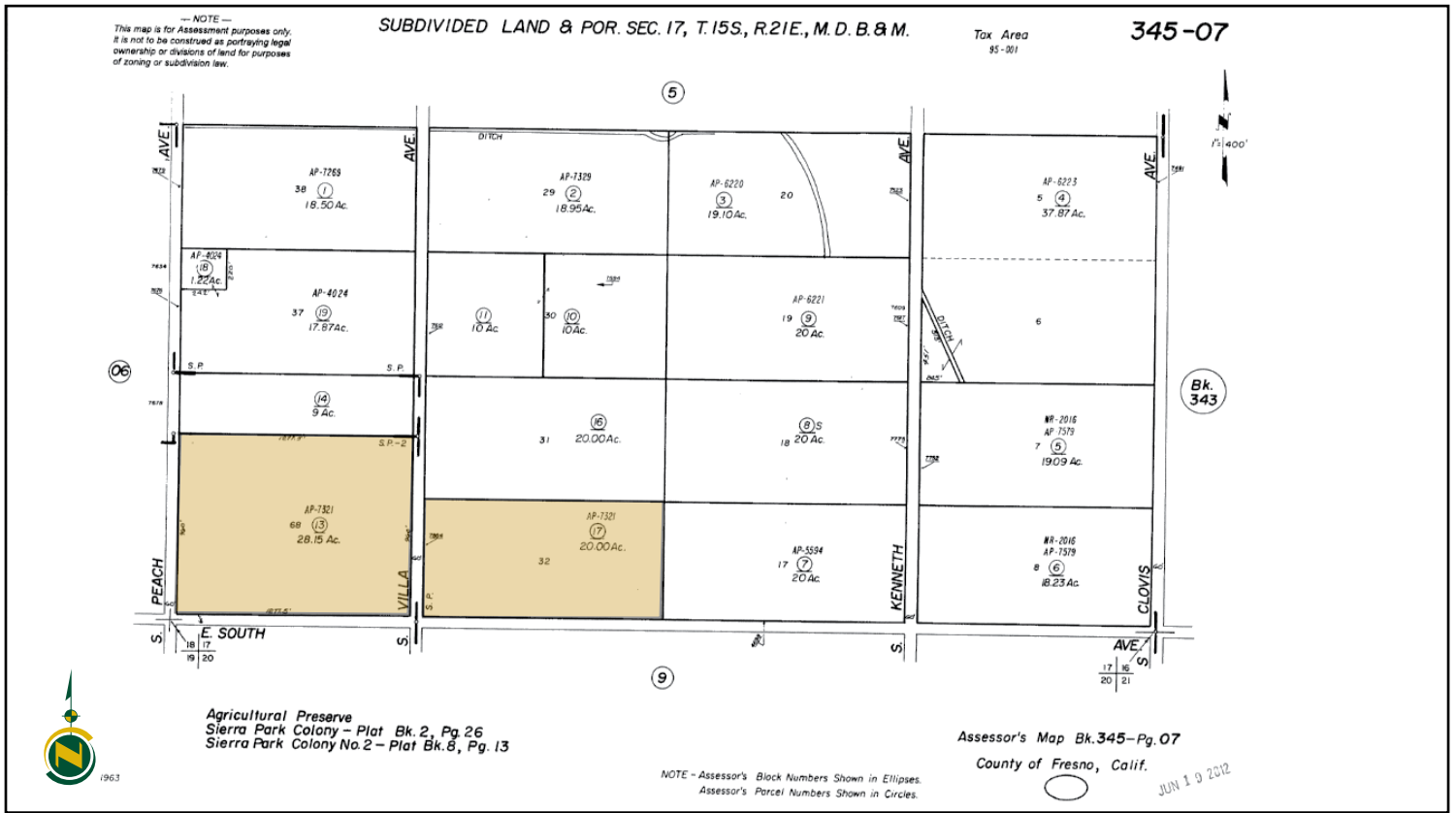
# Fowler Nectarines & Open

**48.15± Acres**

**\$1,399,000**

<b>LOCATION:</b>	Approximately 1.25 miles west of City of Fowler, CA along South Avenue. The parcels are located on the NE & NW corners of E. South Ave. and S. Villa Ave.
<b>DESCRIPTION:</b>	Mature nectarine orchard planted to 2 varieties with several years remaining of productivity. Included are 9± acres of open land. There are two legal parcels that make up the total acreage.
<b>LEGAL:</b>	Fresno County APN's: 345-070-13 and 345-070-17.
<b>PLANTINGS:</b>	20± acres planted to Red Ryan nectarines, 17± acres planted to Summer Flair nectarines and 9± acres of open ground. The nectarines are planted 20' X 16'.
<b>WATER:</b>	There are submersible pumps on each parcel and both parcels are entitled to receive water from Consolidated Irrigation District turnouts at each parcel. There is a domestic well with pressure system within the equipment yard and storage area.
<b>SOILS:</b>	The soils are predominantly Grade 1 with a very small area of Grade 3. Soils consist of Hesperia sandy loam, very deep, Hesperia fine sandy loam, deep and Delhi sand, 0 to 3 percent slopes
<b>BUILDINGS/ IMPROVEMENTS:</b>	There is one fully enclosed metal building approximately 40' X 60' with two large roll-up doors and one man door, all at grade level. The storage yard is fenced with 6' high chain link fencing with large rolling gate making for a secure equipment storage yard.
<b>PRICE/TERMS:</b>	\$1,399,000 all cash at close of escrow. Owner to be reimbursed for cultural costs incurred toward the 2020 crop or Owner is willing to retain crop and possession until all 2020 crops are harvested.
<b>NOTE:</b>	This listing has several exclusions. Please contact listing agent for details.

# ASSESSOR'S PARCEL MAP



## PROPERTY PHOTOS





# 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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