

# ADAMS AVENUE ALMONDS

Fresno County, California

**38.21± Acres**

**\$1,108,090**  
(\$29,000/Acre)

**PRICE REDUCED**



- Fresno Irrigation District
- 50HP Ag Pump & Well
- Grade 1 Excellent Soils



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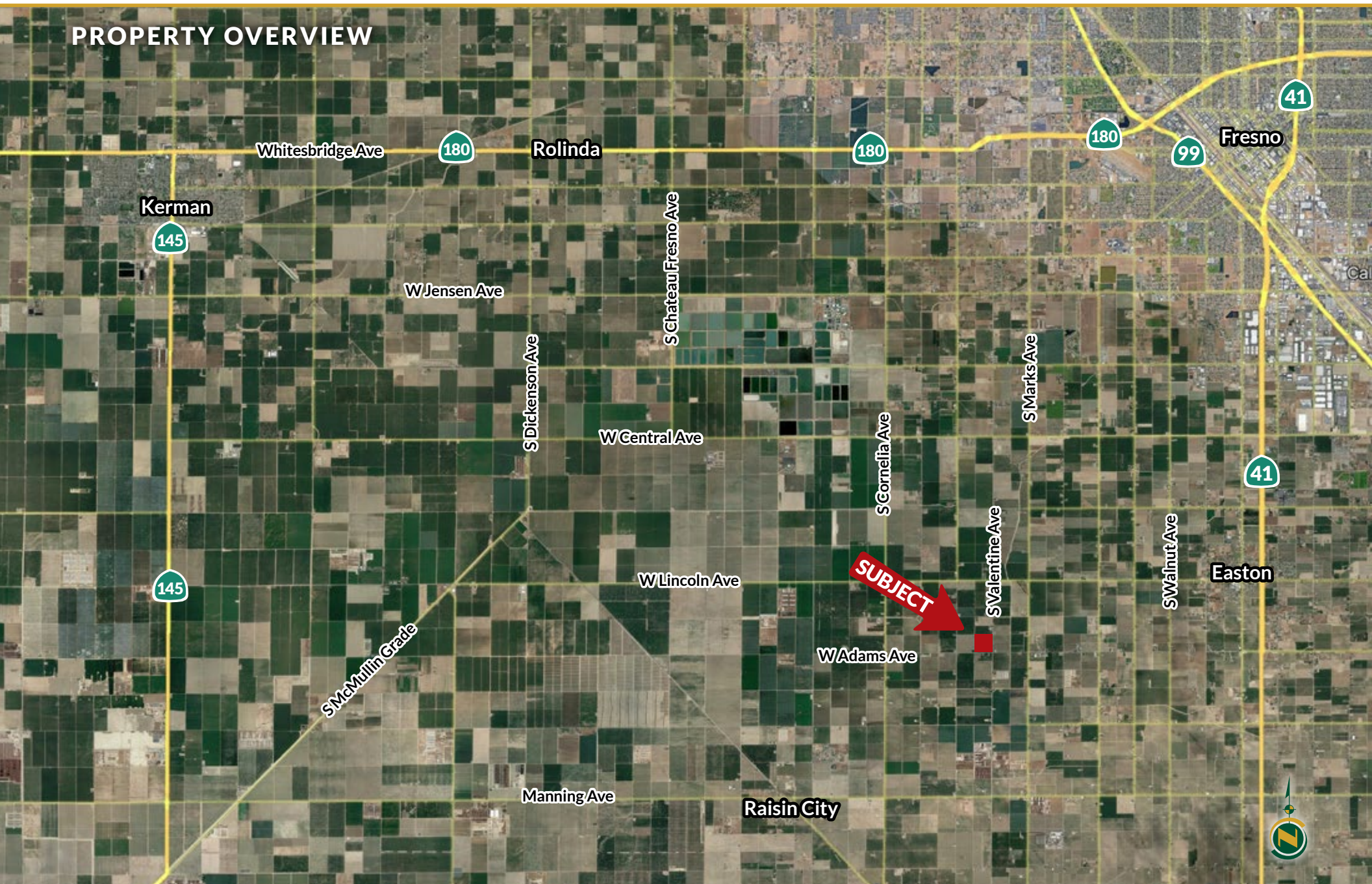


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## PROPERTY OVERVIEW





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## PROPERTY INFORMATION

### DESCRIPTION

Located in the highly sought-after Fresno Irrigation District, this 38.21± acre almond orchard has been well maintained. In addition to district water, there is an ag well with a 50 HP pump. The orchard is irrigated by flood with turnouts at each row. The property is currently leased through December 31, 2026 with a 5 year option to extend the term. Annual rent is 20% of the crop proceeds.

### LOCATION

Northwest corner of W. Adams and S. Valentine Avenues in Fresno County.

### LEGAL/ZONING

Fresno County APN: 035-151-47.

Located in a portion of Section 11, Township 15S, Range 19E, M.D.B.&M. AE-20, Agricultural Exclusive - 20 acres.

The property is enrolled in the Williamson Act Contract.

### PLANTINGS

Butte/Padre almonds planted in 2006.

### WATER

The orchard receives irrigation water from two (2) sources: Fresno Irrigation District and a 50 HP pump and well. The orchard is flood irrigated through concrete pipeline. There is a valve on every tree row.

### SOILS

Hesperia fine sandy loam, very deep – Grade 1 - Excellent  
Hesperia fine sandy loam, deep – Grade 1 - Excellent

### PRICE/TERMS

\$1,108,090 cash at the close of escrow. Sale is subject to the Crop Share Lease Agreement and Lessee's first right of refusal.



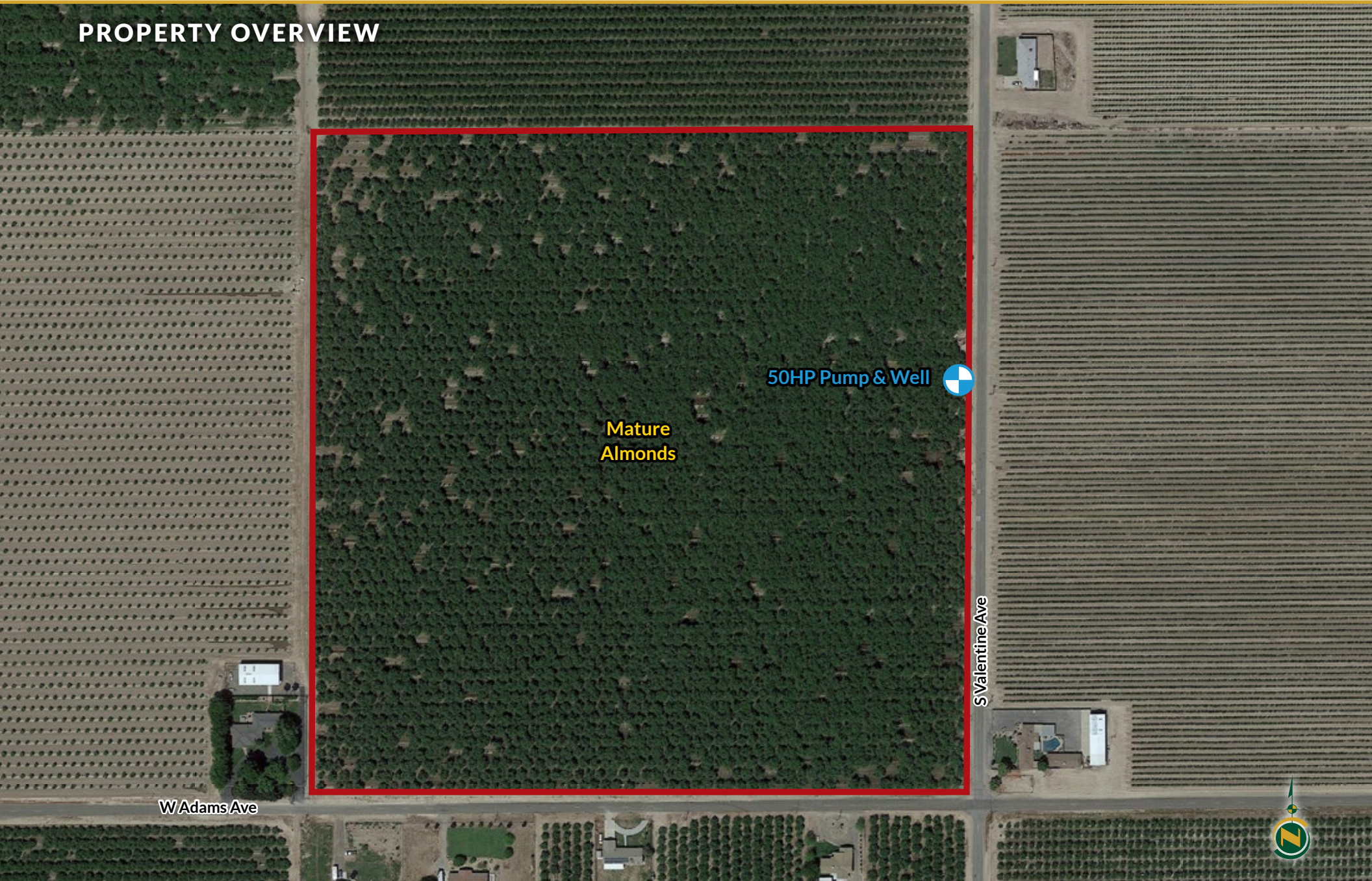


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## SOILS MAP



### California Revised Storie Index (CA)

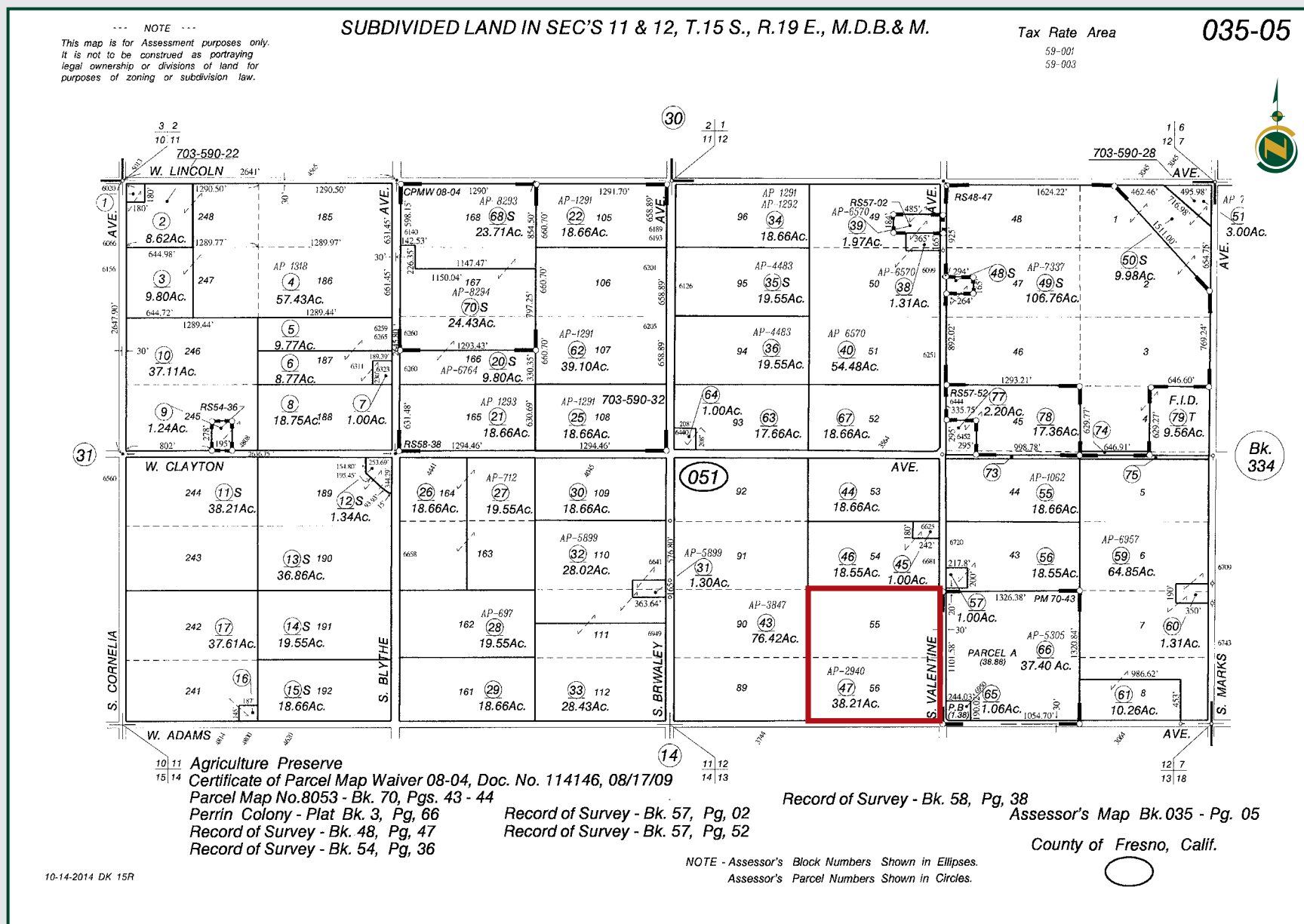
| Map unit symbol | Map unit name                       | Rating              |
|-----------------|-------------------------------------|---------------------|
| Hsr             | Hesperia fine sandy loam, very deep | Grade 1 - Excellent |
| Hst             | Hesperia fine sandy loam, deep      | Grade 1 - Excellent |

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## PARCEL MAP





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**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

**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.*

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