

# F.I.D. WALNUT AVE. ALMONDS

Fresno County, California

60.80± Acres **\$2,432,000**  
(\$40,000/Acre)



- Young Independence Almonds
- Fresno Irrigation District



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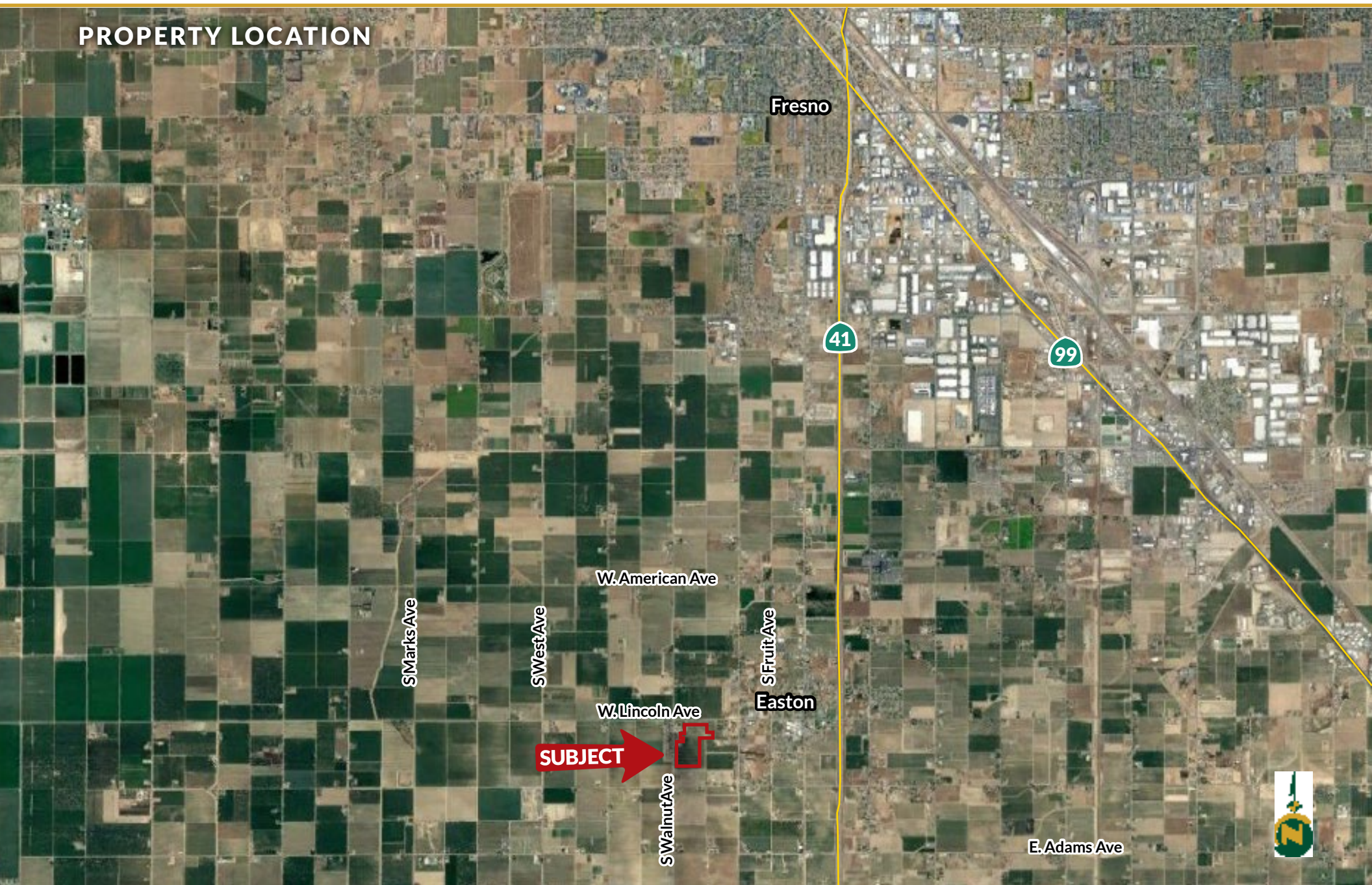


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

60.80± acs. Independence almonds planted in 2016 and 2018.

### LOCATION

The property is located at 6168 S. Walnut Ave., Fresno, CA, 93706.

### LEGAL

Fresno County APN's: 334-101-14, 15 & 39s, located in a portion of Section 9, T15S, R20E, M.D.B.&M.

The property is NOT enrolled in the Williamson Act.

### ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

### PRODUCTION

2023: 1,736 lbs./ac.

2022: 2,696 lbs./ac.

2021: 2,196 lbs./ac.

### WATER

The property is located within Fresno Irrigation District. In addition to district water, there is one ag well on the property as well as a reservoir that can be filled with district or ground water. The property is irrigated via micro sprinklers.

### SOILS

See soil map included

### BUILDINGS

There is one house and a large shop on the property,

### PRICE/TERMS

\$2,432,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related towards the 2024 crop.

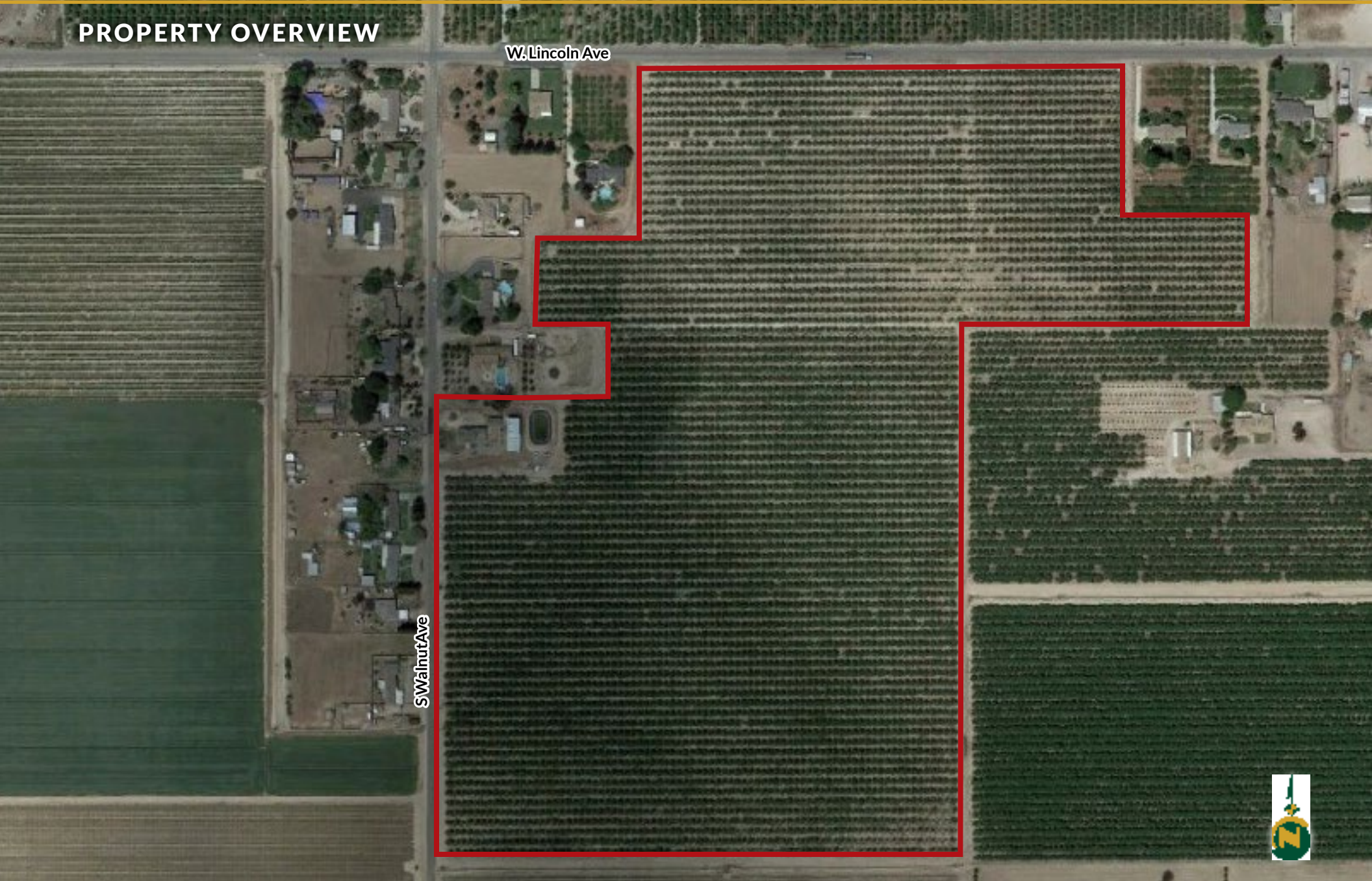


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## PROPERTY OVERVIEW



# F.I.D. WALNUT AVE. ALMONDS

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## SOILS MAP

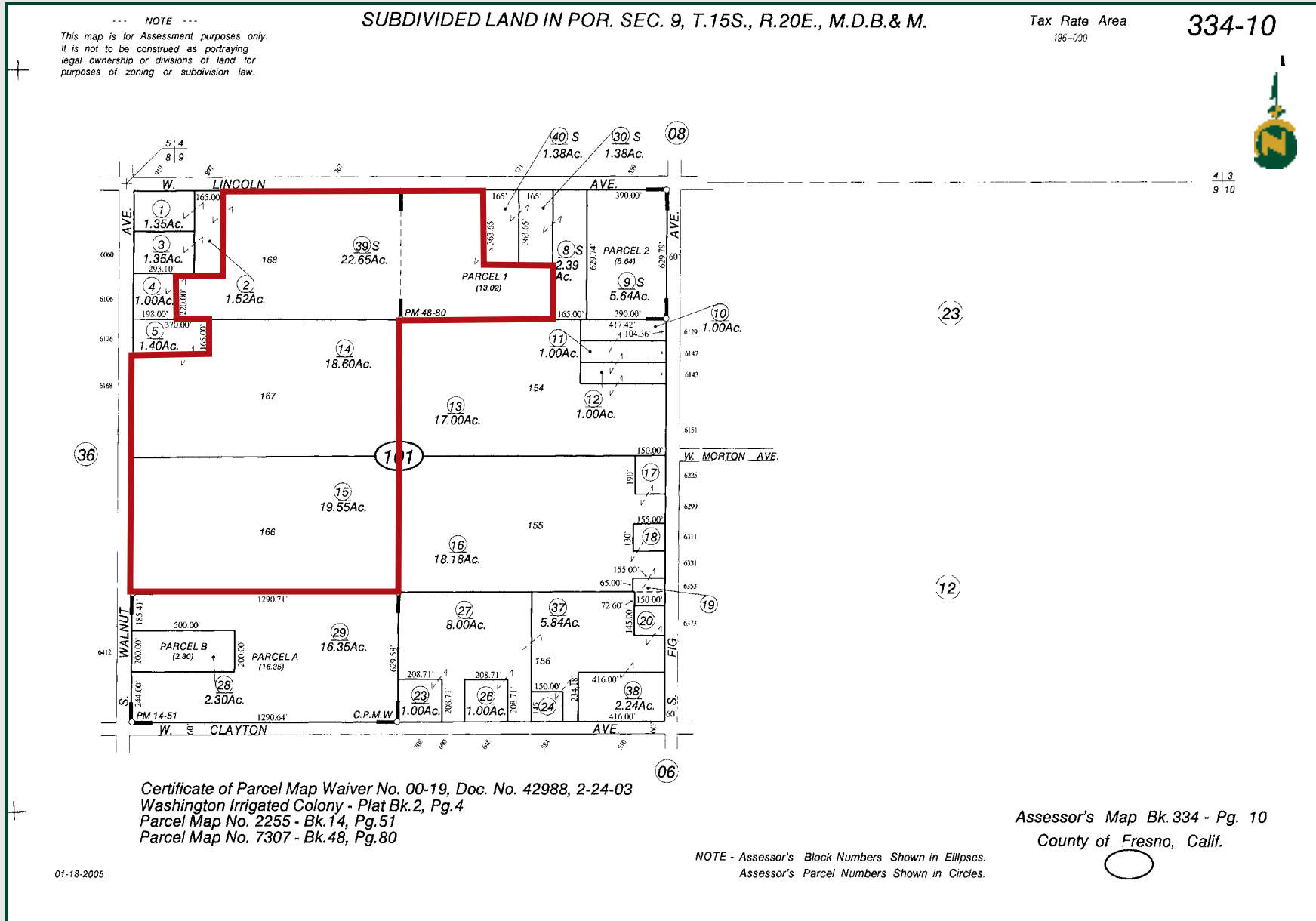


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## PARCEL MAP



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## PROPERTY PHOTOS



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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.**