

# SOUTH FRESNO F.I.D. ALMONDS

Fresno County, California

24.00± Acres

\$960,000  
(\$40,000/Acre)



• Young Independence Almonds • Fresno Irrigation District



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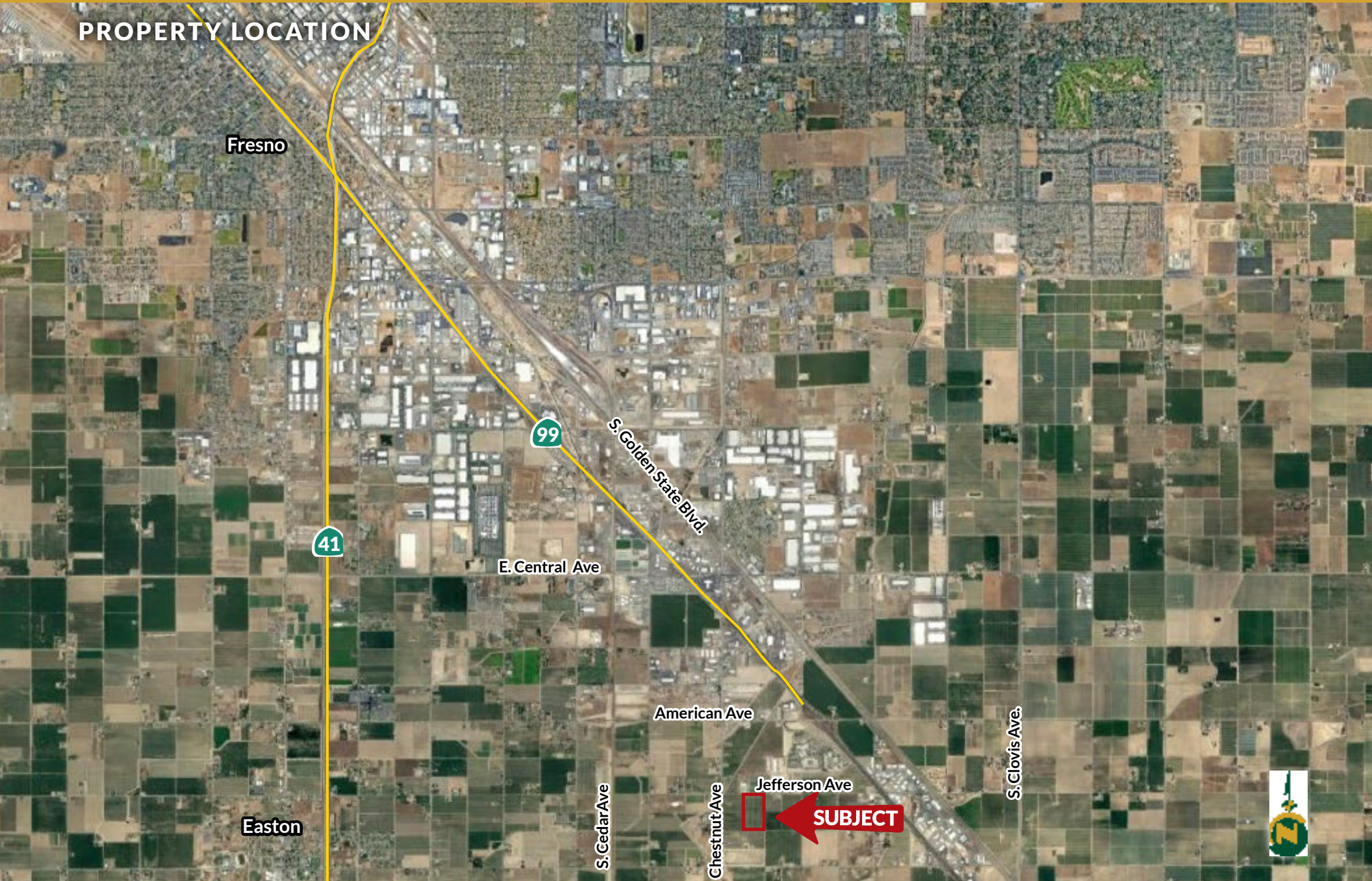


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24.00± Acres  
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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

24.00± acres of Independence almonds planted in 2018,

### LOCATION

The property is on the south side of Jefferson Avenue approximately 1/8 mile east of Chestnut Avenue.

### LEGAL

Fresno County APN: 340-080-03, located in a portion of Section 6, T15S, R21E, M.D.B.&M.

### ZONING

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

### WATER

The property is located within the Fresno Irrigation District but does not receive surface water. There is one ag well with a 25 HP pump. The property is irrigated via dual line drip.

### PRODUCTION

2023: 2,352 lbs./ac.

2022: 2,218 lbs./ac.

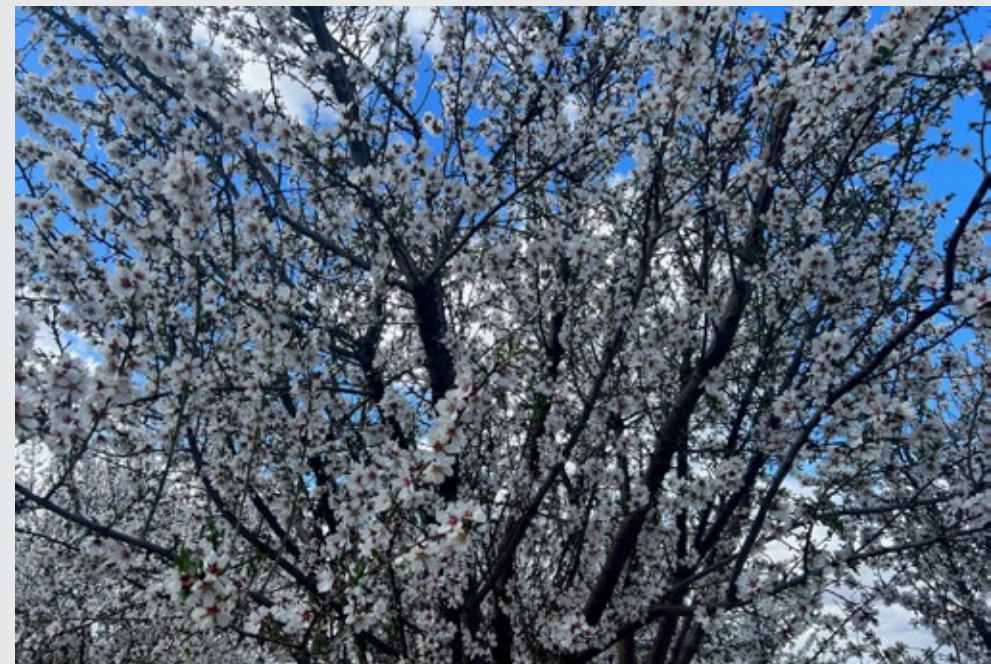
2021: 1,647 lbs./ac.

### SOILS

See soils map included

### PRICE/TERMS

\$960,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related towards the 2024 crop,





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## PROPERTY OVERVIEW

Jefferson Avenue

Chestnut Avenue





## SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Hsr	Hesperia fine sandy loam, very deep, Grade 1
Hsd	Hesperia sandy loam, very deep, Grade 1
Hc	Hanford sandy loam, Grade 1

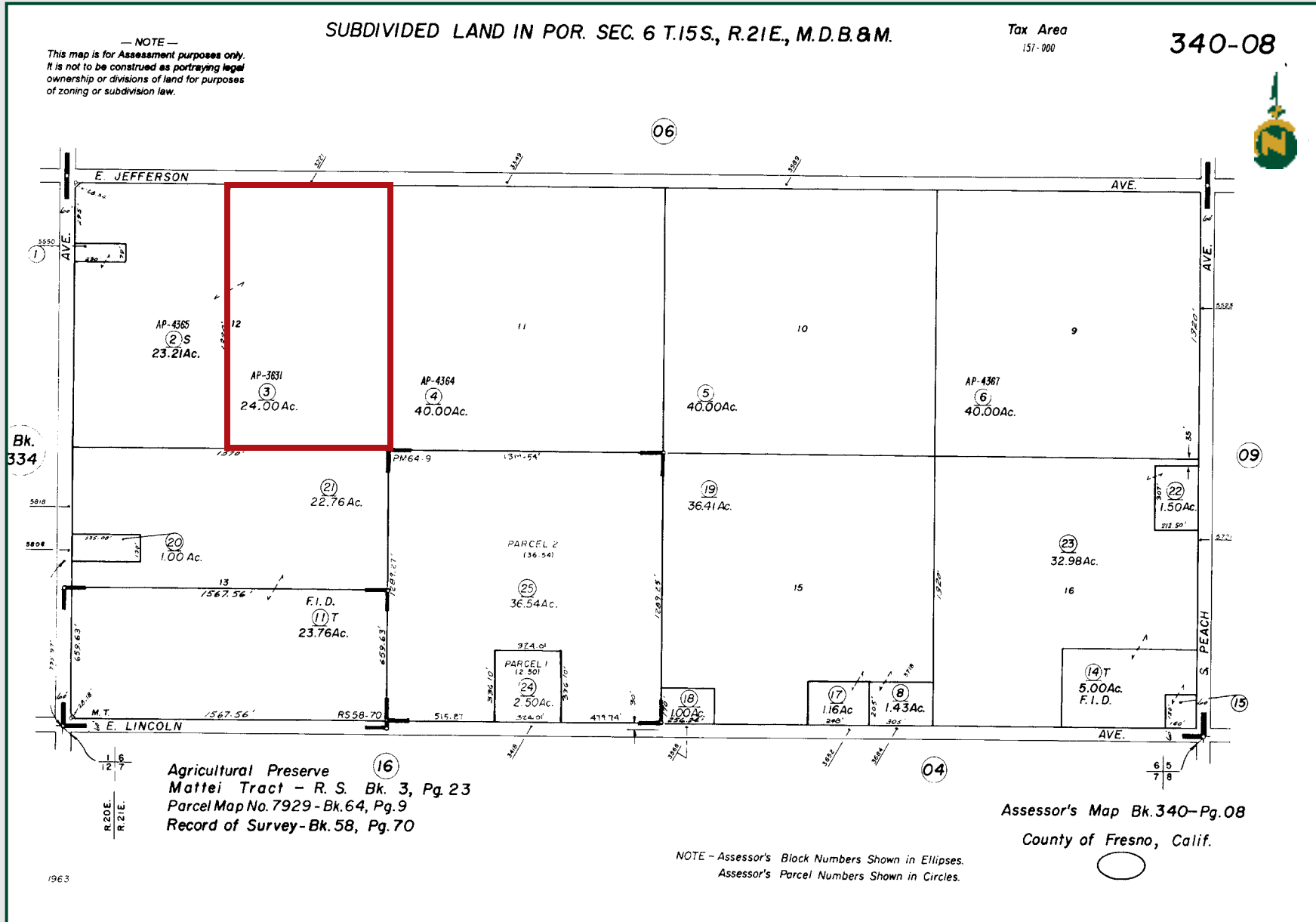


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## PARCEL MAP





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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.**