

# ASHLAN AVE. F.I.D. ALMONDS

Fresno County, California

38.00± Acres

\$1,824,000

(\$48,000/Acre)



- Two Sources of Water
- Fresno Irrigation District
- Two Nice Homes



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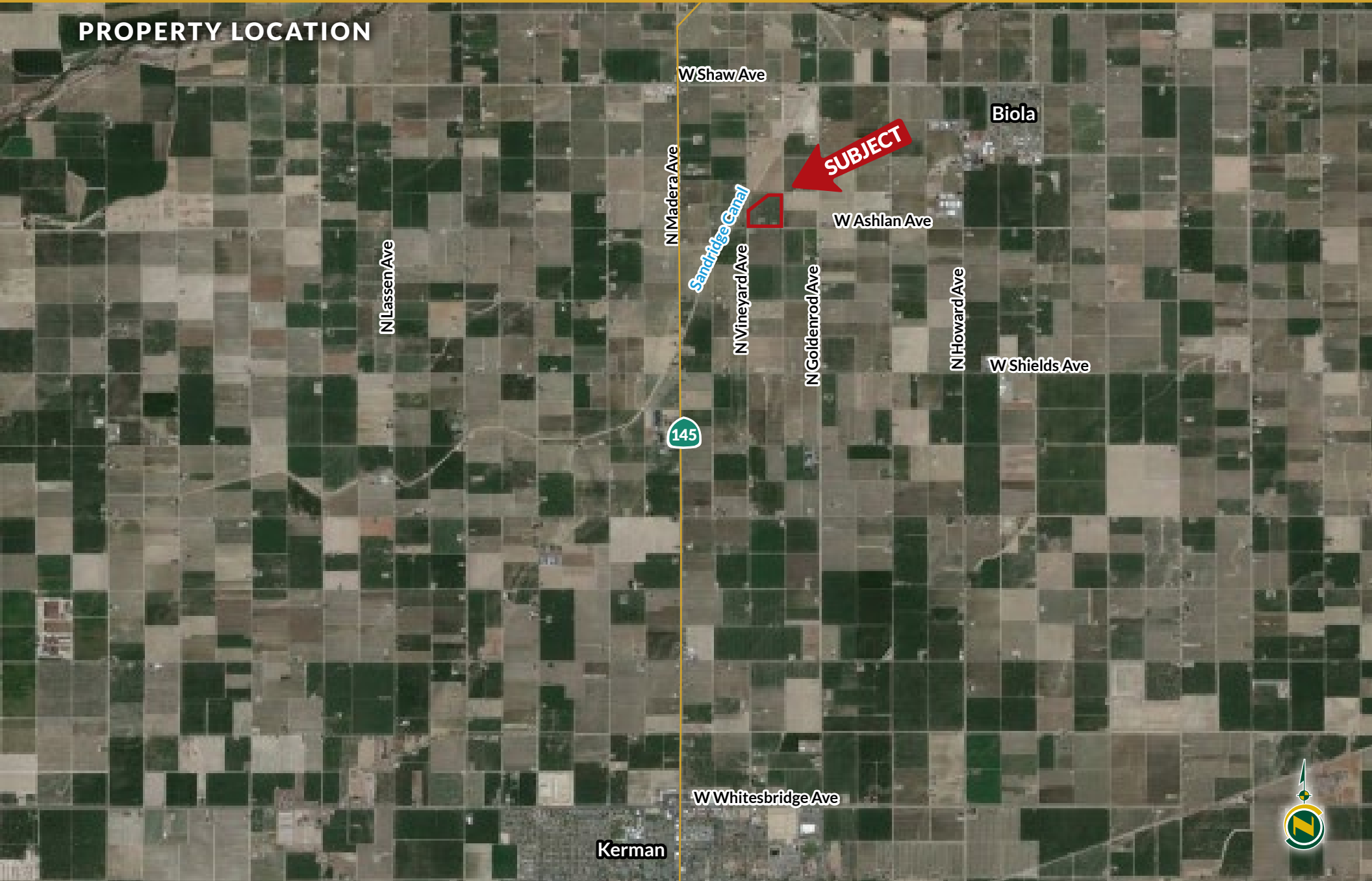


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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

This offering consists of 38± acres of well-maintained almonds in the Fresno Irrigation District, along with two homes. The property is planted to 8-year-old Nonpareil and Monterey varieties. The orchard is irrigated by dual line drip system.

### LOCATION

The subject property is located on the NE corner of W. Ashlan Avenue and N. Vineland Avenue, approximately ½ mile east of Highway 145/Madera Avenue in Fresno County, CA.  
Physical addresses: 14400 & 14310 W. Ashlan Avenue, Kerman, CA 93630.

### LEGAL

Fresno County APN(s): 016-070-12 and 016-070-13. Located in a portion of Section 18, Township 13S, Range 18E, M.D.B.&M.

### ZONING

AE-20, Agricultural Exclusive - 20 acres. The parcels are enrolled in the Williamson Act.

### PLANTINGS

50% Nonpareil, 50% Monterey almond varieties planted in 2016.  
Production available upon request.

### WATER

Both parcels are within the Fresno Irrigation District and are entitled to receive surface water. There is one ag well with a 30 HP pump and the orchard is irrigated by a dual line drip system.

### SOILS

Grade 1, excellent soils. See soils map included.

### BUILDINGS

Located at 14400 W. Ashlan Avenue is a 2,300± square foot 2 bedroom, 2 bath with a large barn. The house features newer windows and paint, along with a brick fireplace. The house is currently occupied on a month-to-month basis at \$1,500 per month.

Located at 14310 W. Ashlan Avenue is a 2,480± square foot, 4 bedrooms, 1 bath, 2-story house with a detached garage and large shop. There is a second bathroom located in the detached garage. This property features an in-ground pool and solar panels.

### PRICE/TERMS

\$1,824,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2024 crop.



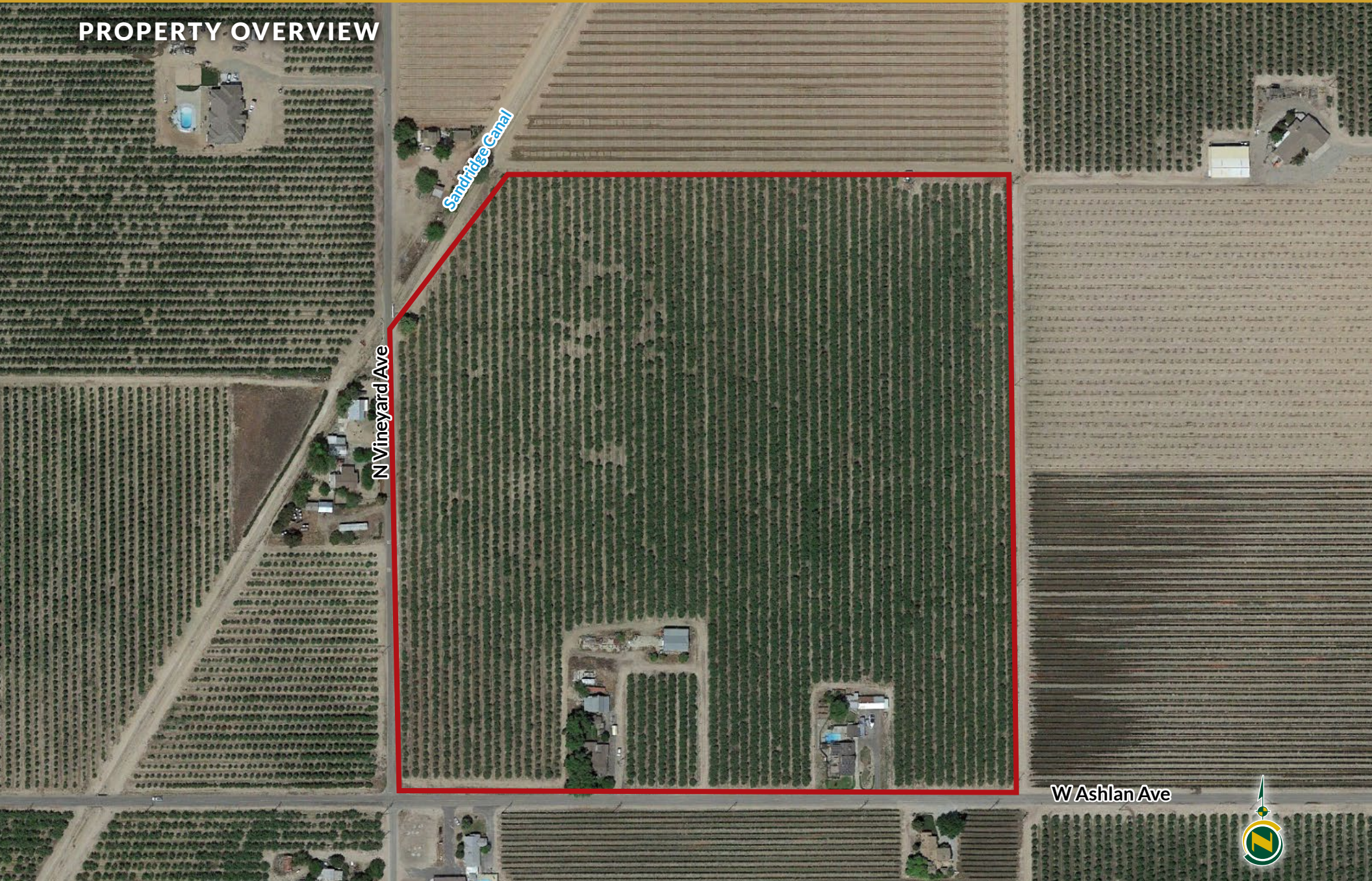


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## PROPERTY OVERVIEW





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## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substrate	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	Grade 1 - Excellent

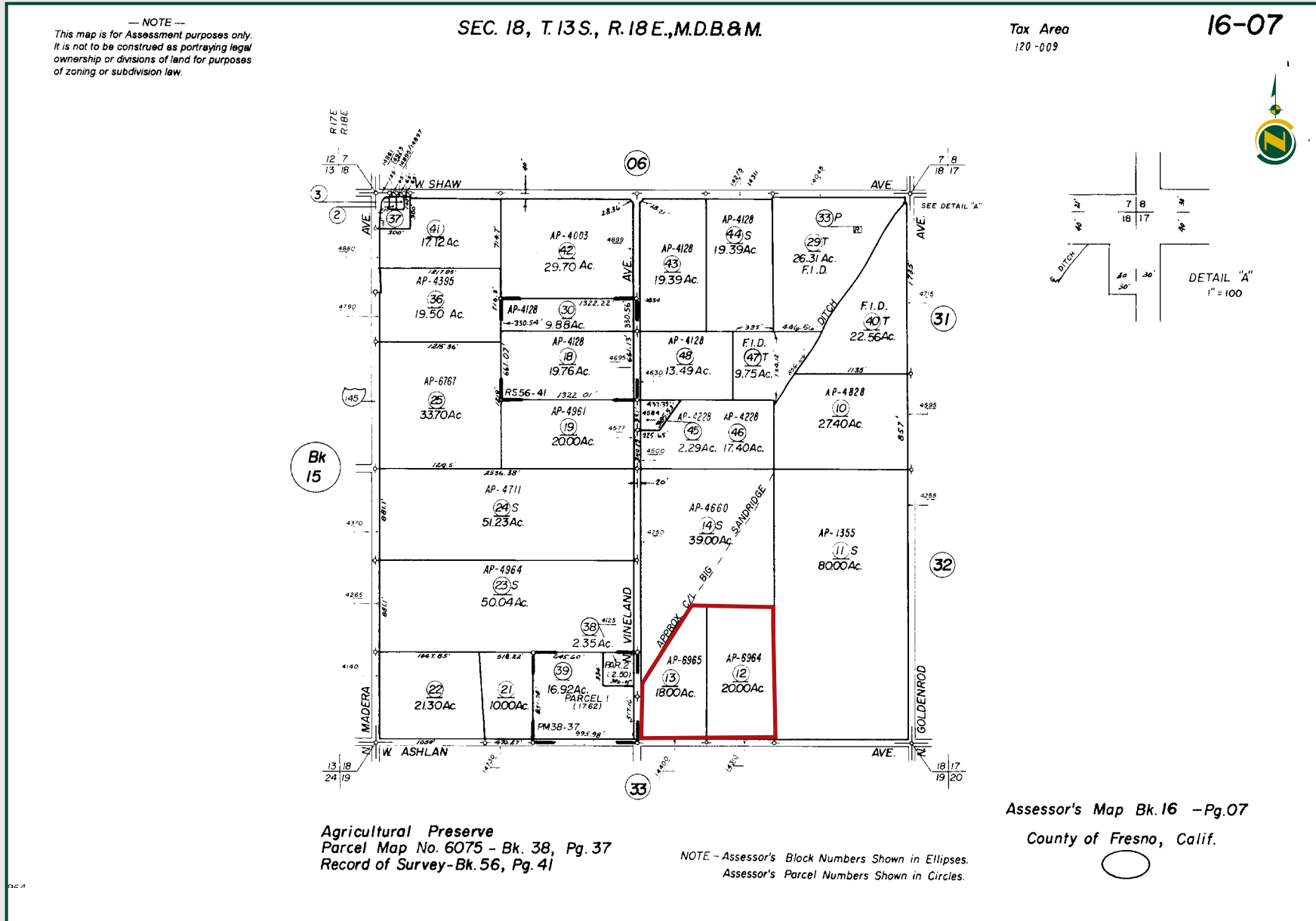


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## PARCEL MAP





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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.**