

HWY 180 F.I.D. ALMONDS

Fresno County, California

77.53± Acres

\$3,000,000
(\$38,694/Acre)



- Fresno Irrigation District
- Two Ag Pumps & Wells
- Two Sources of Water



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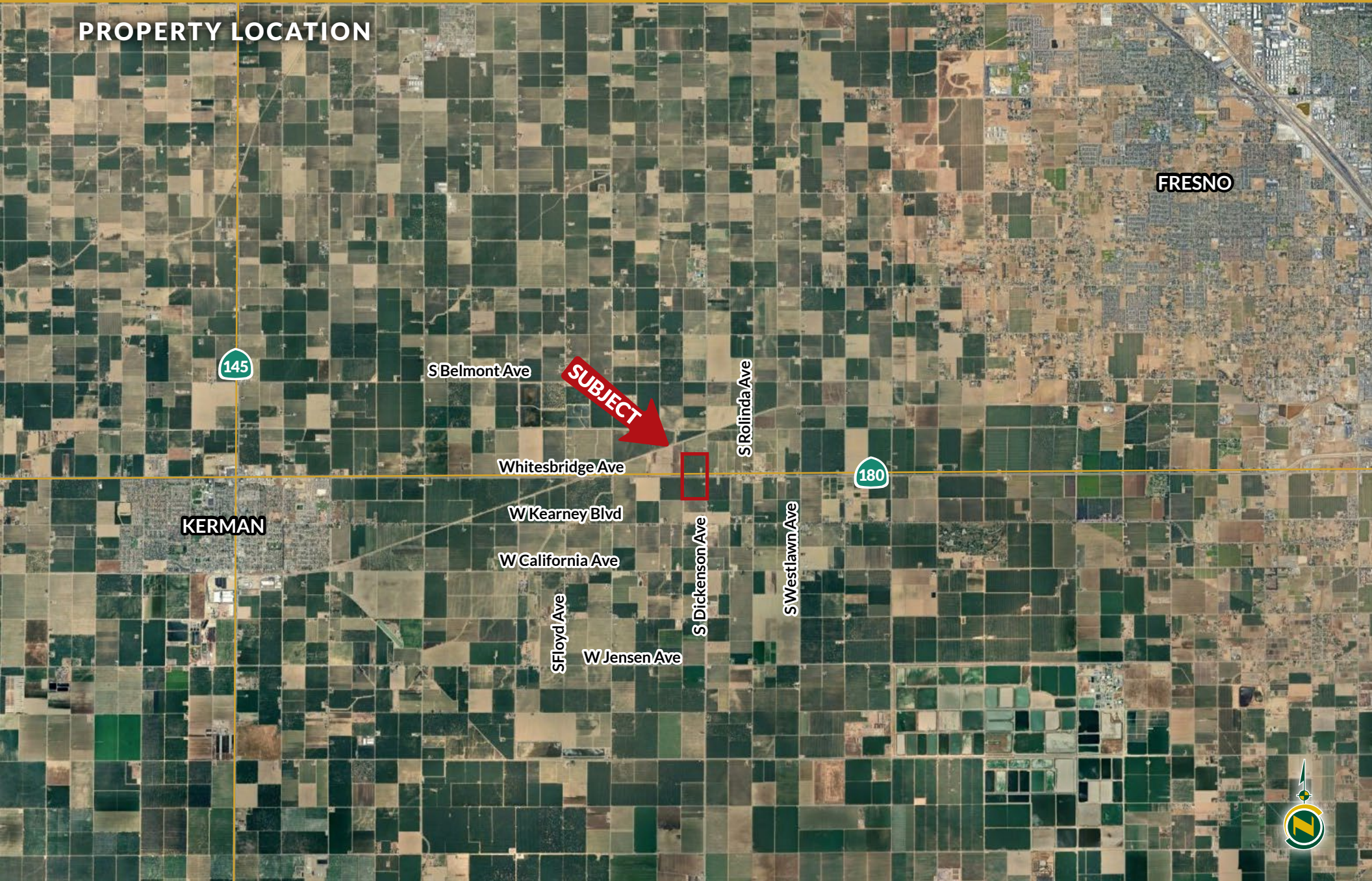


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Well-maintained orchard planted to 50% Nonpareil and 50% Monterey almond varieties located in the Fresno Irrigation District. In addition to district water, there are two (2) groundwater wells with pumps.

LOCATION

The subject property is located on the northwest and southwest corners of Highway 180 and Dickenson Avenue in Fresno County, CA. Kerman is 5 miles to the west and Fresno is 7 miles to the east. Physical address: 10056 W. Whitesbridge Avenue, Fresno, CA 93706.

LEGAL

Fresno County APN(s):

025-071-53 – 15.19± assessed acres

025-071-47 – 24.03± assessed acres

025-221-51 – 38.31± assessed acres

Located in portions of Sections 2 and 11, Township 14S, Range 18E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres. The parcels are not enrolled in the Williamson Act.

PLANTINGS

The North Block consists of approximately 35± acres of 50% Nonpareil and 50% Monterey almonds in alternating rows, planted in 2005. The South Block consists of approximately 35± acres of 50% Nonpareil and 50% Monterey almonds in alternating rows, planted in 2015. Production is available upon request.

BUILDINGS/STRUCTURES

None.

WATER

The parcels are located in Fresno Irrigation District and are entitled to receive surface water from turnouts located on the property. There are also two groundwater wells with pumps. Both blocks can be flood irrigated through concrete pipelines with valves at each row, and the southern block has an additional dual line drip system.

SOILS

Grade 1- Excellent soils. See soils map included.

PRICE/TERMS

\$3,000,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs associated with the 2024 crop. Caltrans is currently engineering a proposed roundabout at the intersection of Highway 180 and Dickenson Avenue.

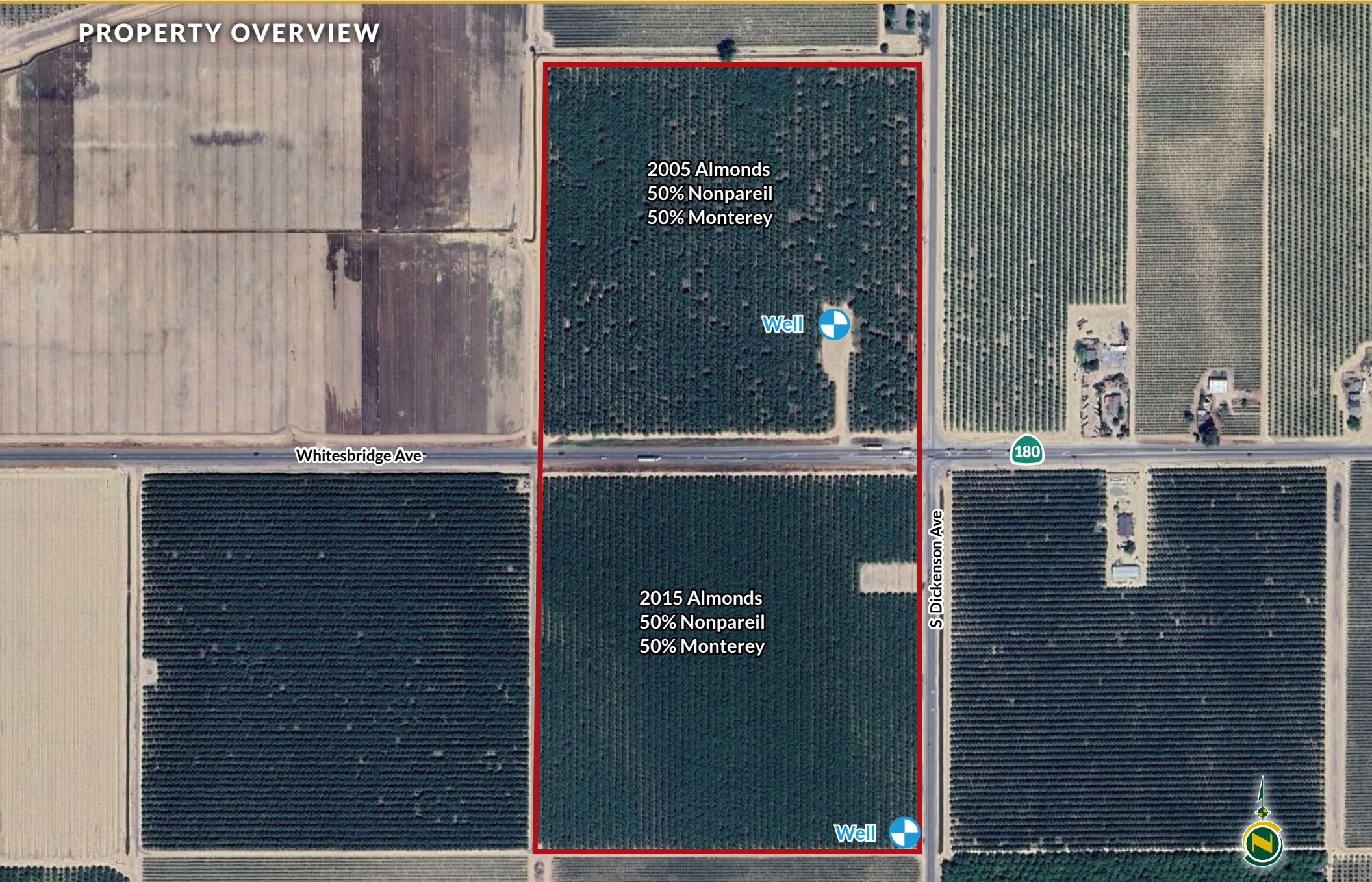


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PROPERTY OVERVIEW



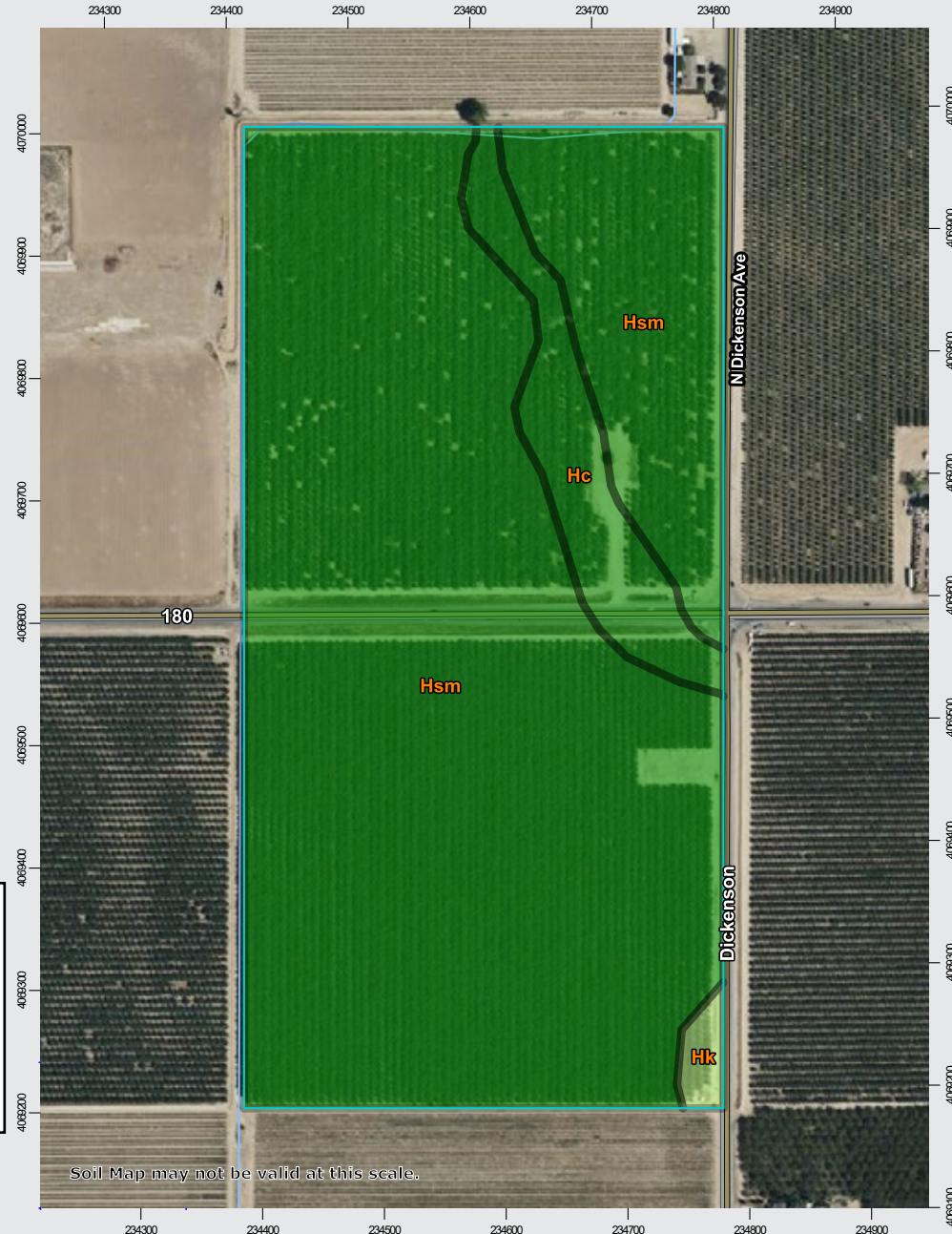
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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent
Hk	Hanford sandy loam, hard substratum	Grade 2 - Good



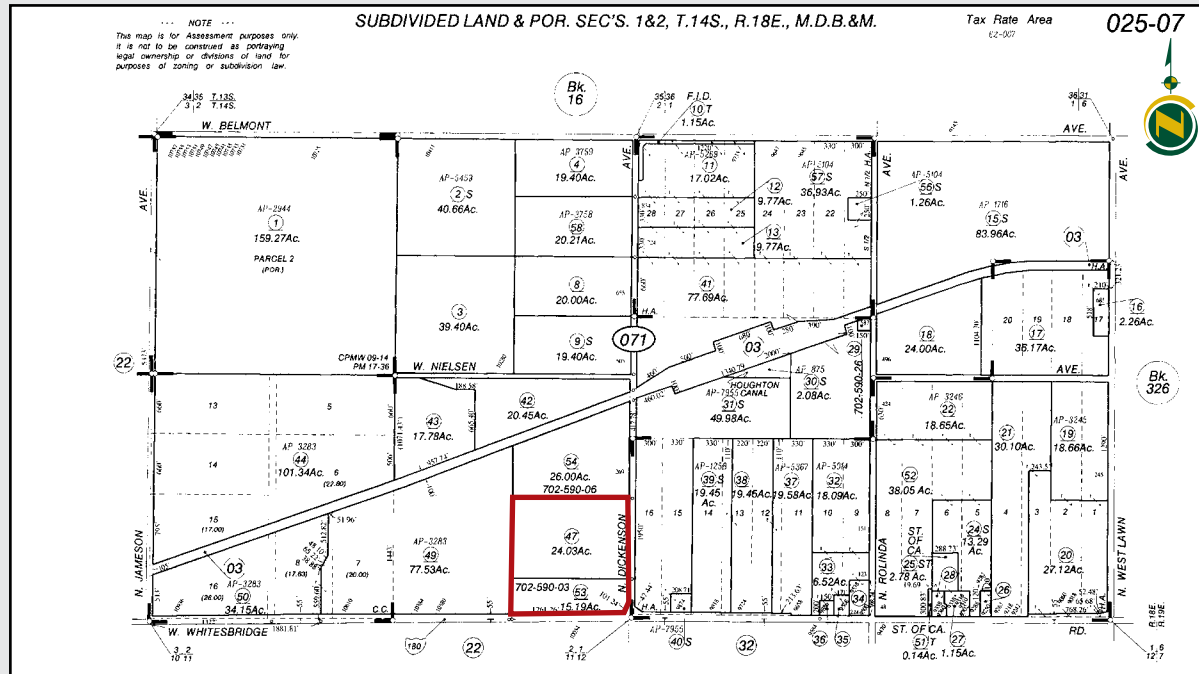
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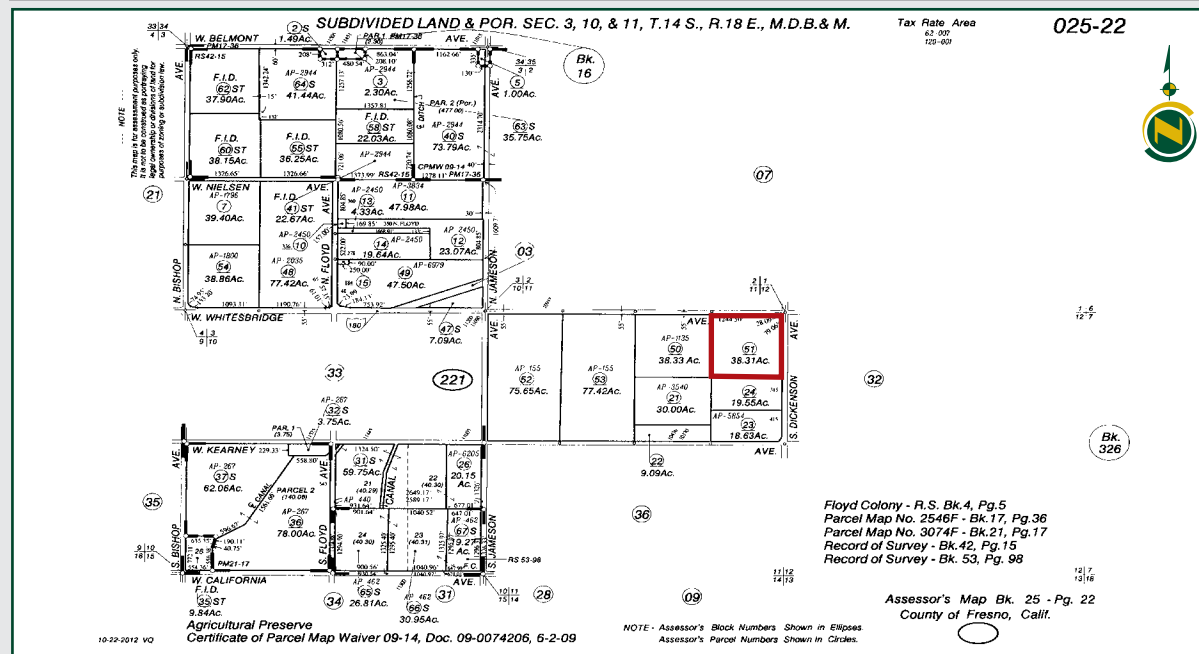


PARCEL MAPS

APN's:
025-071-53
(15.19± Acres)
025-071-47
(24.03± Acres)



APN:
025-021-51
(38.31± Acres)



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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.