

904.48±
ASSESSED ACRES

SILVER CREEK RANCH
FRESNO COUNTY, CALIFORNIA

\$10,000,000
(\$11,056/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

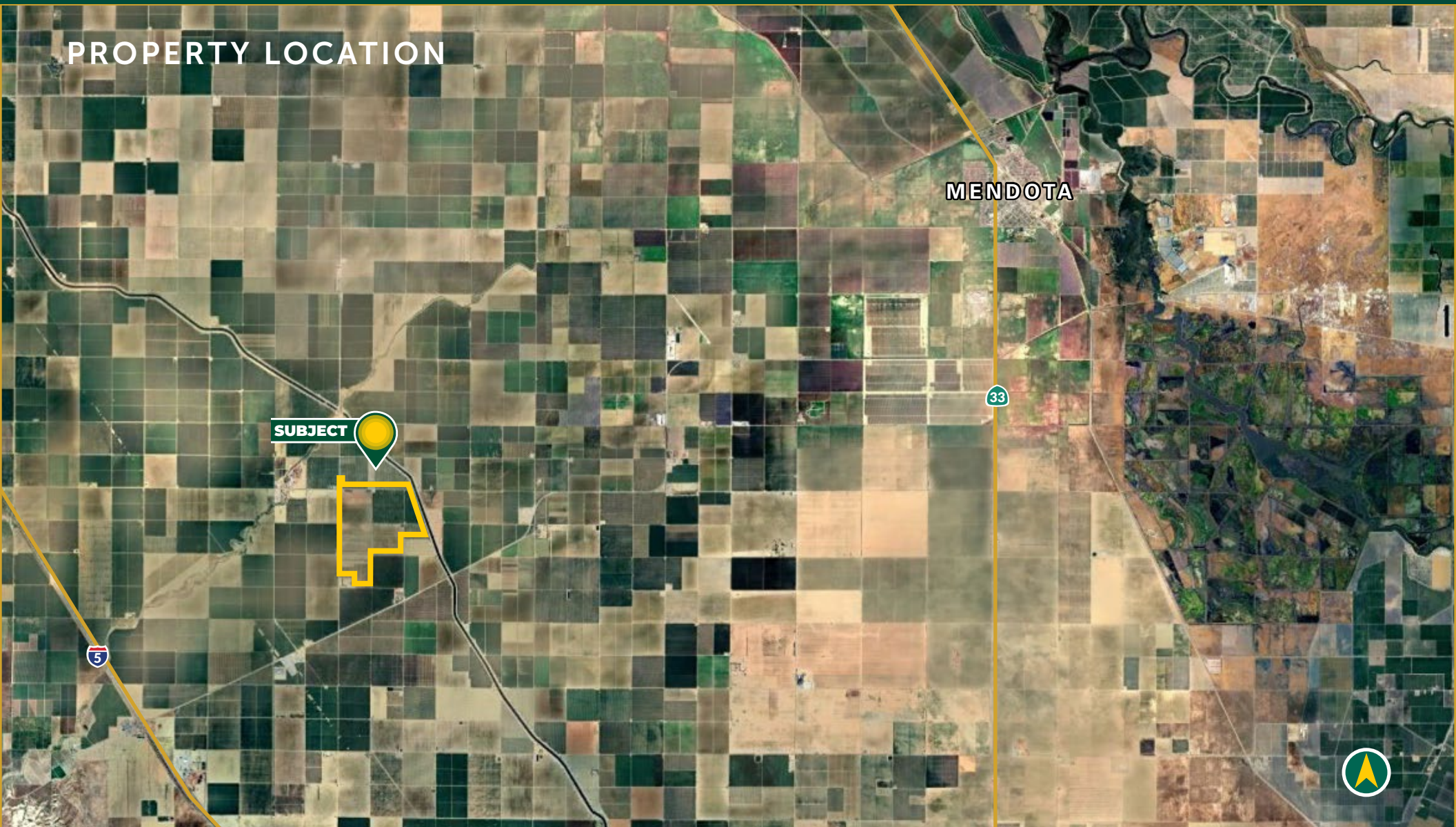
- WESTLANDS WATER DISTRICT
- 4 ELECTRIC PUMPS & WELLS
- ALMONDS & OPEN LAND

SILVER CREEK RANCH
FRESNO COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The property consists of approximately 904.48± acres of almonds and open land. The open ground is prepped for development to permanent plantings with irrigation infrastructure underground for permanent plantings or rows crops and the balance of 362± acres is planted to almonds.

LOCATION

The property is located on the east side of S. Fairfax Ave., north of W. Panoche Rd. approximately 4 miles east of Interstate 5. Physical address: 4432 S. Fairfax Ave, Firebaugh, Fresno County, CA 93622.

LEGAL

Fresno County APN's: 019-140-09s,10s, 57s, and 73s; 019-150-42s & 51s. Located in a portion of Section 28 and 33 T14S, R13E, M.D.B.&M.

ZONING

Exclusive Agriculture (AE-20). The parcels are enrolled in the Williamson Act.

PLANTINGS

See enclosed planting map.

WATER

Irrigation water is supplied to the property by the Westlands Water District and four (4) on-site electric pumps and wells. The four (4) wells are interconnected with underground PVC pipe throughout the property. The orchard is irrigated by an underground dual line drip system. Well test available upon request.

SOILS

See soils map included.

PRICE/TERMS

\$10,000,000 cash at close of escrow. Buyer to reimburse for cultural costs incurred toward the 2025 crop.



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PLANTING MAP



SOILS MAP

California Revised Store Index (CA)

Map unit symbol	Map unit name	Rating
479	Cerini clay loam, 0-2% slopes	Grade 1 - Excellent
447	Excelsior sandy loam, sandy substratum, 0-2% slopes	Grade 1 - Excellent
445	Excelsior sandy loam, 0-2% slopes, MLRA 17	Grade 1 - Excellent
478	Cerini sandy loam, 0-2% slopes, MLRA 17	Grade 1 - Excellent



PROPERTY PHOTOS



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