

506.23±
ASSESSED ACRES

S.L.W.D. ALMONDS & OPEN
FRESNO COUNTY, CALIFORNIA

\$5,000,000
(\$9,877/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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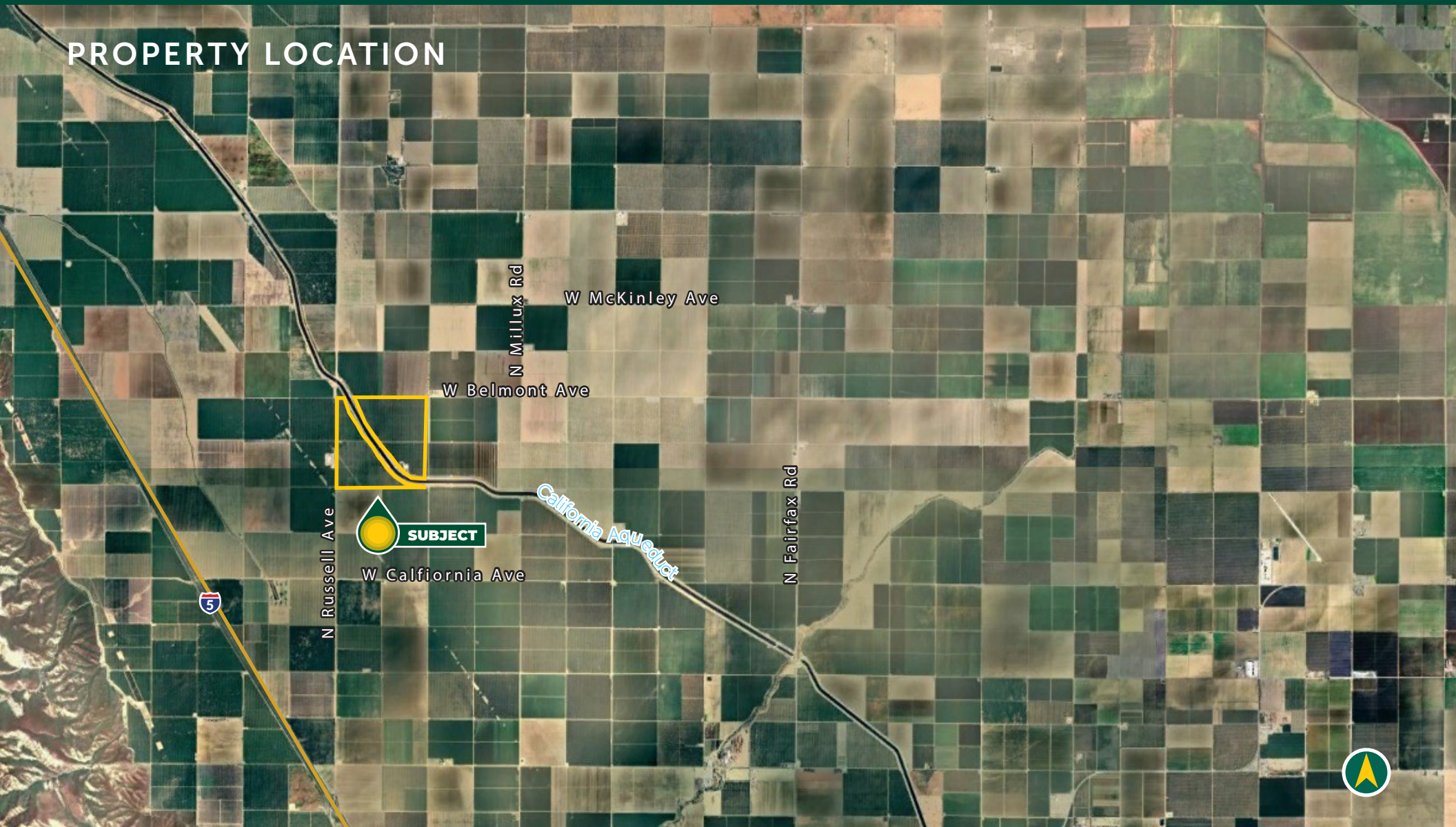
www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

- SAN LUIS WATER DISTRICT
- 2 LIFT PUMPS
- 2 PUMPS & WELLS
- 2 FILTER STATIONS

PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The subject property is located on the southeast corner of W. Belmont and N. Russell Avenues approximately 2 ½ miles east of I-5 and 15 miles west of Mendota in Fresno County, CA 93622.

LEGAL

Fresno County APN(s): 017-041-37s, 40s, 41s, 62s & 64s
Located in a portion of Section 3, Township 14 S, Range 12 E, M.D.B.&M.

ZONING

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

PLANTINGS

Acres	Crop	Variety	Planted
50±	Almonds	NP, WC, Mont., Avalon	2006
150±	Almonds	Bennett-Hickman/NP	2019
285±	Open	Previously planted to almonds	

WATER

The parcels are in San Luis Water District and are entitled to receive surface water from turnouts on the property subject to district allocation. There are also two (2) groundwater pumps and wells, two (2) lift pumps and two (2) filters stations, supplying irrigation water by a dual line drip system.

STRUCTURES

There are two (2) smaller metal shops and one (1) older ranch house.

SOILS

See Soils Map included.

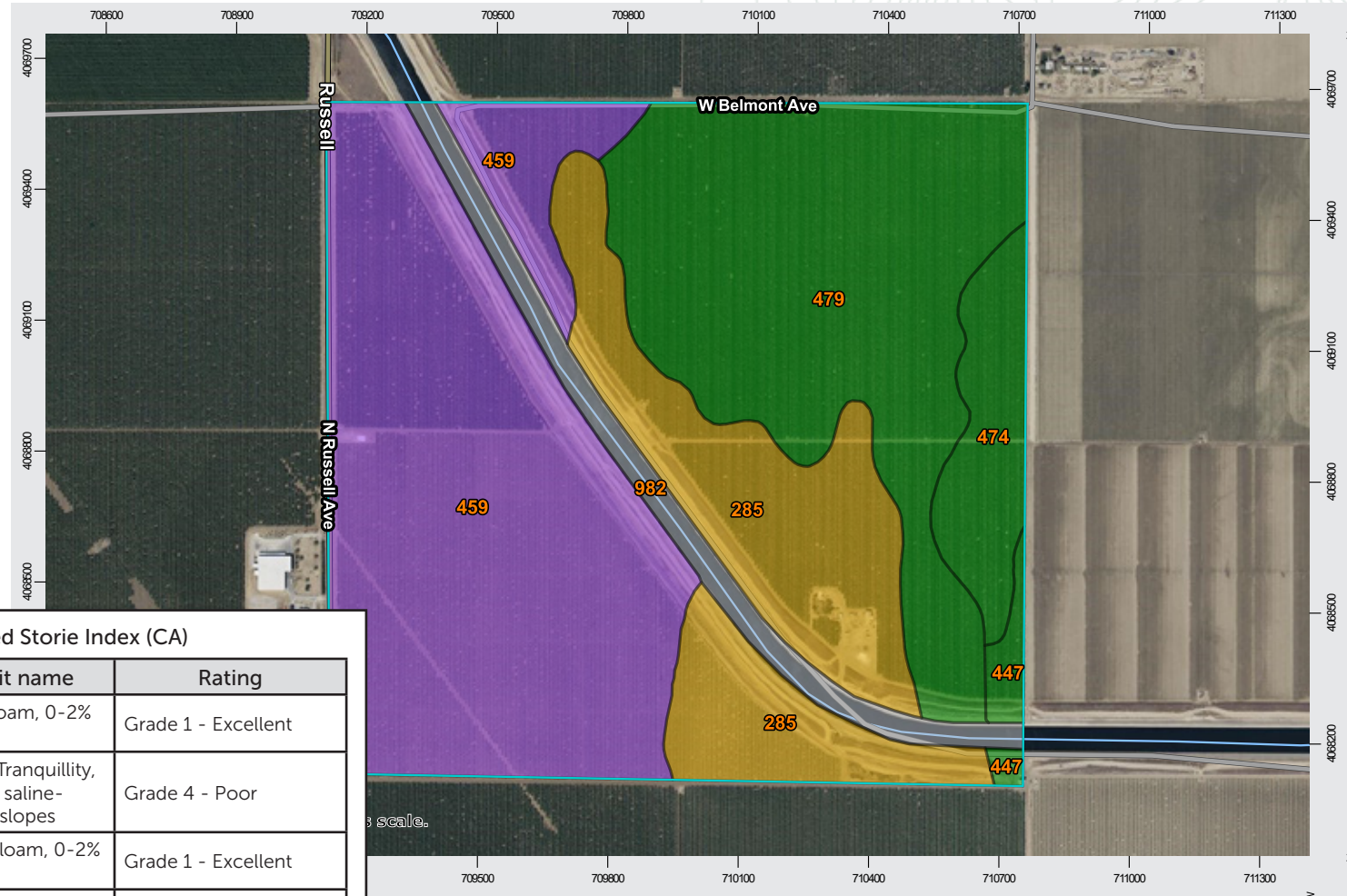
PRICE/TERMS

\$5,000,000 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs incurred toward the 2025 crop.

PLANTING MAP



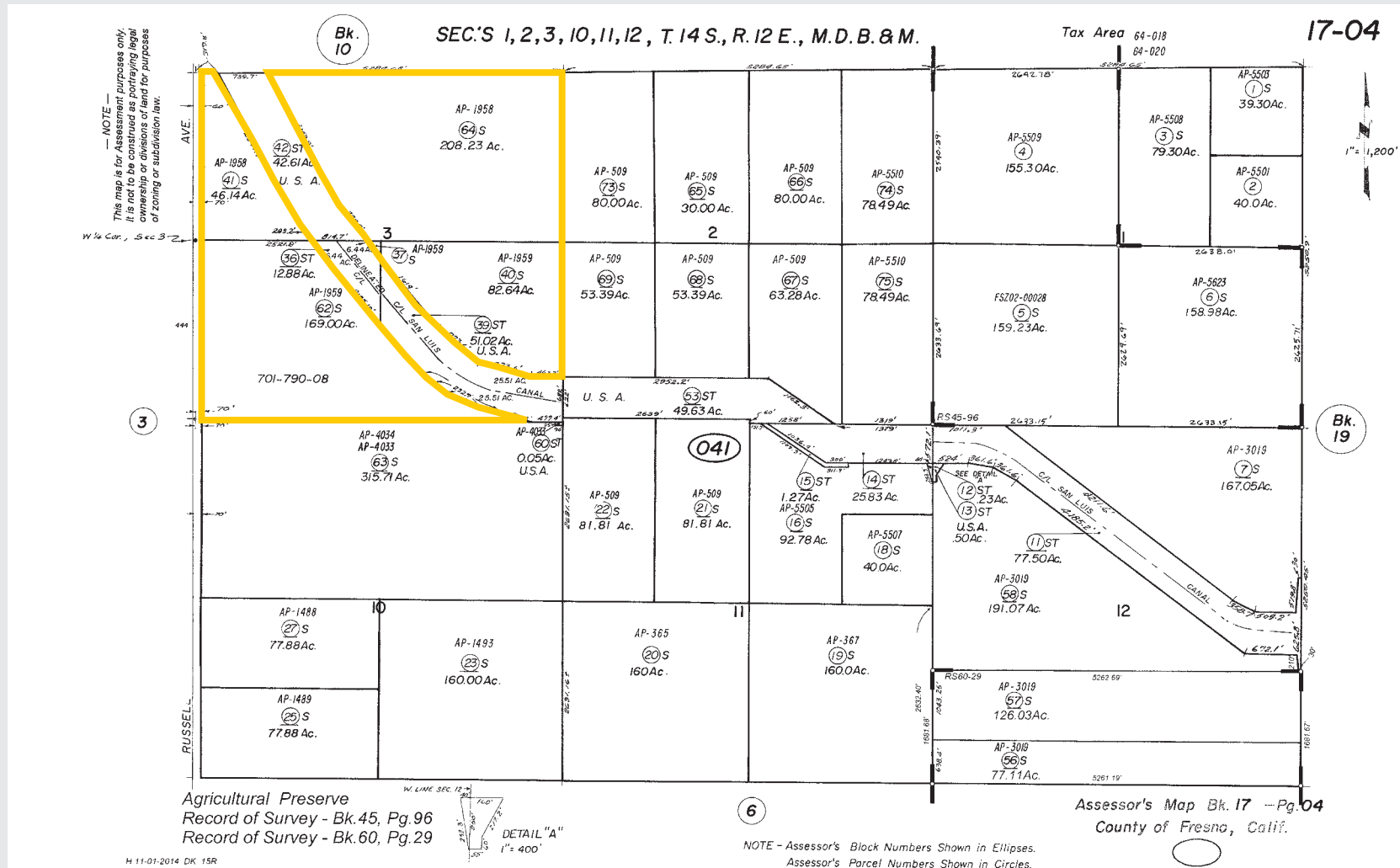
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
479	Cerini clay loam, 0-2% slopes	Grade 1 - Excellent
285	Tranquillity-Tranquillity, wet, coplex, saline-sodic, 0-1% slopes	Grade 4 - Poor
474	Weshhaven loam, 0-2% slopes	Grade 1 - Excellent
459	Ciervo clay, 0-2% slopes	Grade 3 - Fair
447	Excelsior sandy loam, sandy substratum, 0-2% slopes	Grade 1 - Excellent

PARCEL MAP



PROPERTY PHOTOS



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OFFICES SERVING
THE CENTRAL VALLEY

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