

174.97±
ASSESSED ACRES

EXCLUSIVELY PRESENTED BY:
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Fresno, CA 93711
559.432.6200

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Visalia, CA 93277
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BAKERSFIELD

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

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**F.I.D. TANGO, LEMON
AND ALMOND RANCH**
FRESNO COUNTY, CALIFORNIA

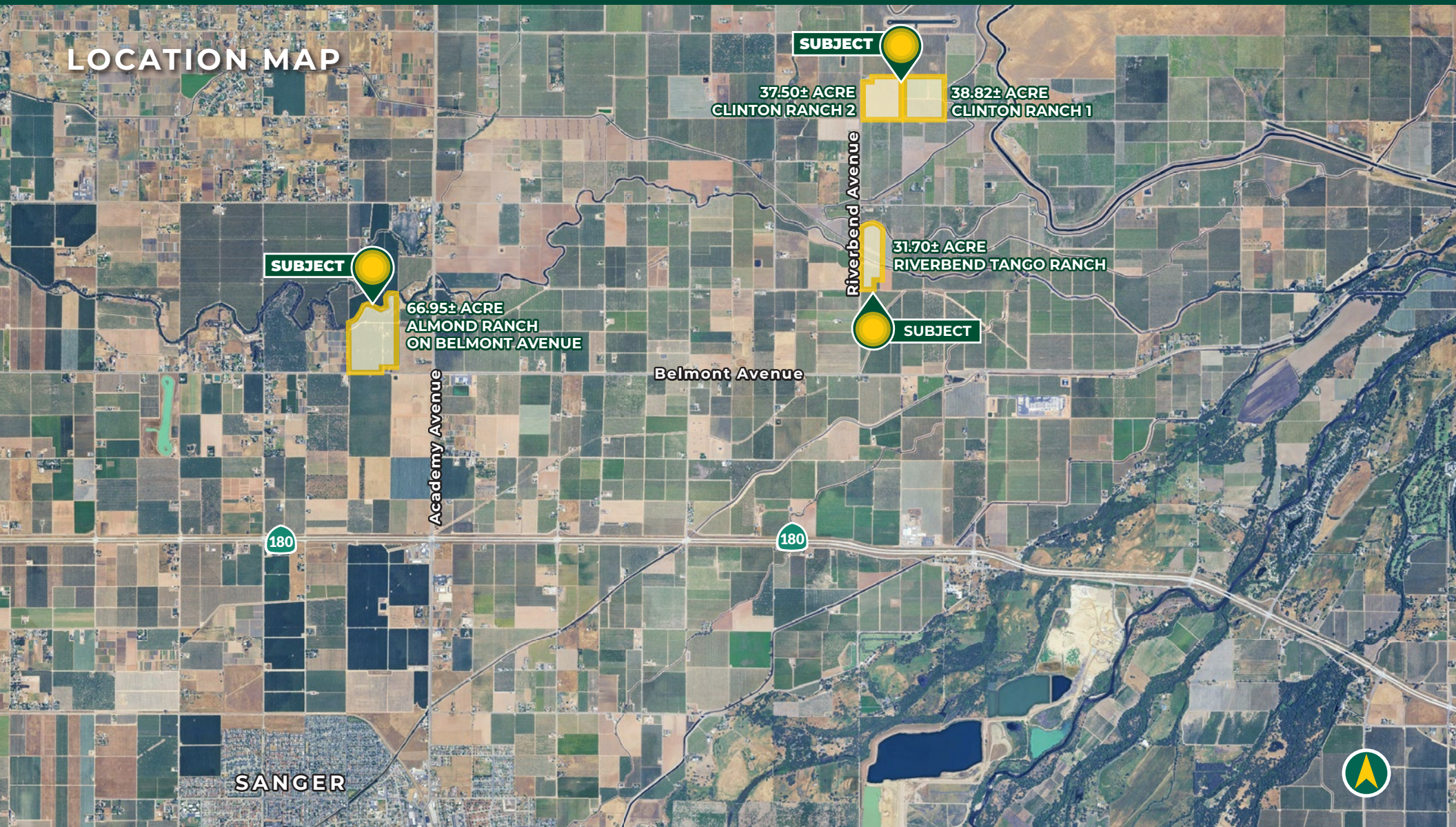
\$10,325,000



**PROPERTY
HIGHLIGHTS:**

- FRESNO IRRIGATION DISTRICT PLUS WELLS
- GOOD PRODUCING CITRUS AND ALMONDS
- GREAT LOCATION
- WELL MAINTAINED ORCHARDS

LOCATION MAP



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PROPERTY INFORMATION

DESCRIPTION

This premium opportunity is located in the highly desirable Fresno Irrigation District. The farming blocks are planted to tangos, lemons and almonds. All ranches have both F.I.D. District water and pumps/wells. All the parcels are in or approaching prime production age. The citrus blocks also have five newer Chinook diesel wind-machines with auto-start for frost prevention. These orchards are all located in a great growing region just north and east of Sanger, CA.

LOCATION

The almond block is located on the north side of East Belmont Avenue, just west of North Academy Avenue. The citrus blocks are located on the east side of North Riverbend Avenue between Zediker and East Shields Avenue. The citrus ranches are a short distance north of East Belmont Avenue.

LEGAL

Fresno County APN's 158-130-05 (38.82± acres) and 158-130-83 (37.50± acres) are located in Section 30, Township 13S, Range 23E. Fresno County APN 158-170-92 (31.70± acres) is located in Section 31, Township 13, Range 23. Fresno County APN 309-320-09s (66.95± acres) is located in Section 34, Township 13S, Range 22E.

ZONING

AE-20, Agriculture Exclusive, all parcels are under the Williamson Act.

WATER

Fresno Irrigation District water available to all blocks. There are six pumps and wells on the blocks. Almonds are irrigated by double-line drip and citrus orchards are irrigated with sprinklers.

SOILS

See soil maps for various blocks.

PLANTINGS

Almond Ranch on Belmont Avenue, planted in 2014.

30.00± acres Non-Pariel

15.00± acres Monterey

15.00± acres Wood Colony

Riverbend Tango Ranch, planted in 2019.

27.00± acres Tangos

Clinton Ranch 1, planted in 2019

18.00± acres Tangos

12.00± acres Lisbon lemons

8.00± acres Lisbon lemons (mature/planted prior to 2019)

Clinton Ranch 2, planted in 2021

37.00± acres Lisbon lemons

FROST PROTECTION

The property has five newer auto-start Chinook diesel wind machines. There are two wind-machines on the Riverbend Tango Ranch and three on the Clinton ranches.

PRICE/TERMS

The asking price is \$10,325,000 all cash at close of escrow.

(Current crops available with negotiated reimbursement of cultural costs.)



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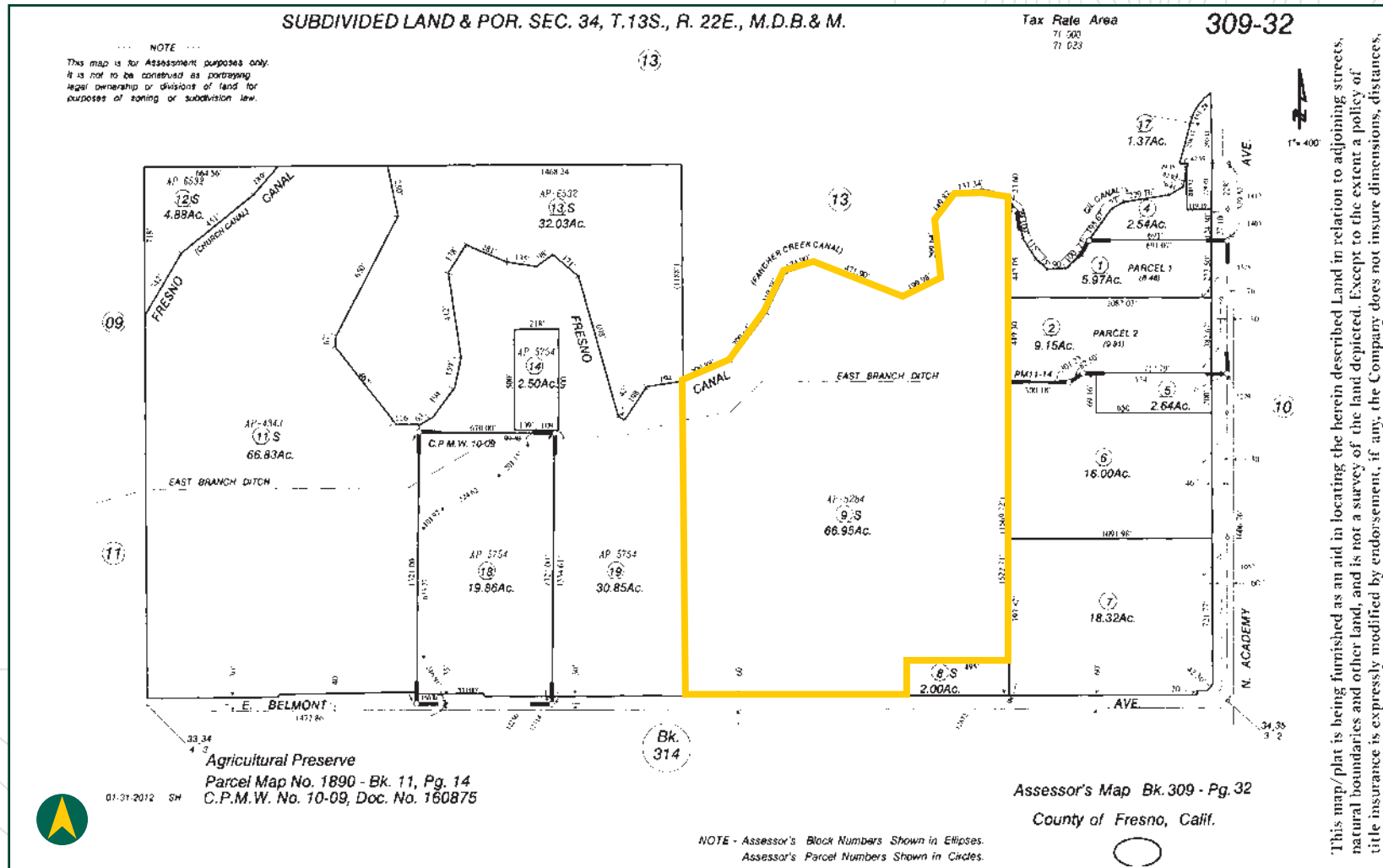
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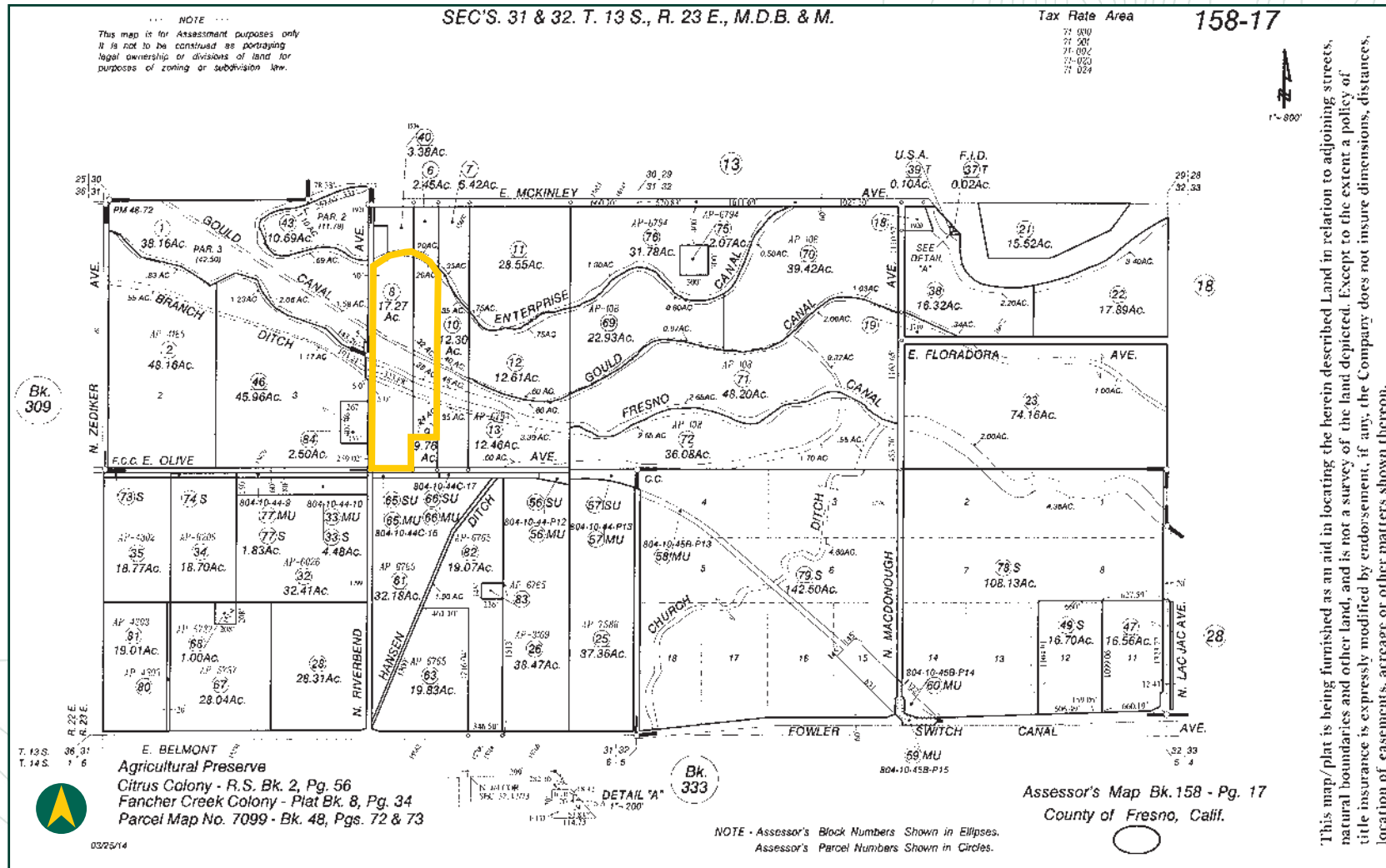
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PARCEL MAP - 66.95± ACRE ALMOND RANCH ON BELMONT AVENUE



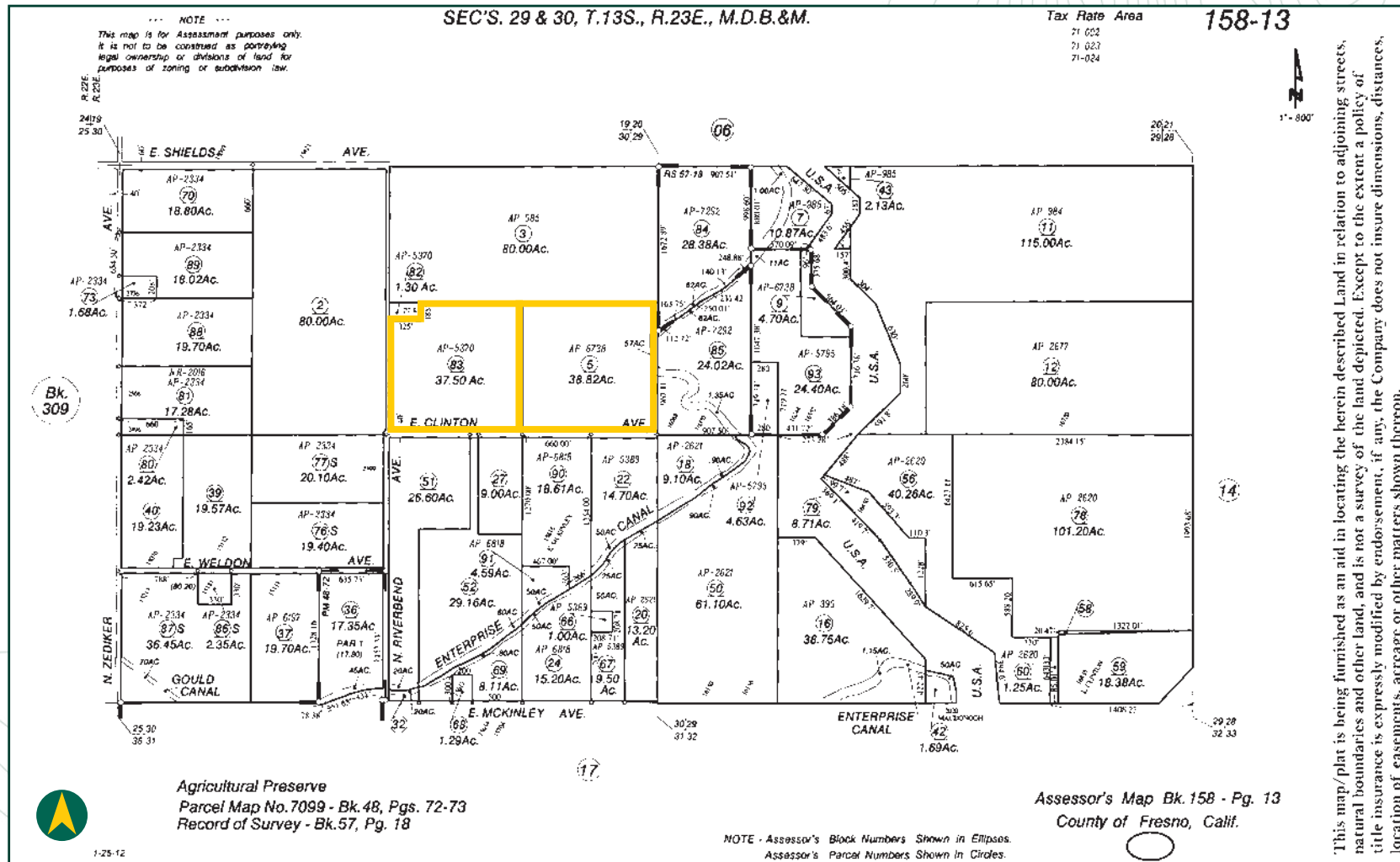
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PARCEL MAP - 31.70± ACRE RIVERBEND TANGO RANCH



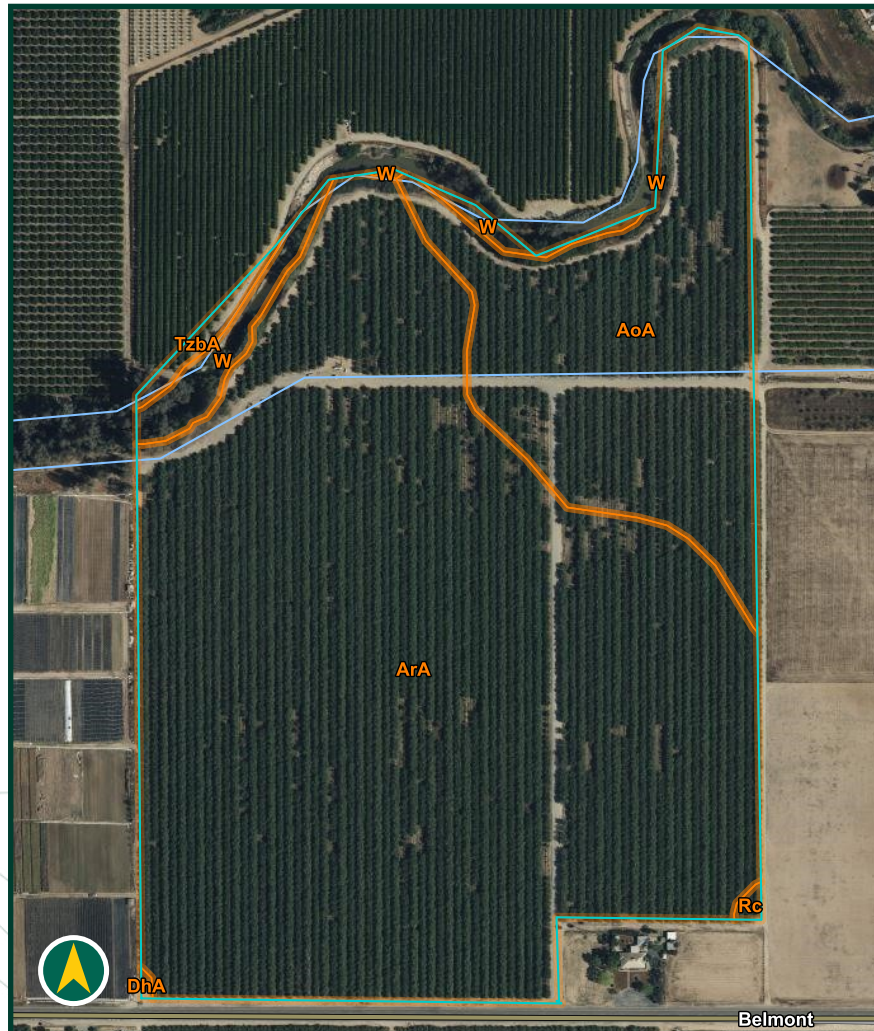
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PARCEL MAP - 37.50± ACRE CLINTON RANCH 2 AND 38.82± ACRE CLINTON RANCH 1



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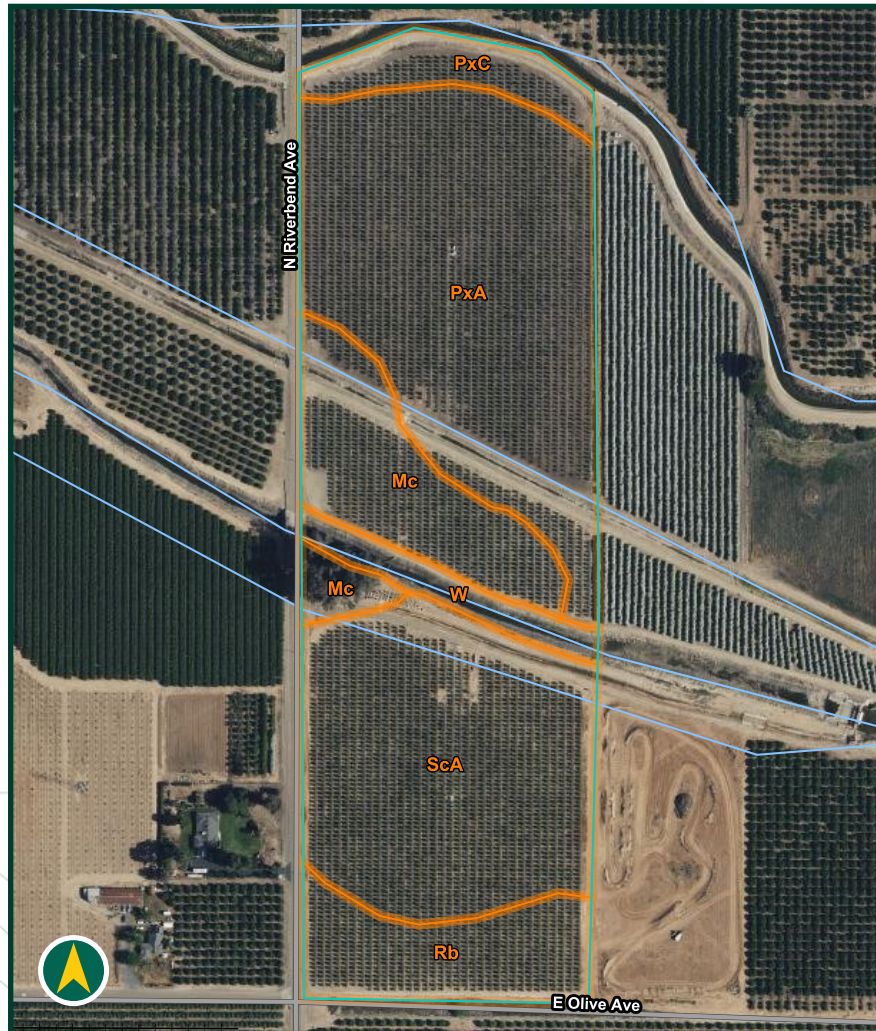
SOIL MAP - 66.95± ACRE ALMOND RANCH ON BELMONT AVENUE



California Revised Storie Index (CA)

Map Unit Symbol	Map Unit Name	Percent AOI
AoA	Atwater loamy sand, 0 to 3 percent slopes, MLRA 17	21.0%
ArA	Atwater sandy loam, 0 to 3 percent slopes	75.7%
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	0.1%
Rc	Ramona loam	0.2%
TzbA	Tujunga loamy sand, 0 to 3 percent slopes	0.7%
W	Water	2.4%
Totals for Area of Interest		100.0%

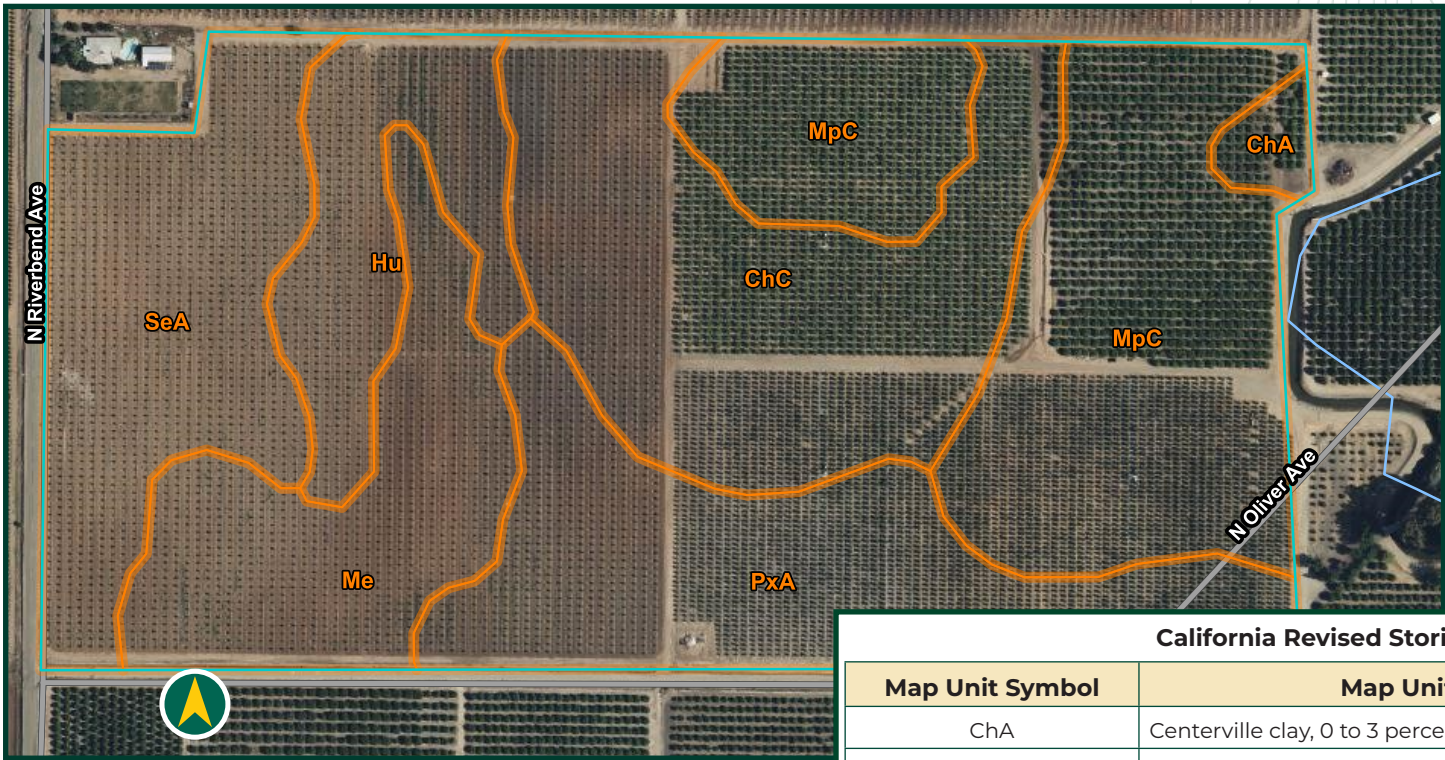
SOIL MAP - 31.70± ACRE RIVERBEND TANGO RANCH



California Revised Storie Index (CA)

Map Unit Symbol	Map Unit Name	Percent AOI
Mc	Madera loam	13.6%
PxA	Porterville clay, 0 to 3 percent slopes	38.3%
PxC	Porterville clay, 3 to 15 percent slopes	5.2%
Rb	Ramona sandy loam, hard substratum	9.7%
ScA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	29.5%
W	Water	3.7%
Totals for Area of Interest		100.0%

SOIL MAP - 37.50± ACRE CLINTON RANCH 2 AND 38.82± ACRE CLINTON RANCH 1



California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Percent AOI
ChA	Centerville clay, 0 to 3 percent slopes	1.1%
ChC	Centerville clay, 3 to 15 percent slopes	20.6%
Hu	Hildreth clay	8.3%
Me	Madera clay loam	12.2%
MpC	Montpellier coarse sandy loam, 9 to 15 percent slopes	24.8%
PxA	Porterville clay, 0 to 3 percent slopes	18.2%
SeA	San Joaquin loam, 0 to 3 percent slopes	14.8%
Totals for Area of Interest		100.0%

PHOTOS - 66.95± ACRE ALMOND RANCH ON BELMONT AVENUE AND 31.70± ACRE RIVERBEND TANGO RANCH



PROPERTY PHOTOS - 37.50± ACRE CLINTON RANCH 2 AND 38.82± ACRE CLINTON RANCH 1



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**OFFICES SERVING
THE CENTRAL VALLEY**

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