

2,751.99
ASSESSED ACRES

**JAMESON AVENUE ALMONDS
AND OPEN LAND**
FRESNO COUNTY, CALIFORNIA

\$33,023,880
(\$12,000/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

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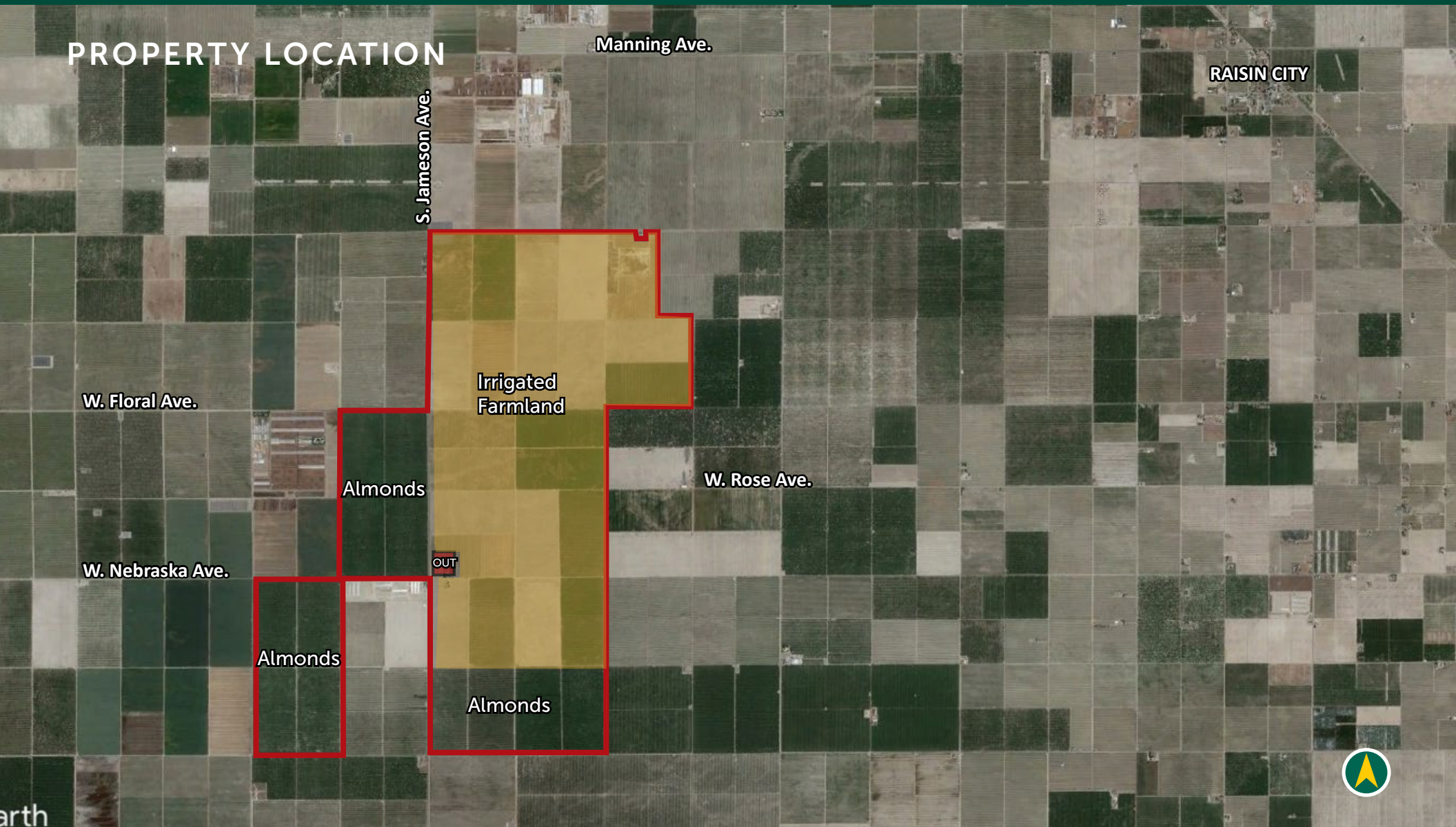
www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

- 945+ ACRES ALMONDS
- LARGE CONTIGUOUS LAND OFFERING
- SOLAR FIELD

PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

The subject property consists of 2,751.99± acres of almonds and open ground in the greater Caruthers area of Fresno County. Planted to approximately 945± acres of almonds, the balance of the property is irrigated open land offering the opportunity for various row crop or permanent planting developments.

LOCATION

The ranch is located on both the east and west side of S. Jameson Avenue, 1 mile south of W. Manning Avenue, approximately 3 ½ miles west of Raisin City. Physical address: 12250 S. Jameson Ave, Fresno, CA 93706.

LEGAL/ZONING

Fresno County APN(s): 035-150-13S, 43s, 44s; 041-030-43S, 02s, 18s & 11
Located in a portions of Sections 2, 3, 10, 14, 26, 35 & 36 , Township 15S & 16S, Range 18E, M.D.B.&M.
Property zoning: AE-20, Agricultural Exclusive - 20 acres.

PLANTINGS

SOILS

See soil map included

WATER

There are 24 wells on the ranch with 3 filter stations and 2 booster pumps. (See Property Overview map for details.) Seller does not warrant condition of pumps and wells and Buyer is advised to inspect at Buyer's sole cost during due diligence period. The almond orchards are irrigated by dual line drip irrigation system and the open ground is flood irrigated. The parcels are located in the Raisin City Water District, part of the McMullin Area GSA. There is no surface water delivery in the district.

PRICE/TERMS

\$33,023,880 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs incurred toward the 2025 crop up to the close of escrow. Buyer to assume solar lease. Sale is subject to bankruptcy court overbid and approval process. The property is being sold "AS-IS". Parcels may be purchased separately.
APN: 041-030-02s (305.50± acres) is subject to a partnership agreement on the orchard improvements. In addition, a Right Of First Refusal in favor of the partner is recorded against the subject parcel only. Additional details can be provided upon request from the listing agent.

APN	Acres	Crop	Variety	Planted	Spacing	Williamson Act
035-150-13s	40.00	Open	Row Crops	-	-	N
035-150-43s	218.75	Open	Row Crops	-	-	Y
035-150-44s	636.36	Open	Row Crops	-	-	Y
041-030-43s	595.00	Open	Row Crops	-	-	Y
041-030-02s	305.50	Almonds	305± ac. NP/Monterey	2012	22' x 16'	Y
041-031-18s	320.00	Almonds	320± ac. NP/Monterey/Fritz	2014	22' x 16'	Y
041-030-11	636.38	Almonds & Open	315± acs. Open 165± acs. NP/Supareil 155± Acs. Independence	- 2015 2017	- 22' x 14' 22' x 16'	Y
2,751.99± TOTAL ACRES						

S. Jameson Ave.

Solar

125 HP

200 HP

125 HP

200 HP

125 HP

Irrigated Farmland

125 HP

125 HP (Not in use)

200 HP

125 HP

125 HP Pump & Well

Booster Pump & Filter Station

125 HP

(OUT)

Ranch House

125 HP





125 HP

125 HP

155± Acs. Almonds Independence 2017 22'x16'

165± Acs. Almonds NP/Supareil 2015 22'x14'

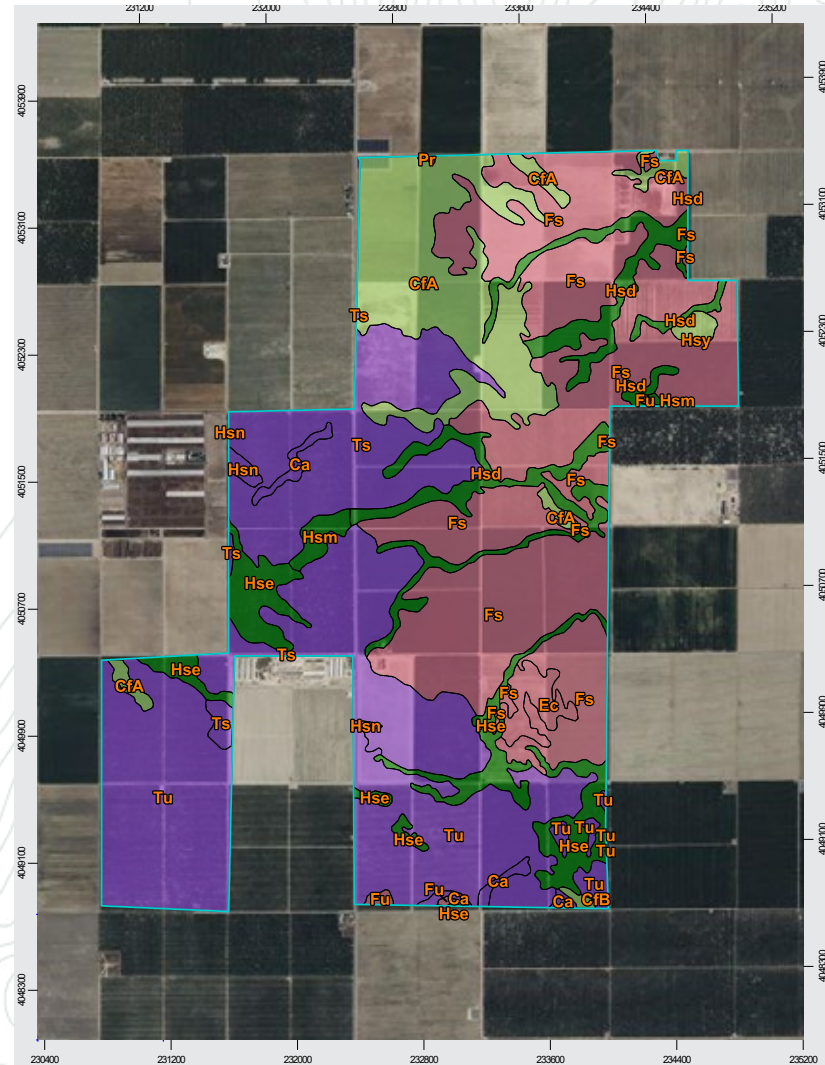
Dual Line Drip

-  PUMP & WELL
-  WELL
-  BOOSTER PUMP
-  FILTER STATION



SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Fs	Fresno sandy loam
Ts	Traver sandy loam, moderately deep
Tu	Traver fine sandy loam, moderately deep
CfA	Calhi loamy sand, 0-3% slopes
HsD	Hesperia sandy loam, very deep
Hse	Hesperia sandy loam, very deep, saline-sodic
Ec	El Peco sandy loam
Ca	Cajon loamy coarse sand
Hsm	Hesperia sandy loam, deep
Hsy	Hesperia fine sandy loam, deep, saline-sodic
Hsn	Hesperia sandy loam, deep, saline-sodic
Fu	Fresno fine sandy loam
CfB	Calhi loamy sand, 3-9% slopes



PROPERTY PHOTOS



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OFFICES SERVING
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