

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Almonds San Luis Water Dist.



PRICE REDUCED

**152.64± Acres
Fresno County, California**

- Mature almond orchard
- Good soils
- Income potential

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Almonds San Luis Water Dist.

152.64± Acres

\$2,300,000

LOCATION:

Approximately 3.3± miles north from the I-5 and Russell Ave off ramp, then west 1± mile, then north ½± mile to the subject parcel at NE corner.

DESCRIPTION:

A mature almond orchard planted in 1999 (22 yrs.). This property offers income potential and tax benefits as it has the potential to produce reasonably for the next few years and has very good soils, climate and district water to continue once redeveloped.

LEGAL:

Fresno County APN: 017-031-67s.

ZONING:

AE-20. The property is enrolled in the Agricultural Preserve.

PLANTINGS:

Almonds planted in 1999 to 50% Nonpareil, 25% Wood Colony, and 25% Fritz on Nemagaurd rootstock. 22' X 18' spacing.

WATER:

The parcel receives water from the San Luis Water District. The seller reports the total water cost for 2019 at \$104,000 and in 2020 at \$177,000 . The seller has purchased 500± acre feet of water for the 2021 crop year.

SOILS:

Ciervo clay, grade 3.

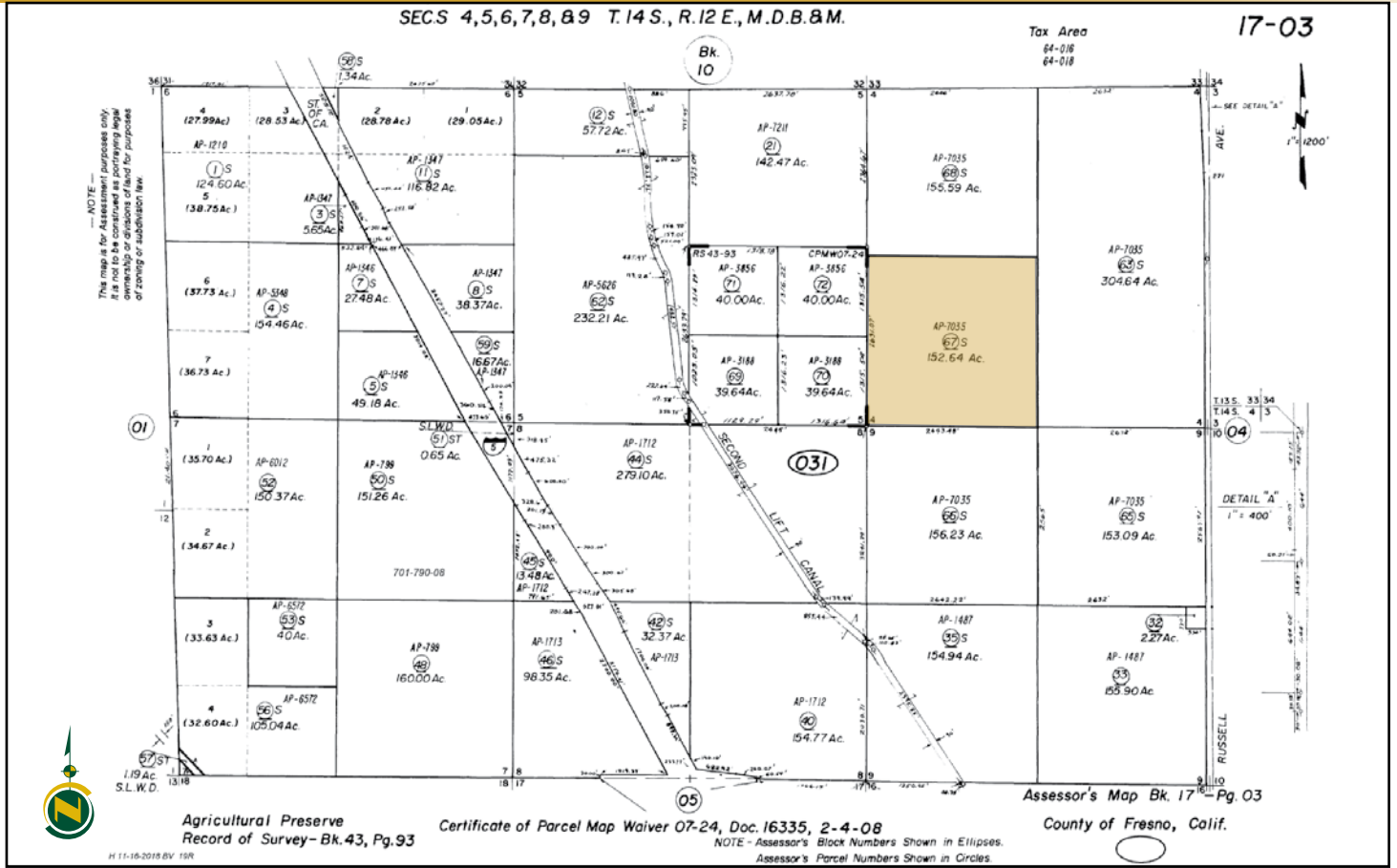
**BUILDINGS/
IMPROVEMENTS:**

No buildings on the property. No equipment included in the listing though seller may include some pieces to be negotiated at time of sale.

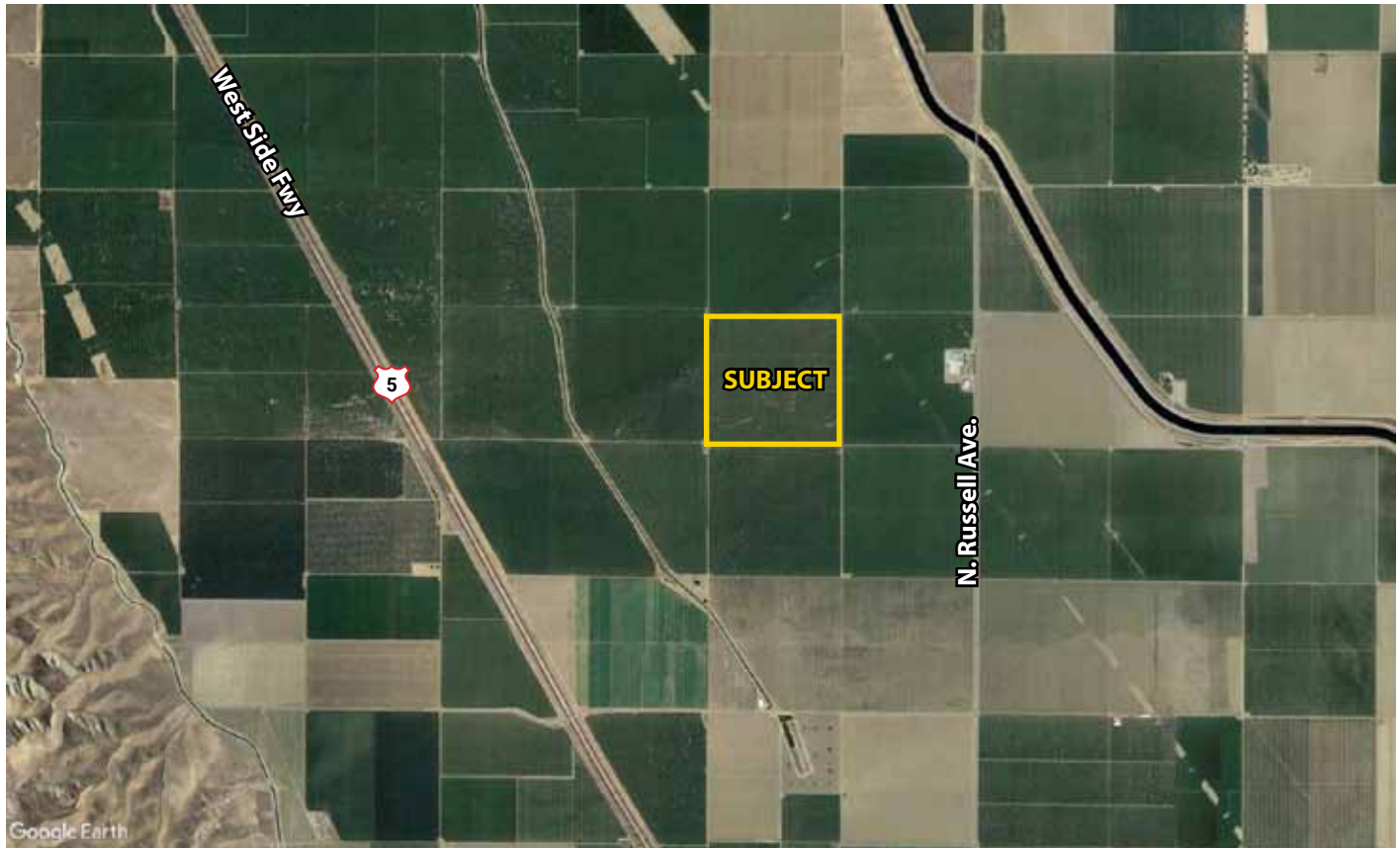
PRICE/TERMS:

\$2,300,000 all cash at close of escrow. Owner to be reimbursed for cultural costs incurred toward the 2021 crop through close of escrow.

ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



PROPERTY PHOTO



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

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

pearsonrealty.com/mobileapp



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.