

CARUTHERS & RAISIN CITY ALMONDS 429.63± ACRES \$8,523,000

Fresno County, California (\$19,838/acre)

PRICE REDUCED



- 4 PUMPS & WELLS/1 LIFT PUMP
- 2,500± SF SHOP, OFFICE & RENTAL HOME
- CAN BE PURCHASED TOGETHER OR SEPARATELY



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Exclusively Presented by:



CARUTHERS & RAISIN CITY ALMONDS

429.63± Acres
Fresno County, CA

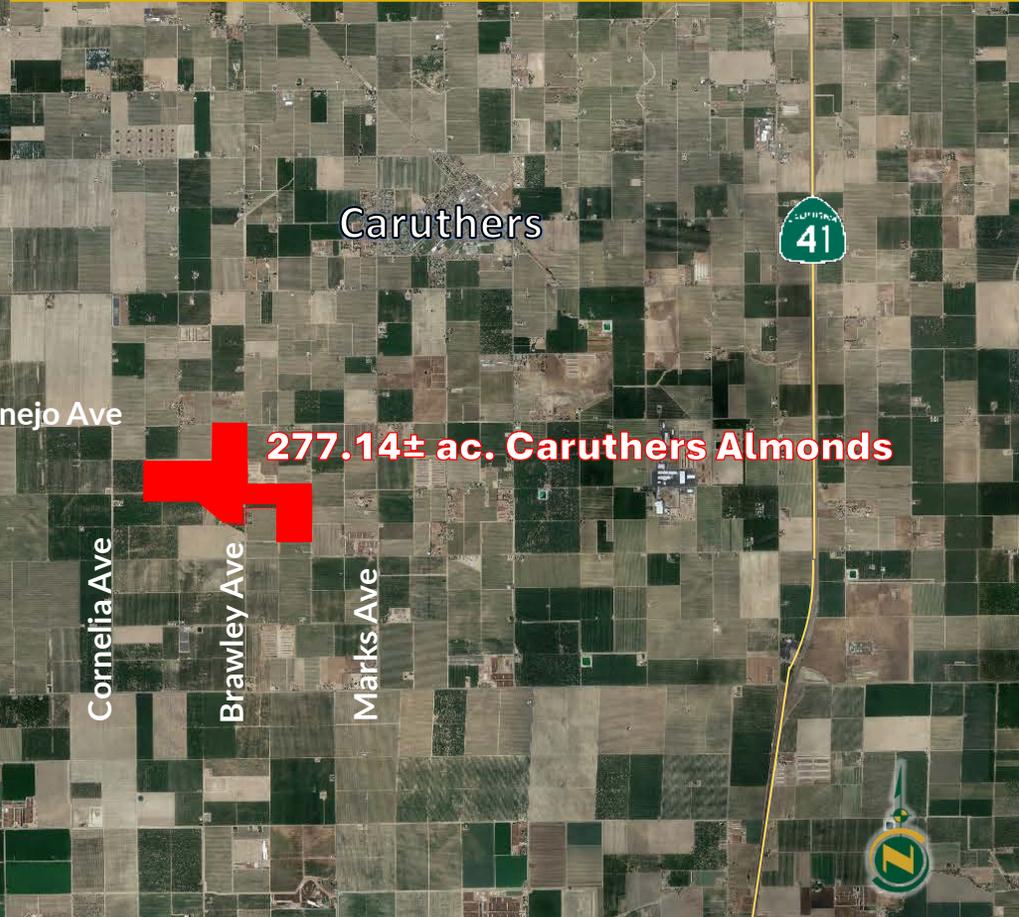


152.49± ac. Raisin City Almonds

The Caruthers & Raisin City Almonds offering consists of two almond ranches totaling 429.63± assessed acres. The Caruthers Almond Ranch is 277.14± acres, and the Raisin City Almond Ranch is 152.49± acres. These well-maintained almond ranches offer both a variety of plantings and ages of trees.

The ranches may be purchased individually or together.

277.14± ac. Caruthers Ranch - \$6,235,650 (\$22,500/ac.)
152.49± ac. Raisin City Ranch - \$2,287,350 (\$15,000/ac.)
TOTAL PURCHASE PRICE - \$8,523,000 (\$19,838/ac.)



277.14± ac. Caruthers Almonds

CARUTHERS ALMOND RANCH

DESCRIPTION

277.14± assessed acre almond ranch located on the south side of W. Conejo Avenue between S. Cornelia and S. Valentine Avenues, approximately 2 miles southwest of Caruthers, Fresno County, CA 93609.

LEGAL

Fresno Co. APN's: 041-231-08s, 36s, 37s, 38s & 39s; 041-370-07s & 08s.

ZONING

AE-20, Agriculture Exclusive.

PLANTINGS/IRRIGATION

ACRES	PLANTED	VARIETY
118±	2020	Nonpareil/Monterey
39±	2016	Independence
39±	2015	Independence
78±	2014	Independence

Nonpareil/Monterey varieties planted on Viking rootstock with dual line drip system. Independence varieties planted on Nemaguard rootstock with dual line drip system and micro sprinklers.

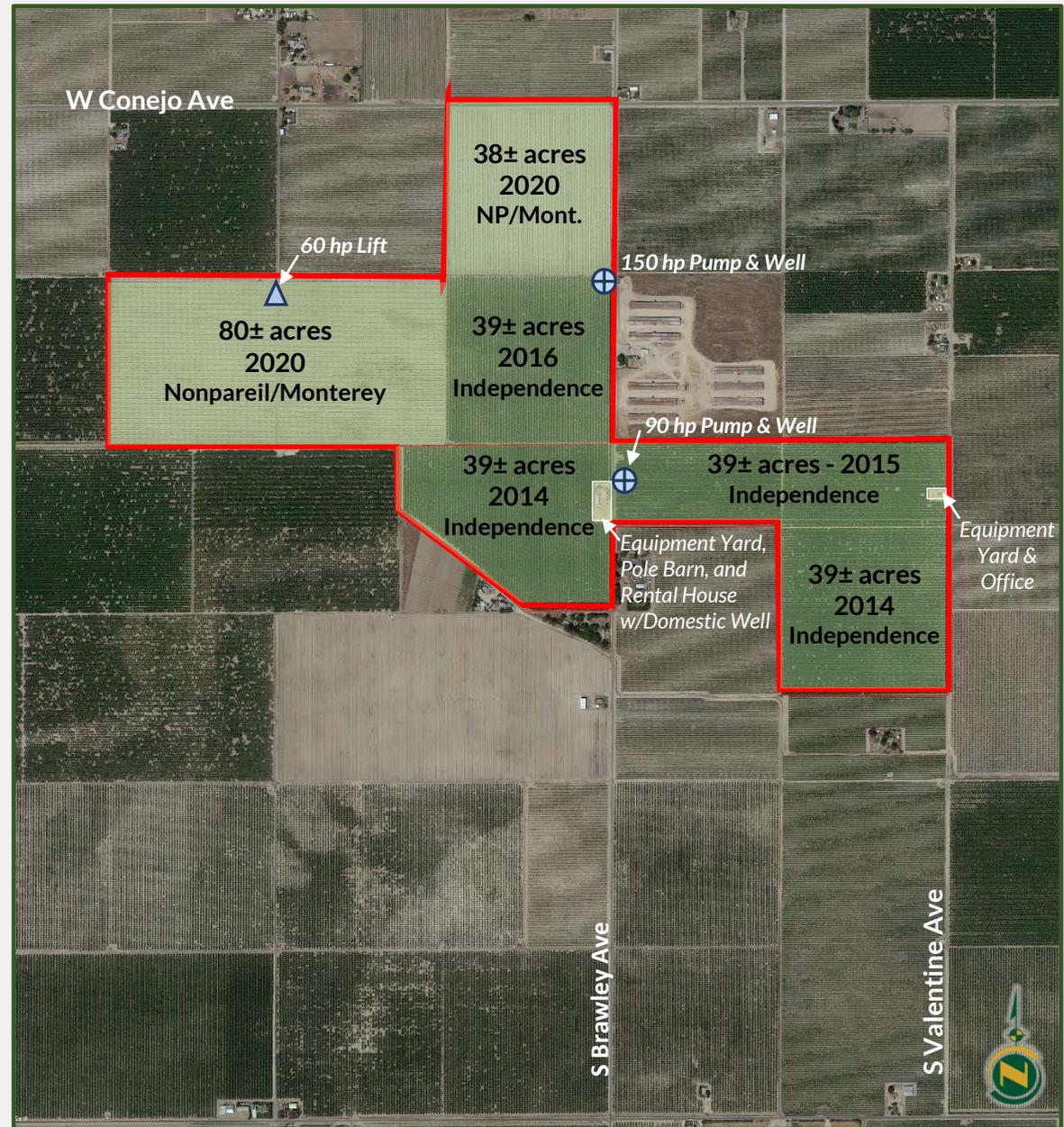
WATER

The property is located in the Liberty Water District part of the North Fork Kings GSA with no shares currently owned by the Seller, however excess water can be available for purchase during flood years.

- 150 hp ag pump & well
- 90 hp ag pump & well
- 60 hp lift pump

BUILDINGS/STRUCTURES

Two equipment yards with a 1,600± SF office, pole barn, and small rental house.



INDIVIDUAL RANCH PRICE

\$6,235,650 (\$22,500/acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs toward the 2024 crop.

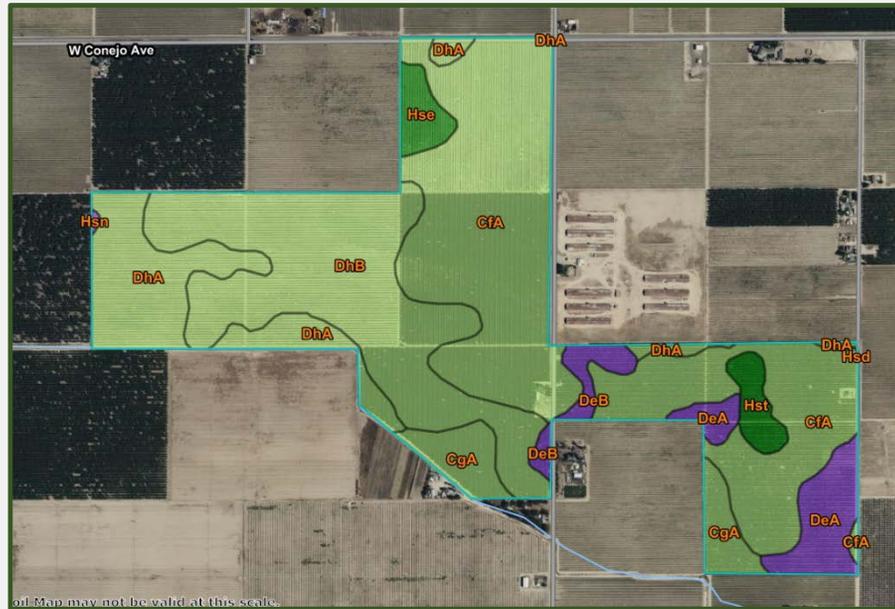
CARUTHERS & RAISIN CITY ALMONDS

429.63± Acres
Fresno County, CA



- 118± ACRES OF 2020 NONPAREIL/MONTEREY
- 156± ACRES OF 2014 - 2016 INDEPENDENCE
- 2 PUMPS & WELLS & 1 LIFT PUMP
- 2,500± SHOP, OFFICE & RENTAL HOME

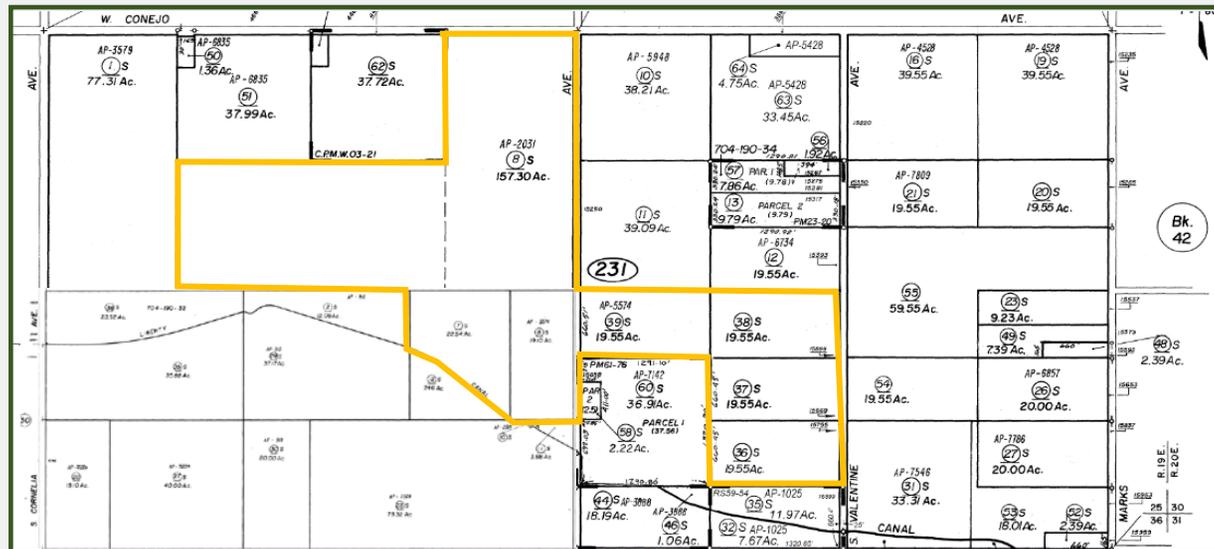
SOILS MAP



Map unit symbol	Map unit name	Rating
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
DeB	Delhi sand, 3 to 9 percent slopes	Grade 3 - Fair
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
DhB	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good
DhA Hsd	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good
DeB	Delhi sand, 3 to 9 percent slopes	Grade 3 - Fair
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
DeB	Delhi sand, 3 to 9 percent slopes	Grade 3 - Fair
CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	Grade 2 - Good
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
Hse	Hesperia sandy loam, very deep, saline-sodic	Grade 1 - Excellent
Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent

PARCEL MAP

APN's: 041-231-08s, 36s, 37s, 38s & 39s; 041-370-07s & 08s.



RAISIN CITY ALMOND RANCH

DESCRIPTION

152.49± acre almond ranch located on the southwest corner of W. Mountain View and S. Jameson Avenues, approximately 8 miles west of Caruthers, Fresno County, CA 93656.

LEGAL

Fresno Co. APN's: 041-070-27s, 29s and 32s.

ZONING

AE-20, Agriculture Exclusive.

PLANTINGS/IRRIGATION

ACRES	PLANTED	VARIETY
75±	2008	50% Nonpareil 25% Fritz/25% Monterey
75±	2006	50% Nonpareil 25% Fritz/25% Monterey

Planted on Nemaguard Rootstock with dual line drip system and micro sprinklers.

WATER

The property is located in the Raisin City Water District part of the McMillian Area GSA. Currently there is no surface water delivery, however there is a proposed pipeline expansion under development by the District that may provide surface water conveyance in the future.

- 125 hp ag pump & well (5-6 years old)
- 60 hp ag pump & well

BUILDINGS/STRUCTURES

There is an equipment yard on the NEC of the property with a 2,500± square foot metal shop.



INDIVIDUAL RANCH PRICE

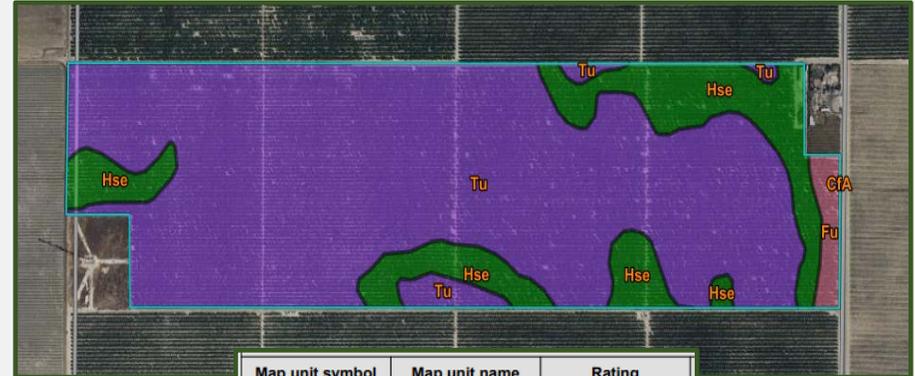
\$2,287,350 (\$15,000/acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs toward the 2024 crop.

RAISIN CITY ALMOND RANCH - 152.49± ASSESSED AC.



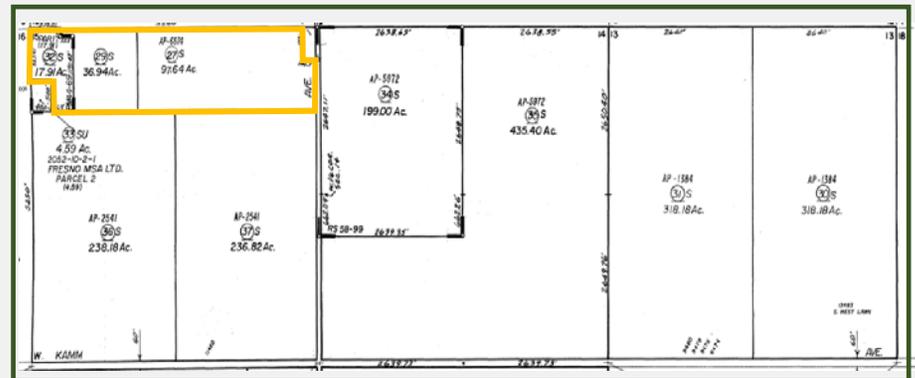
- 2 PUMPS & WELLS
- 2,500± METAL SHOP
- EQUIPMENT YARD

SOILS MAP



Map unit symbol	Map unit name	Rating
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
Fu	Fresno fine sandy loam	Grade 5 - Very Poor
Hse	Hesperia sandy loam, very deep, saline-sodic	Grade 1 - Excellent
Tu	Traver fine sandy loam, moderately deep	Grade 3 - Fair

PARCEL MAP APN's: 041-070-27s, 29s and 32s.



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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
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.