

# CHESTNUT AVE ALMONDS & CHERRIES

**42.92± Acres**  
Fresno Co. California

**\$1,300,000**  
(\$30,288/Acre)



- 2 Ag Pumps & Wells
- Newer 600' Deep Well
- Consolidated Irrigation District



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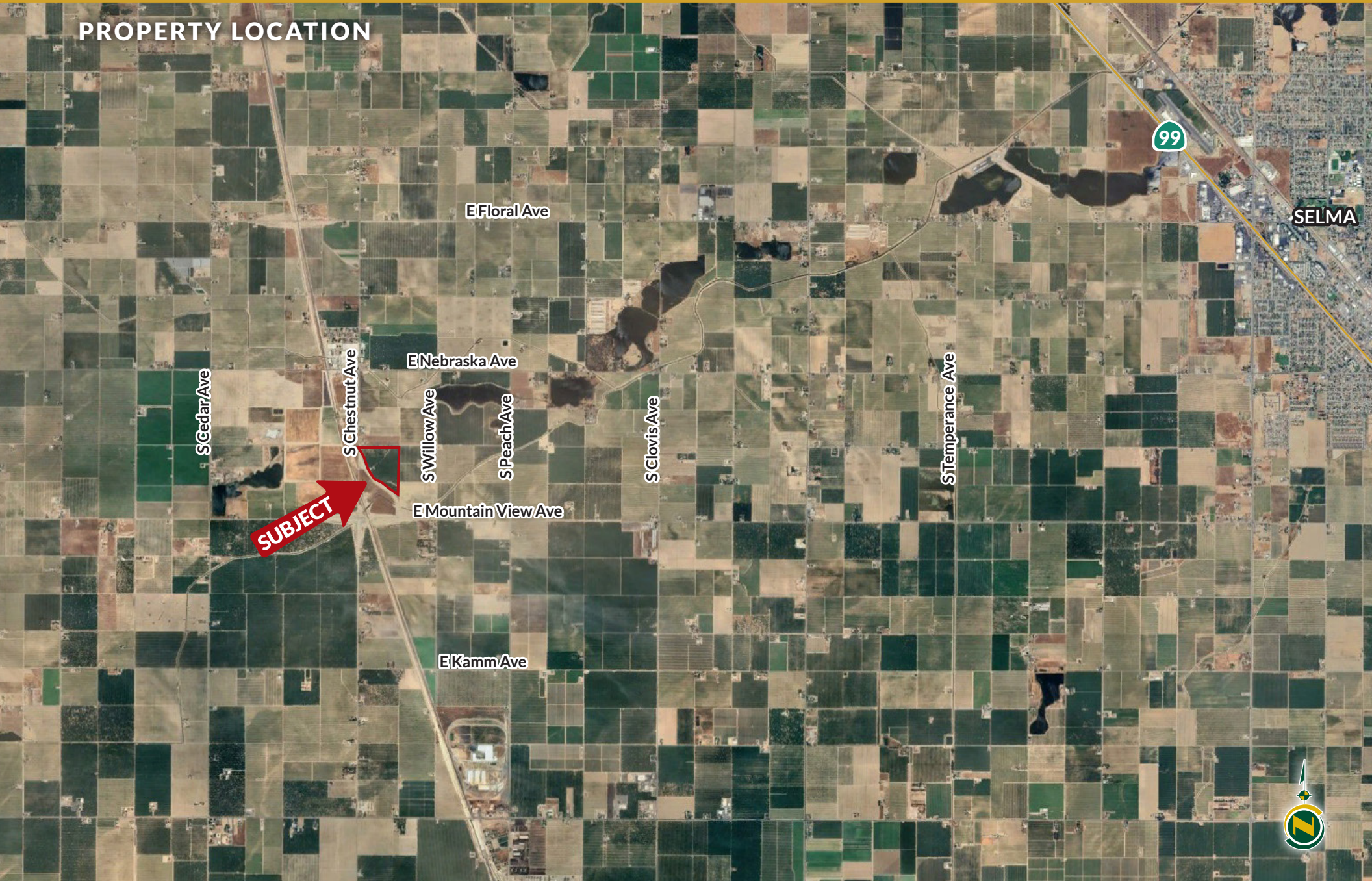


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Fresno County, CA



## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

Located in Consolidated Irrigation District, this property offers a diverse mix of plantings with 11± acres of cherries and 26± acres of almonds planted in 2016. The soils are predominately Class II Good soils and a new 600' deep well was recently drilled with a 75 HP pump.

### LOCATION

The property is located on the east side of S. Chestnut Avenue approximately 1/3 mile north of E. Mountain View Avenue and 7 ½ miles west of Selma in Fresno County, CA 93662.

### LEGAL

Fresno County APN: 385-270-10s. Located in a portion of Section 7, Township 16 S, Range 21 E, M.D.B.&M. The High Speed Rail has a 2.84± acre easement that runs along the western portion of the property.

### PLANTINGS

The cherries are Tulare/Brooks varieties planted in 1992 with 18' x 16' spacing. The almonds are Nonpareil/Monterey varieties planted in 2016 with 22' x 17' spacing. Production records available upon request.

### WATER/IRRIGATION

There are two groundwater pumps and wells, including a newer 600± deep well with a 75 HP pump and filter station providing irrigation for the almonds. The second well has a 25 HP submersible pump providing irrigation for the cherries. The cherries are irrigated with micro sprinklers and the almonds have a dual line drip irrigation system.

The parcel is in Consolidated Irrigation District (C.I.D.) and entitled to receive surface water; currently there is no access to the C.I.D. pipeline. C.I.D. is part of the Central Kings GSA.

### ZONING

Fresno County AE-20, Agricultural Exclusive 20 acres. The property is not enrolled in the Williamson Act.

### SOILS

See soils Map included.

### PRICE/TERMS

\$1,300,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crops.





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## PROPERTY OVERVIEW



8.00± Acs. Cherries

High Speed Rail  
Easement (2.84± Acs.)

26.00± Acs. Almonds

25 HP Pump & Well

75 HP Pump & Well

Filter Station

3.00± Acs.  
Cherries

S Chestnut Ave

Willow Ave





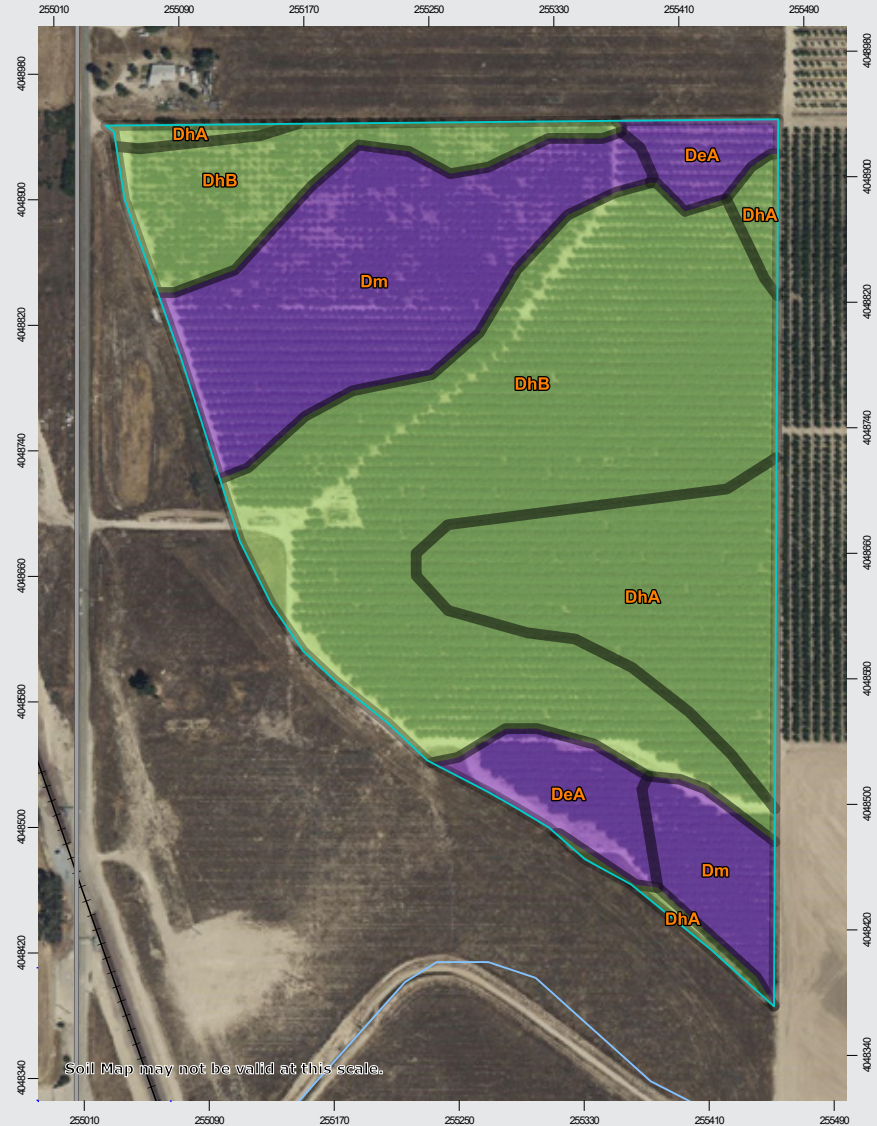
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## SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
DhB	Delhi loamy sand, 3-9% slopes
Dm	Dello loamy sand
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17
DeA	Delhi sand, 0-3% slopes, MLRA 17

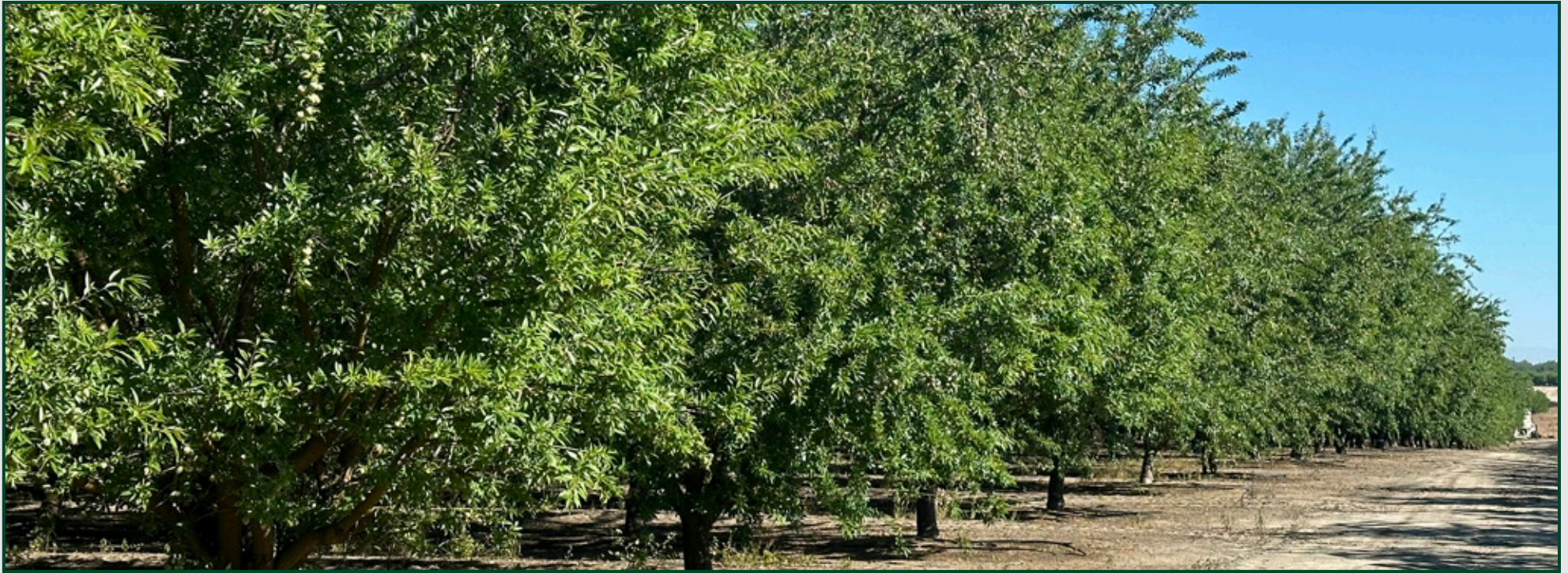






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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water 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.**