

SELMA ALMONDS & HOME SITE

Fresno County, California

40.00± Acres

\$1,600,000

(\$40,000/Acre)



- Young Almond Orchard
- (2) Sources of Water
- (2) Almond Varieties



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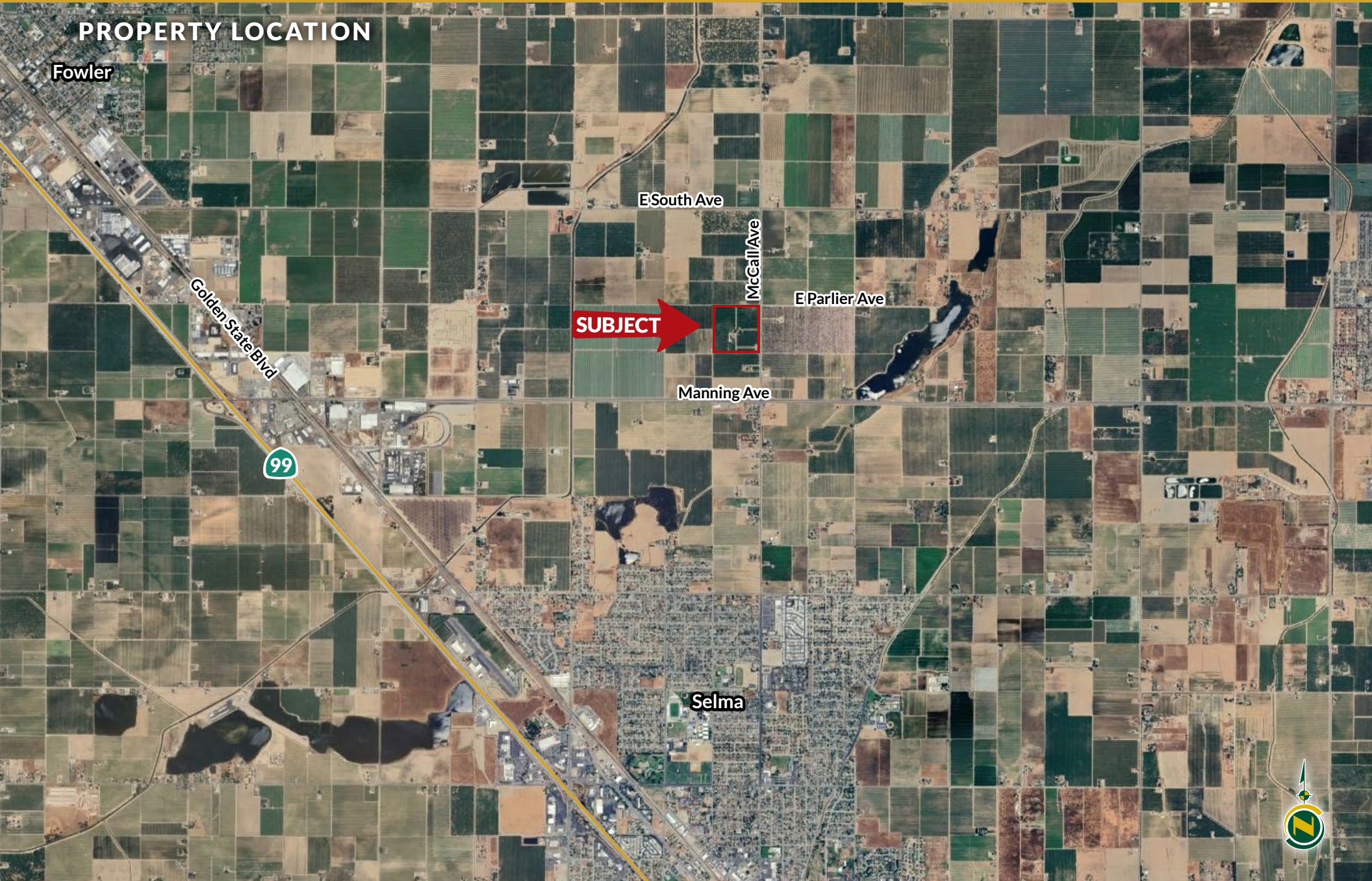


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A young almond orchard with a nice palm tree lined driveway that leads to an area suitable for your new home. With Fwy 99 only 3± miles west of the parcel, it is an easy access to the north or south or only 2± miles into the town of Selma, CA

LOCATION

8603 S. Mc Call Ave. Selma, CA 93662. The parcel is located on the west side of McCall Avenue just north of Manning Avenue.

LEGAL

Fresno County APN: 353-050-29S. Located in the NE ¼ of the SE ¼ of Sec. 19, T15S, R22E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The parcel is enrolled in the Williamson Act Agricultural Preserve

PLANTINGS

Almonds planted in 2019 to Nonpareil (50%) & Monterey (50%) with a 20'x14' spacing

WATER

There are two very good sources of water. One 30HP pump and well installed in 1997 at a depth of 275', one domestic well with an 8" casing, depth unknown. Consolidated Irrigation District-Church Rights provides surface water to the site into a new concrete pipeline with valves at each row for flood irrigation.

SOILS

See soils map included.

BUILDINGS

The property has one small single story home that is currently rented. There is one very old 2 story home in need of major repairs or ideally demolished making room for a new home.

PRICE/TERMS

\$1,600,000 all cash at close of escrow. The price includes the 2024 almond crop as well as the cultural costs.

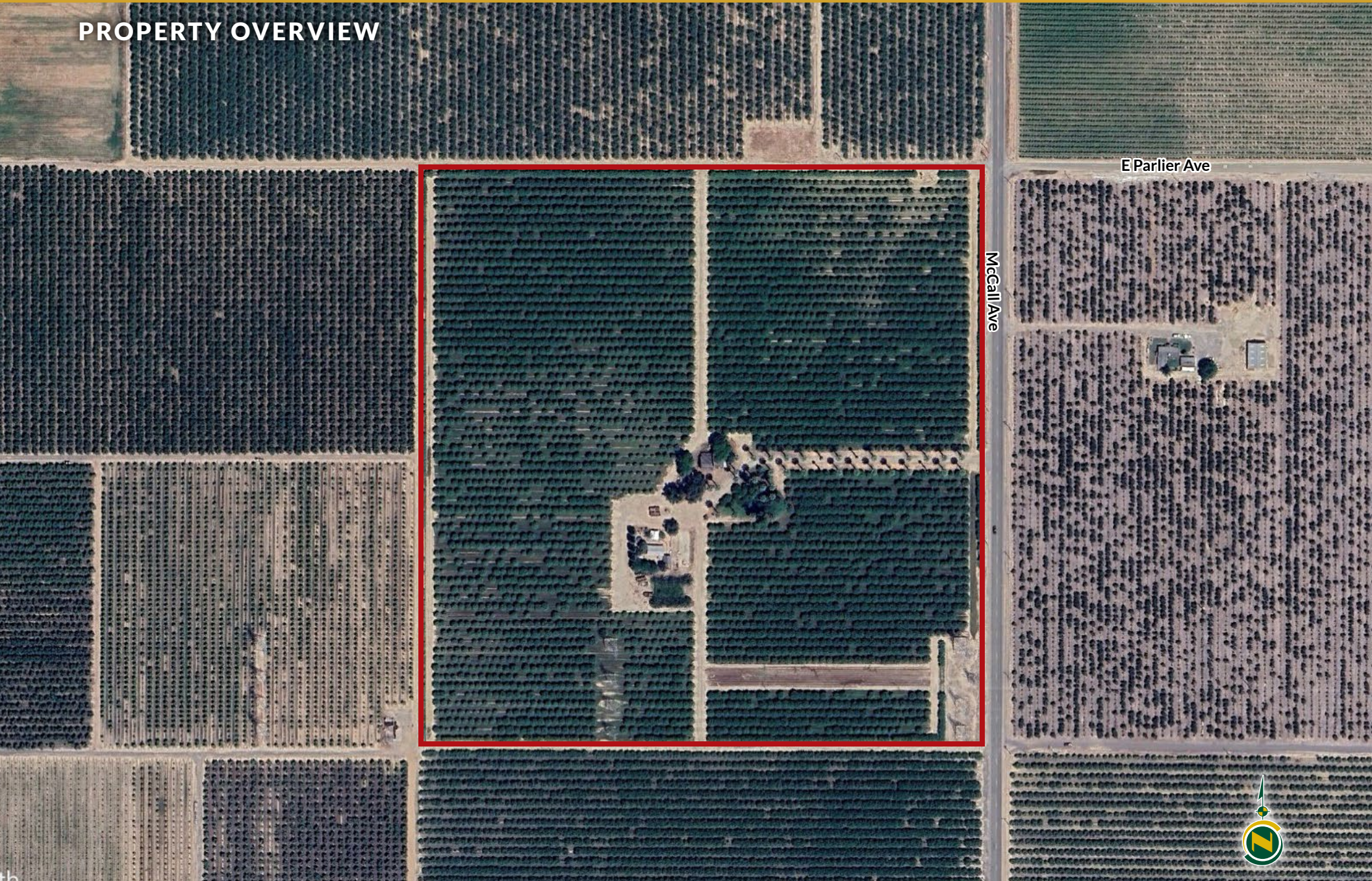


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PROPERTY OVERVIEW



E Parlier Ave

McCall Ave



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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hc	Hanford sandy loam	Grade 1 - Excellent
DIA	Delhi loamy sand, moderately deep, 0-3% slopes	Grade 2 - Good
Hm	Hanford fine sandy loam	Grade 1 - Excellent
TzbA	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good

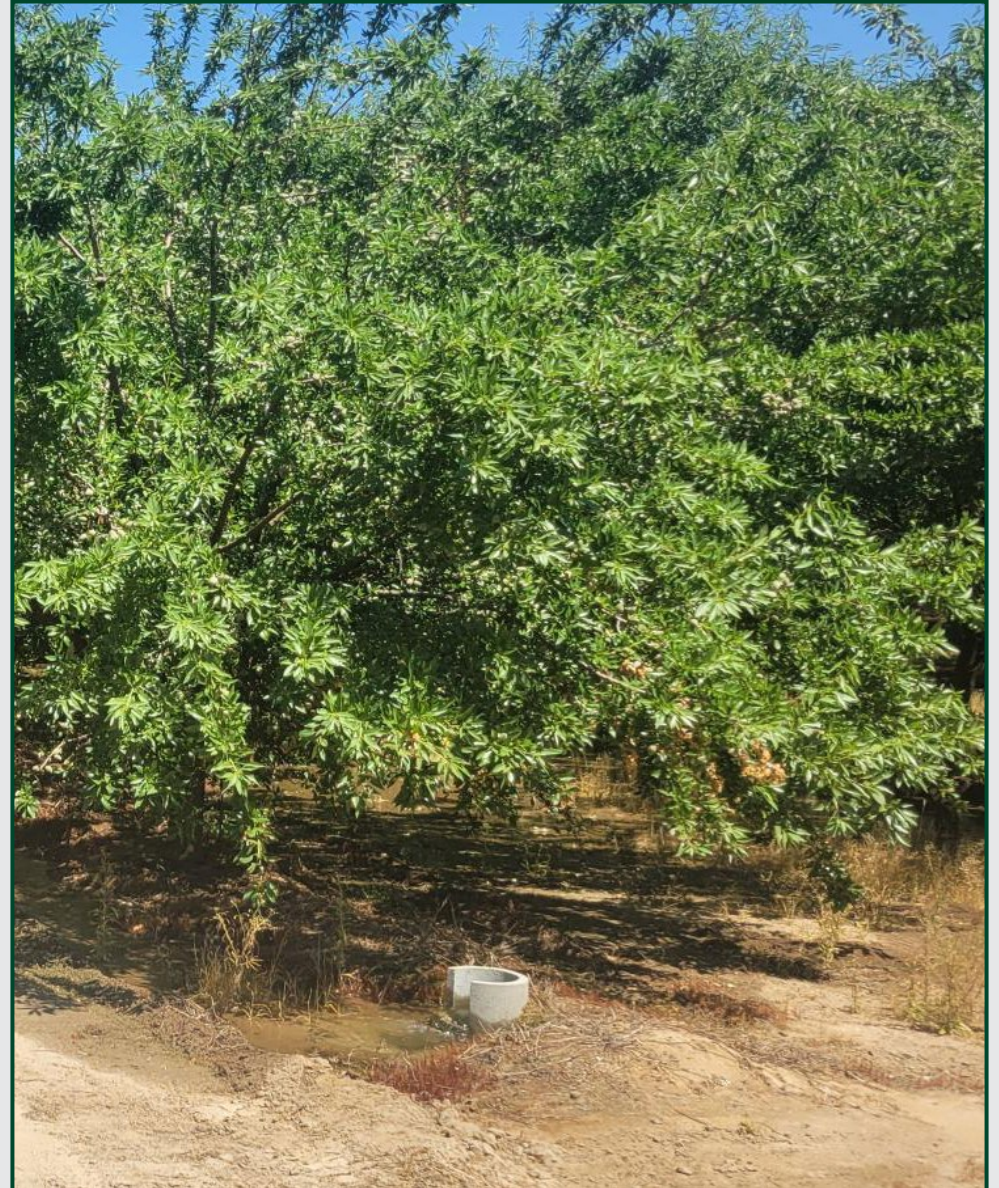
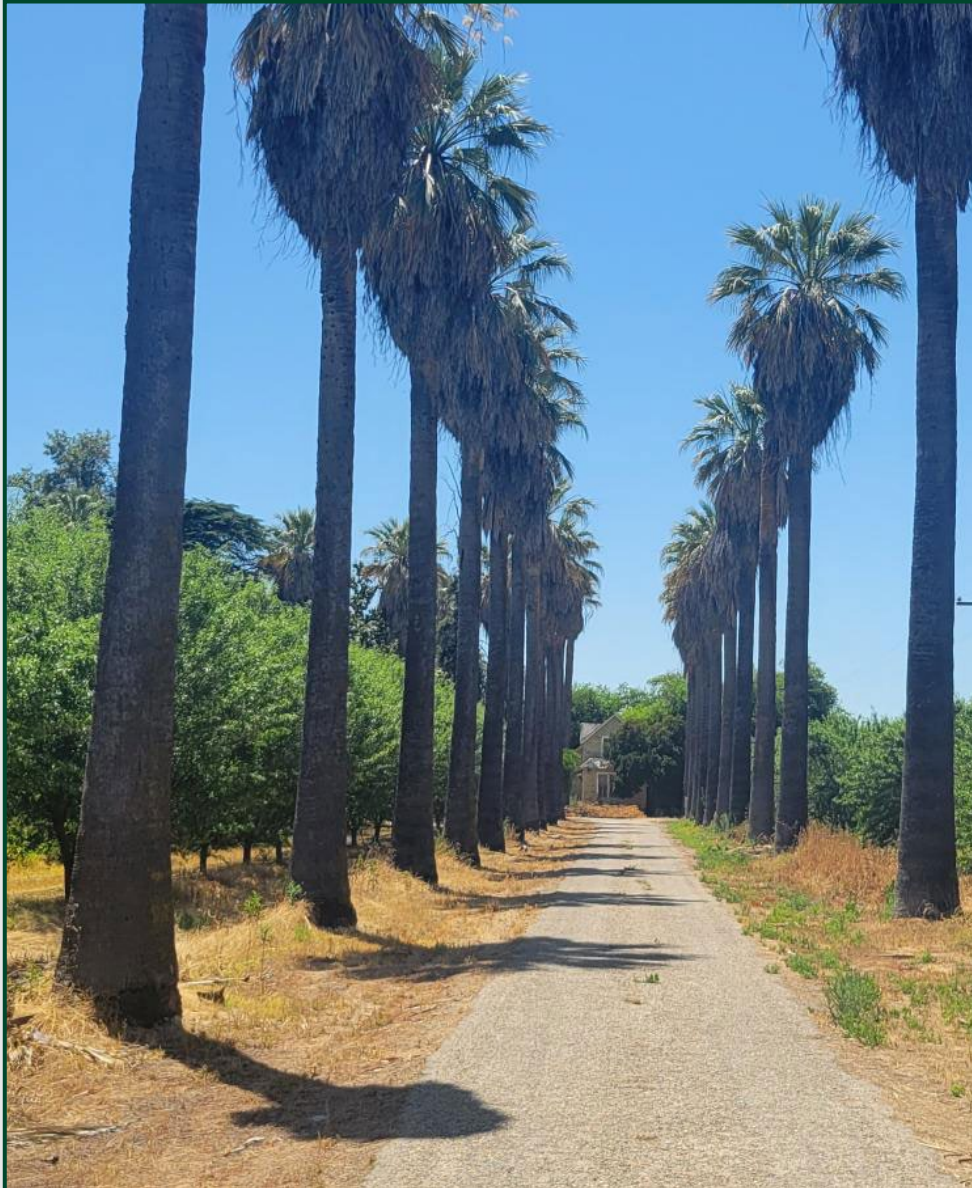


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PROPERTY PHOTOS



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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.