

AMERICAN AVE ALMONDS

Fresno County, California

333.98± Acres

\$7,013,580
(\$21,000/Acre)

PRICE REDUCED

- Producing Almond Orchard
- Mid Valley Water District
- Drip Irrigation



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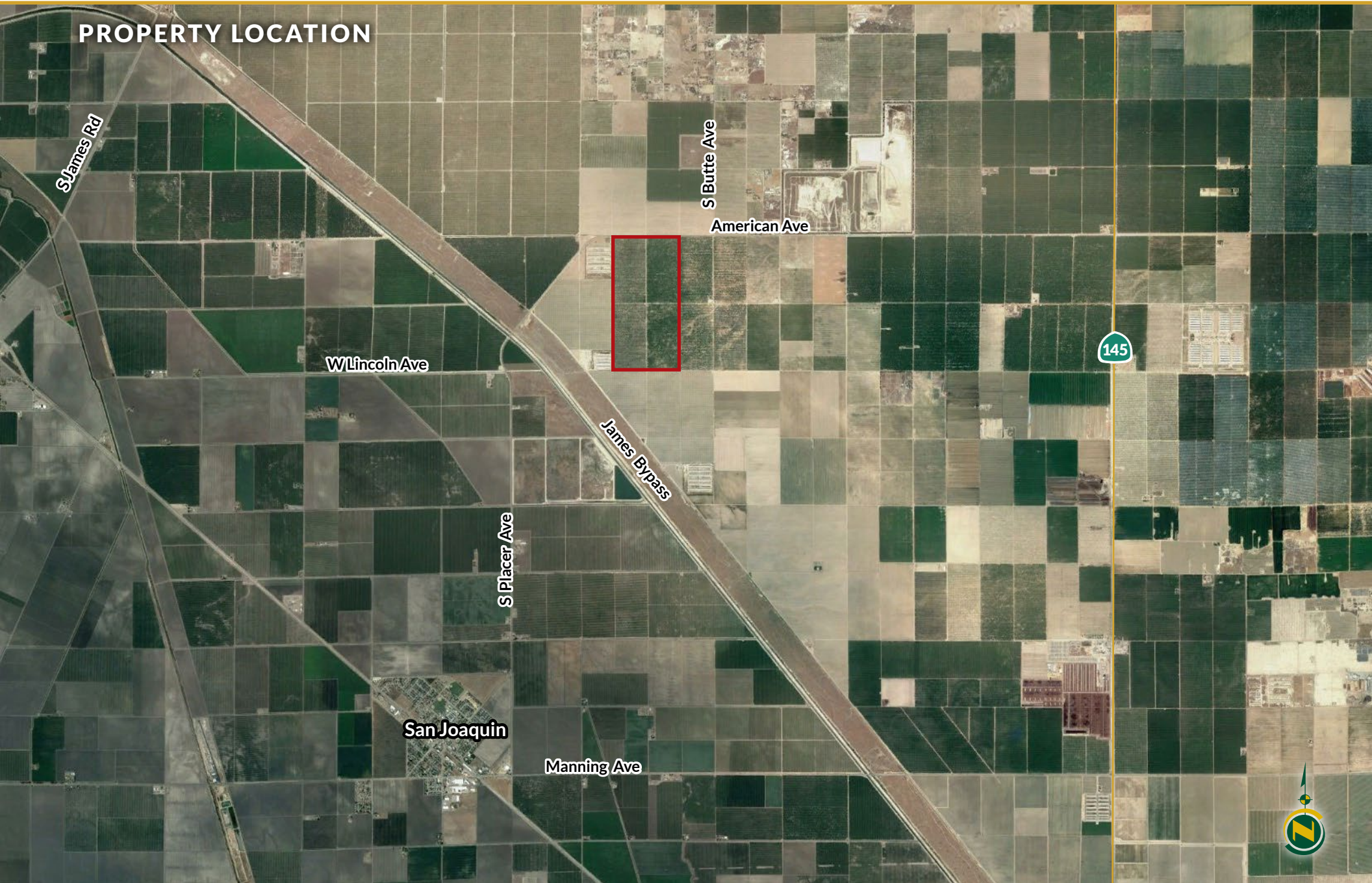


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PROPERTY LOCATION



AMERICAN AVE ALMONDS

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Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

This offering is 333.98± acres located near the town of San Joaquin, CA. It is irrigated via drip line and has the capability of being flood irrigated as well via infrastructure.

LOCATION

5.5± miles west of Highway 145 on American Avenue and 4.4± miles north of the town of San Joaquin.

LEGAL

Fresno County APN: 030-040-42. Located in a portion of Section 6, T15S, R17E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive, 20 acs. minimum parcel size.

BUILDINGS

None.

PLANTINGS

The east 160± acres were planted in 2013 to Nonpareil and Monterey varieties on Hansen Rootstock. The west 160± acres were planted in 2014 to Nonpareil and Independence varieties, also on Hansen Rootstock.

WATER

Mid Valley Water District
Drip irrigated with flood capability
(2) ag wells with 200 HP pumps plus one ag well not in use
Well depths: 450' -500' each
Both bowls are set at 260'

SOILS

Fresno fine sandy loam
Traver sandy loam
Calhi loamy sand, 3-9% slopes
Playas
Hesperia sandy loam, very deep, saline-sodic

PRICE/TERMS

\$7,013,580 all cash at the close of escrow.

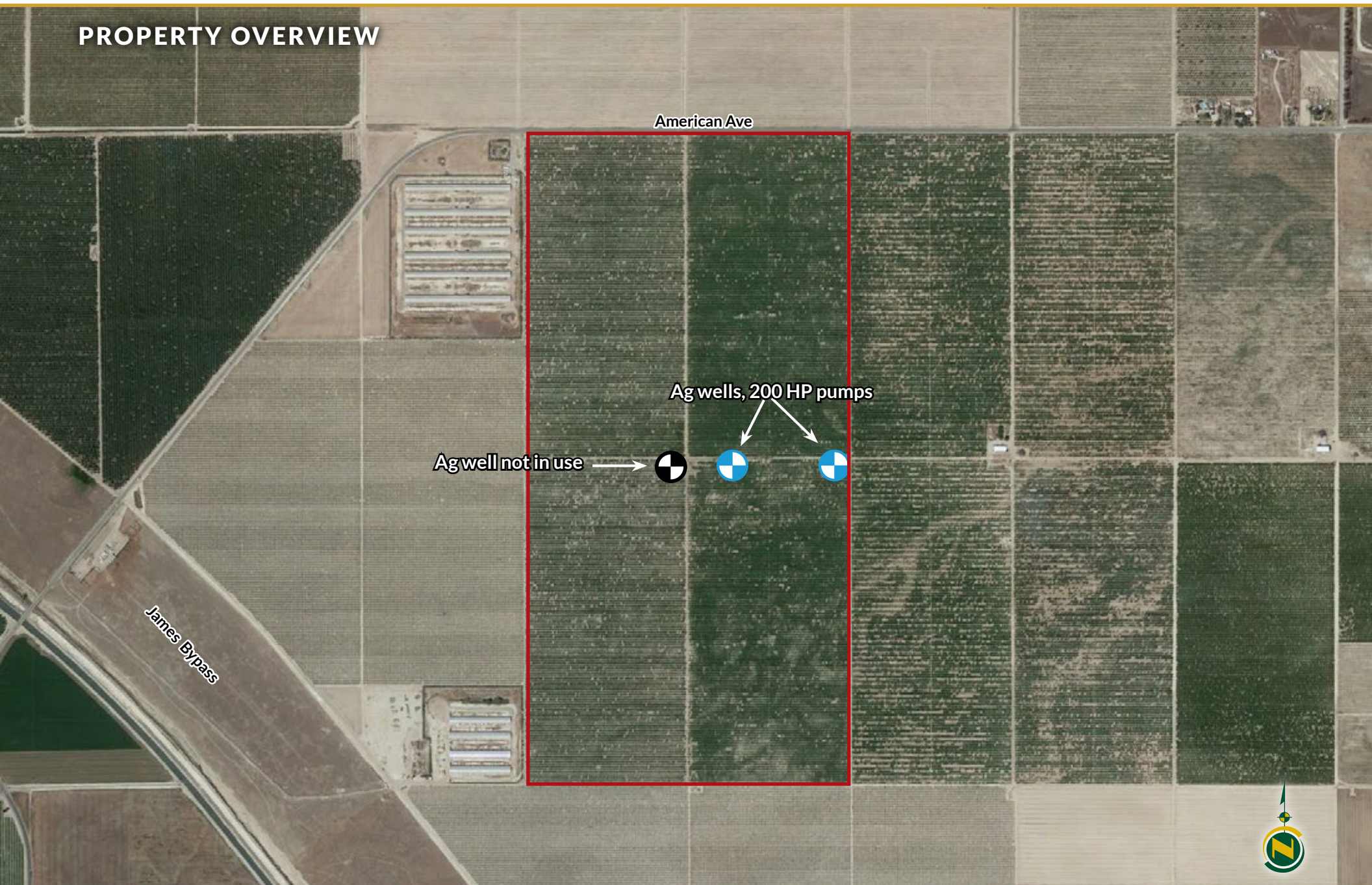


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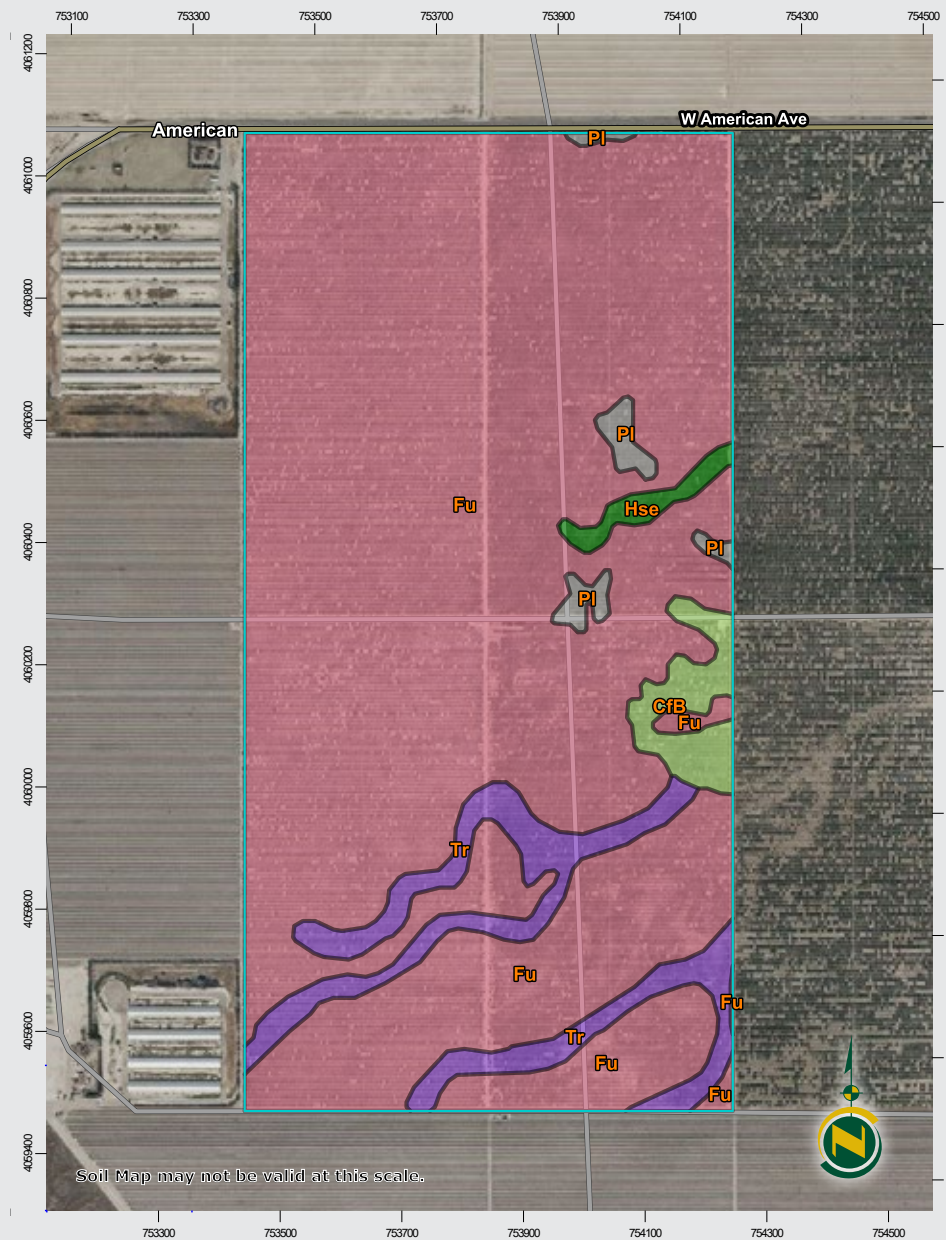


PROPERTY OVERVIEW

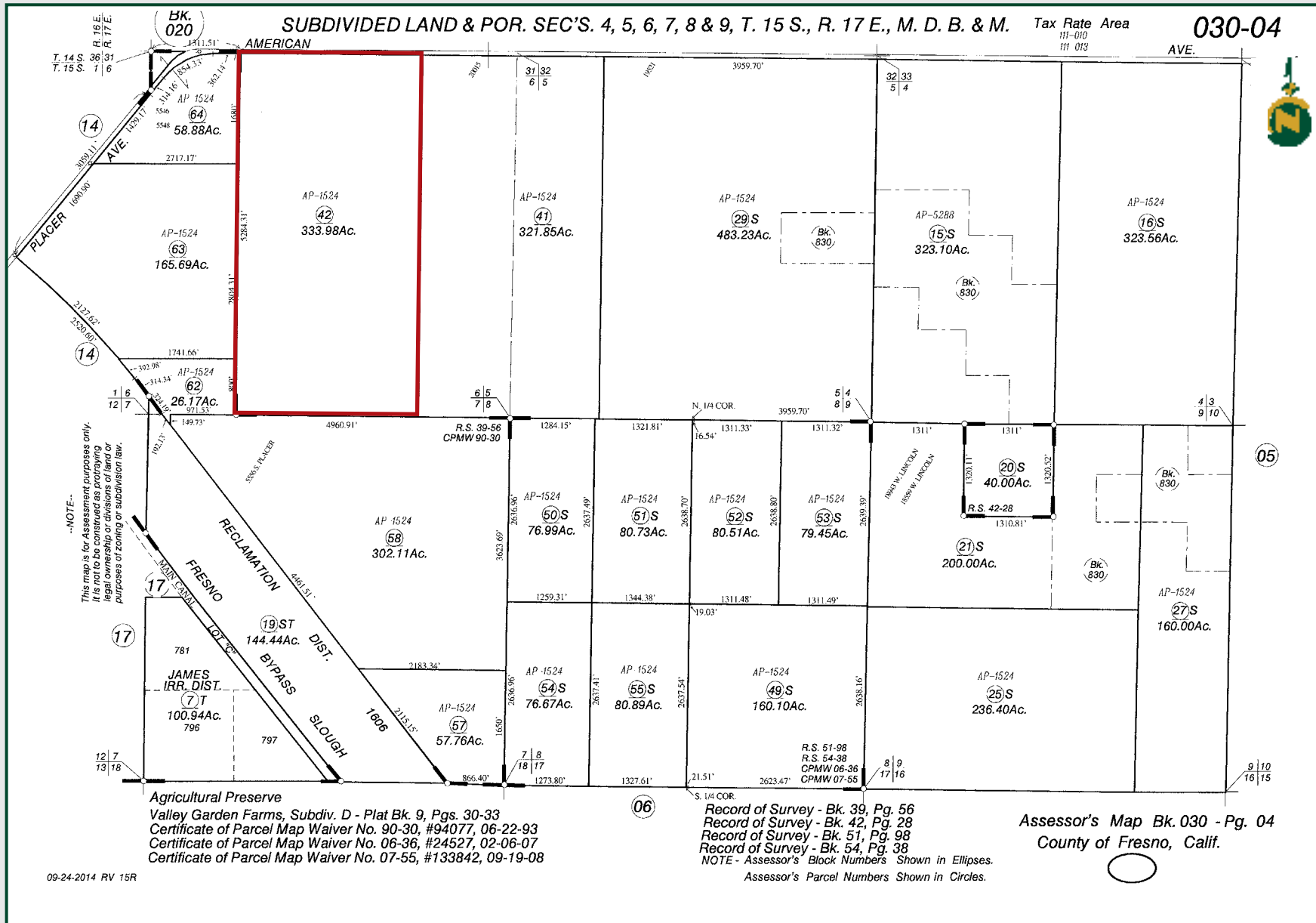


SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Fu	Fresno fine sandy loam
Tr	Traver sandy loam
CfB	Calhi loamy sand, 3-9% slopes
PI	Playas
Hse	Hesperia sandy loam, very deep, saline-sodic



PARCEL MAP



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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.**