

BIOLA F.I.D. ALMONDS

Fresno County, California

29.64± Acres

\$1,170,780

(\$39,950/Acre)

PRICE REDUCED

- 2 Sources of Water
- Fresno Irrigation District
- 25 HP Submersible Pump & Well
- Grade 1 - Excellent Soils



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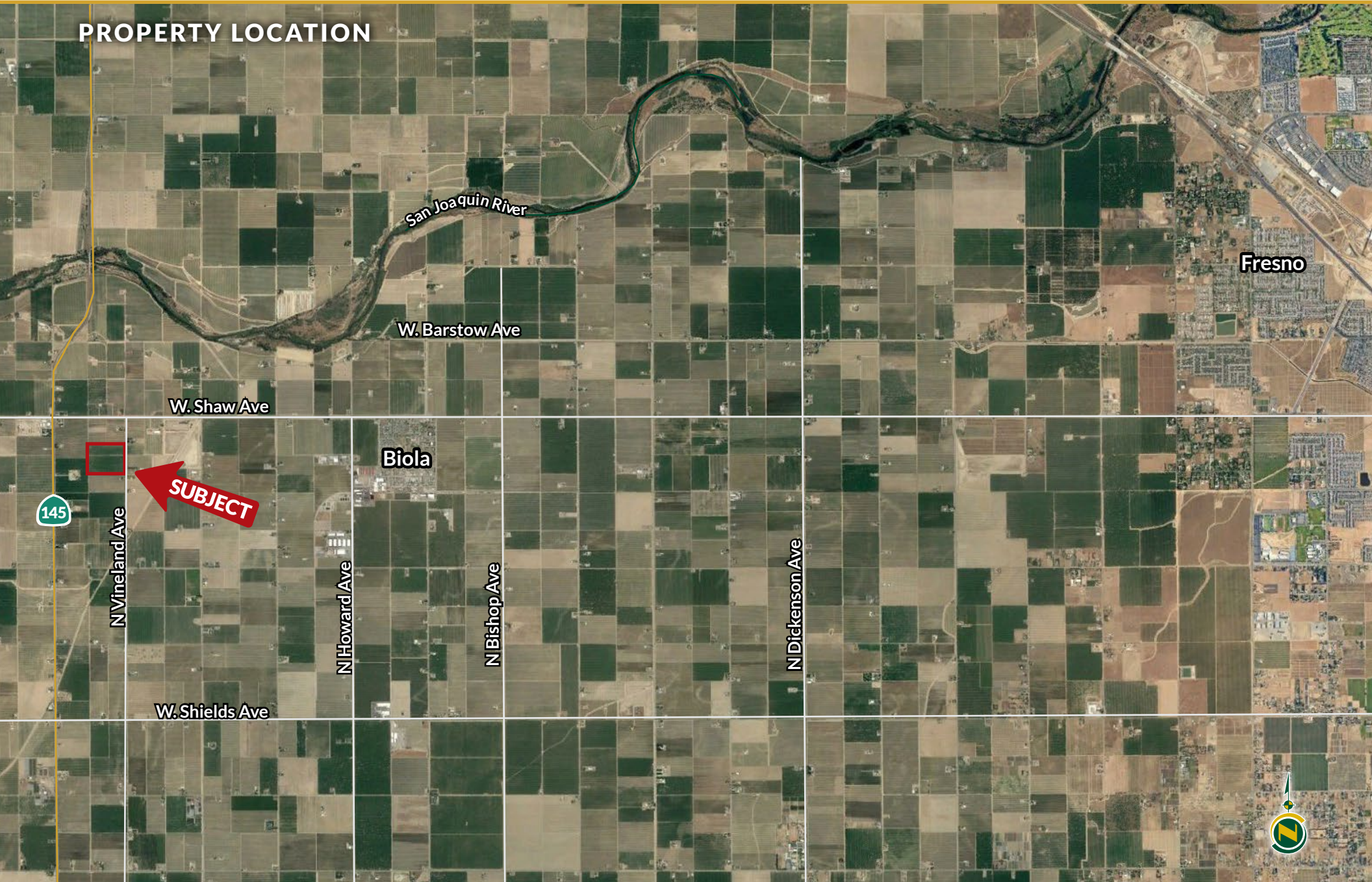


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Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This well-maintained almond orchard is located off W. Shaw Avenue in the Biola area with Grade 1 – Excellent soil. It is within the Fresno Irrigation District and is entitled to receive surface water allocation. There is also a 25 HP submersible pump and well, and the orchard is irrigated with a dual line drip irrigation system.

LOCATION

The property is located on the west side of N. Vineland Avenue just south of W. Shaw Avenue, approximately 1.5 miles west of Biola. Physical address: 4695 N. Vineland Avenue, Kerman, CA 93630.

LEGAL

Fresno County APN's: 016-070-18 (19.76± ac.) and 30 (9.88± ac.)
Located in a portion of Section 18, Township 13S, Range 18E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres.
The parcels are enrolled in the Williamson Act contract.

PLANTINGS

Almond varieties include: Nonpareil 50% Monterey 25% and Wood Colony 25% planted in 2011.

WATER/IRRIGATION

Fresno Irrigation District. (Water is distributed through a pipeline with 6" valves and concrete pots for flood irrigation.)
25 HP submersible pump & well
Dual line drip system

SOILS

Hanford sandy loam, silty substratum – Grade 1 – Excellent.

PRODUCTION

Production available upon request.

PRICE/TERMS

\$1,170,780 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2024 crop through the close of escrow.

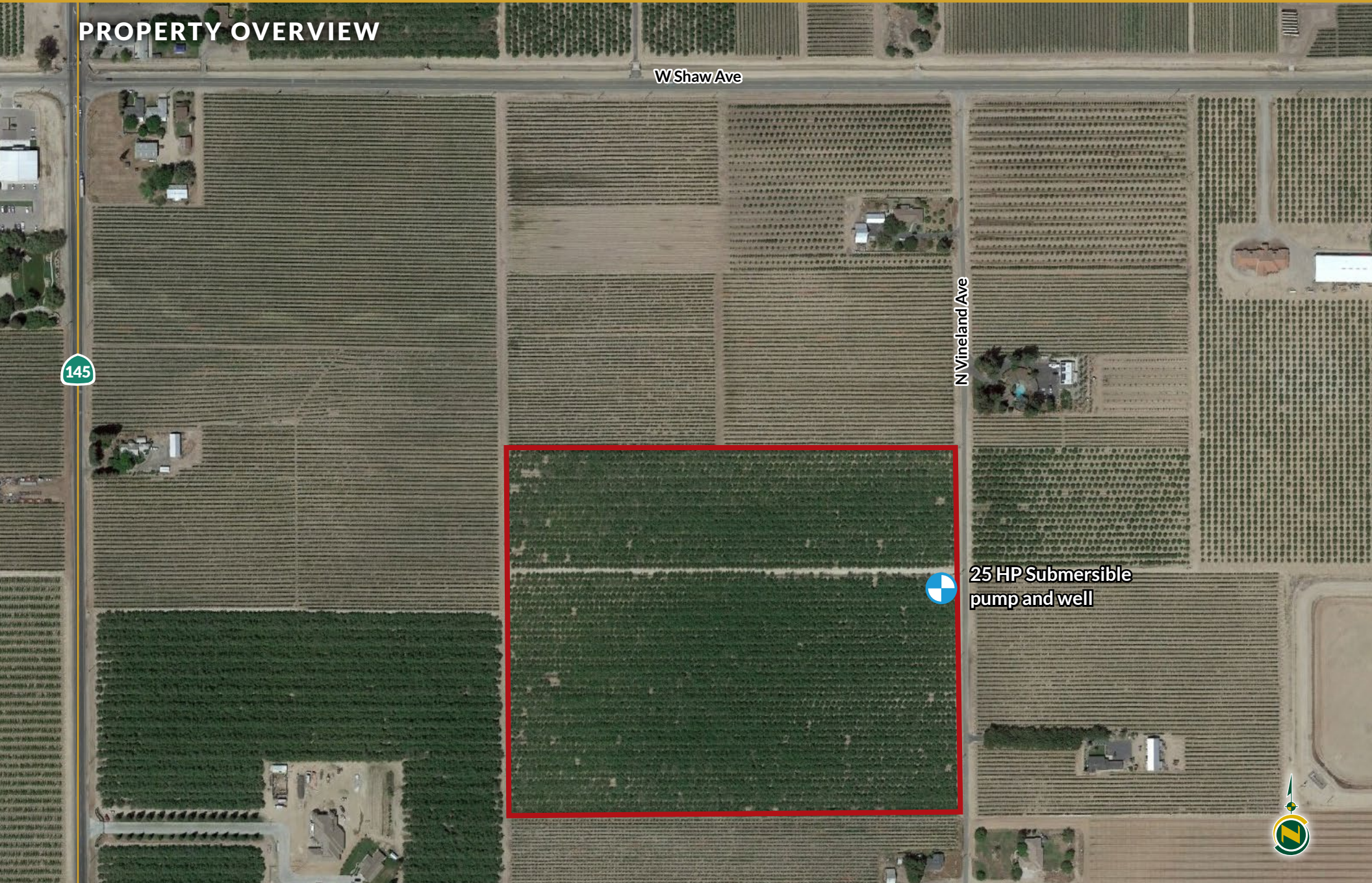


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PROPERTY OVERVIEW



W Shaw Ave

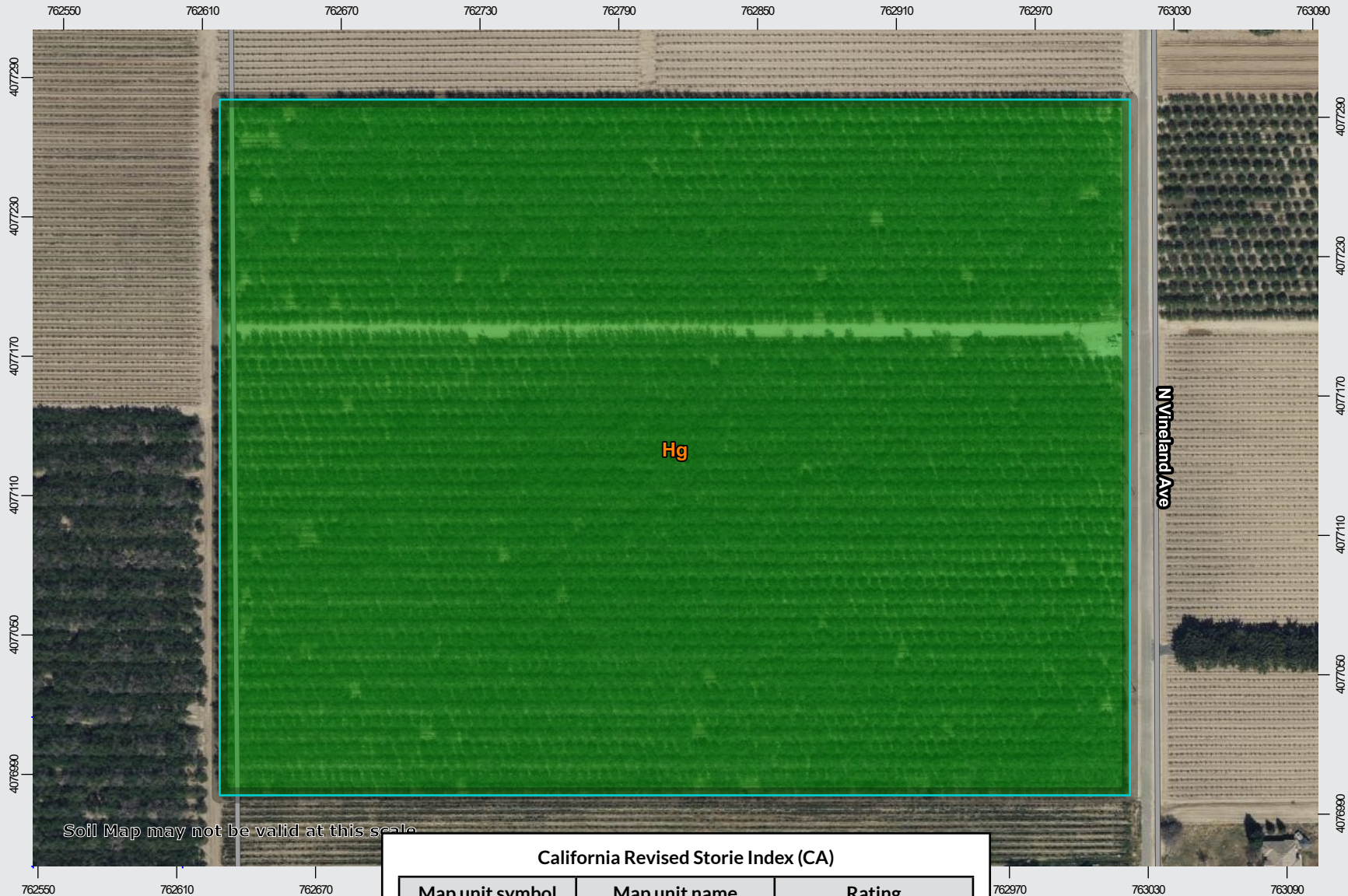
N Vineland Ave

145

25 HP Submersible pump and well



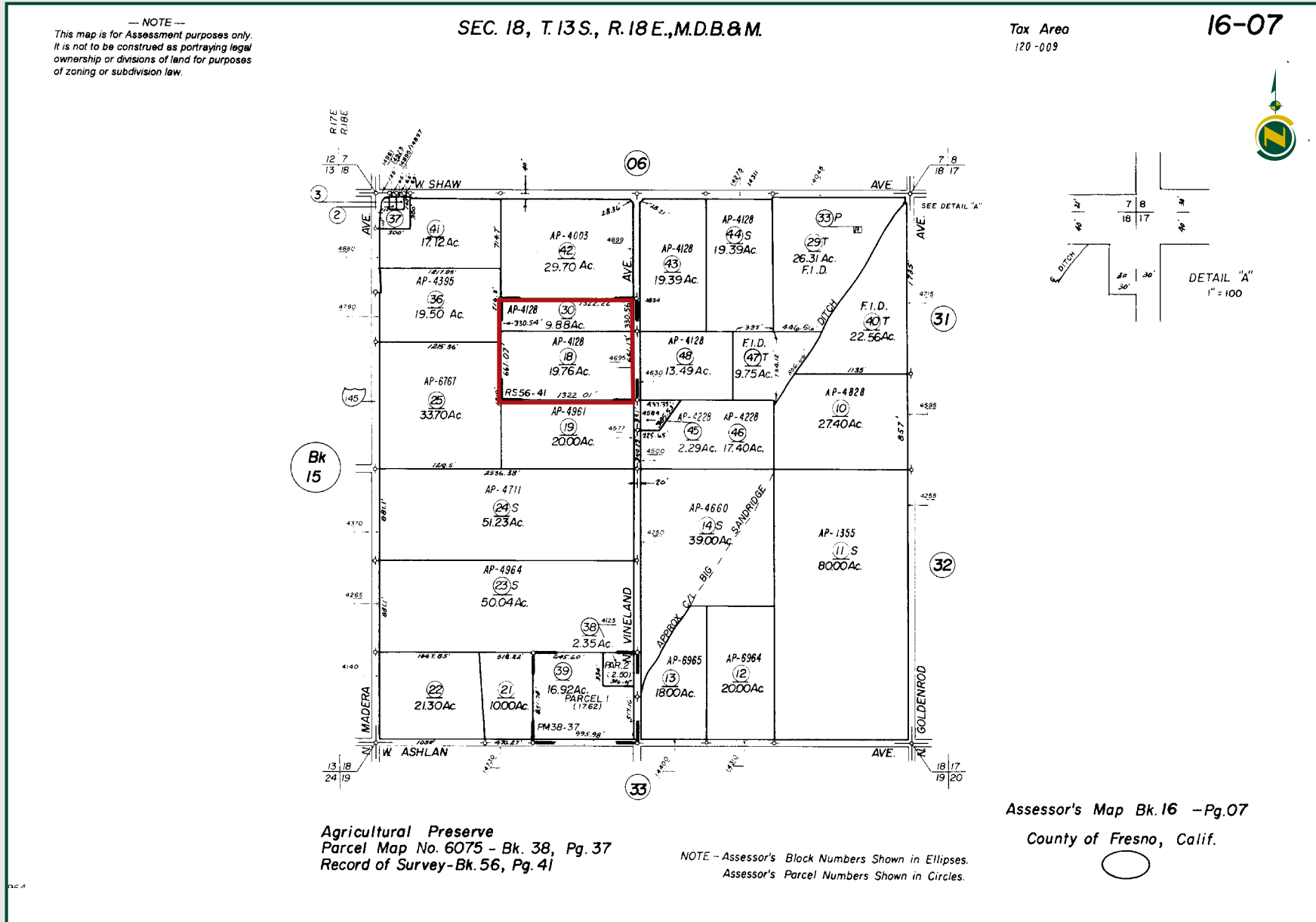
SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent



PARCEL MAP



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PROPERTY PHOTO



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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.