

LINCOLN AVE F.I.D. ALMONDS

Fresno County, California

80.00± Acres

\$2,560,000

(\$32,000/Acre)

PRICE REDUCED

- Fresno Irrigation District
- (2) Sources of Water
- Producing Almond Orchard



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Exclusively Presented by:



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PROPERTY INFORMATION

DESCRIPTION

This offering is 80± acres of well maintained Fresno Irrigation District almonds. The property is planted to Nonpareil, Wood Colony and Aldrich varieties. It is flood irrigated via F.I.D. turnout as well as an ag well with turnouts on each row.

LOCATION

North side of Lincoln Avenue between Valentine and Marks Avenues.

LEGAL

Fresno County APN: 035-300-22. Located in a portion of Section 1, T15S, R19E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).
The property IS located within the Williamson Act.

PLANTINGS

50% Nonpareil, 25% Wood Colony, 25% Aldrich, all planted in 2004.

WATER

Fresno Irrigation District with turnout
Flood irrigated
(1) ag well with a 75 HP pump
(1) 7.5 HP lift pump

SOILS

Hesperia fine sandy loam, very deep, Grade 1, Excellent
Hanford sandy loam, Grade 1 - Excellent

BUILDINGS

1,500± sq. ft. older ranch home

PRICE/TERMS

\$2,560,000 all cash at the close of escrow.

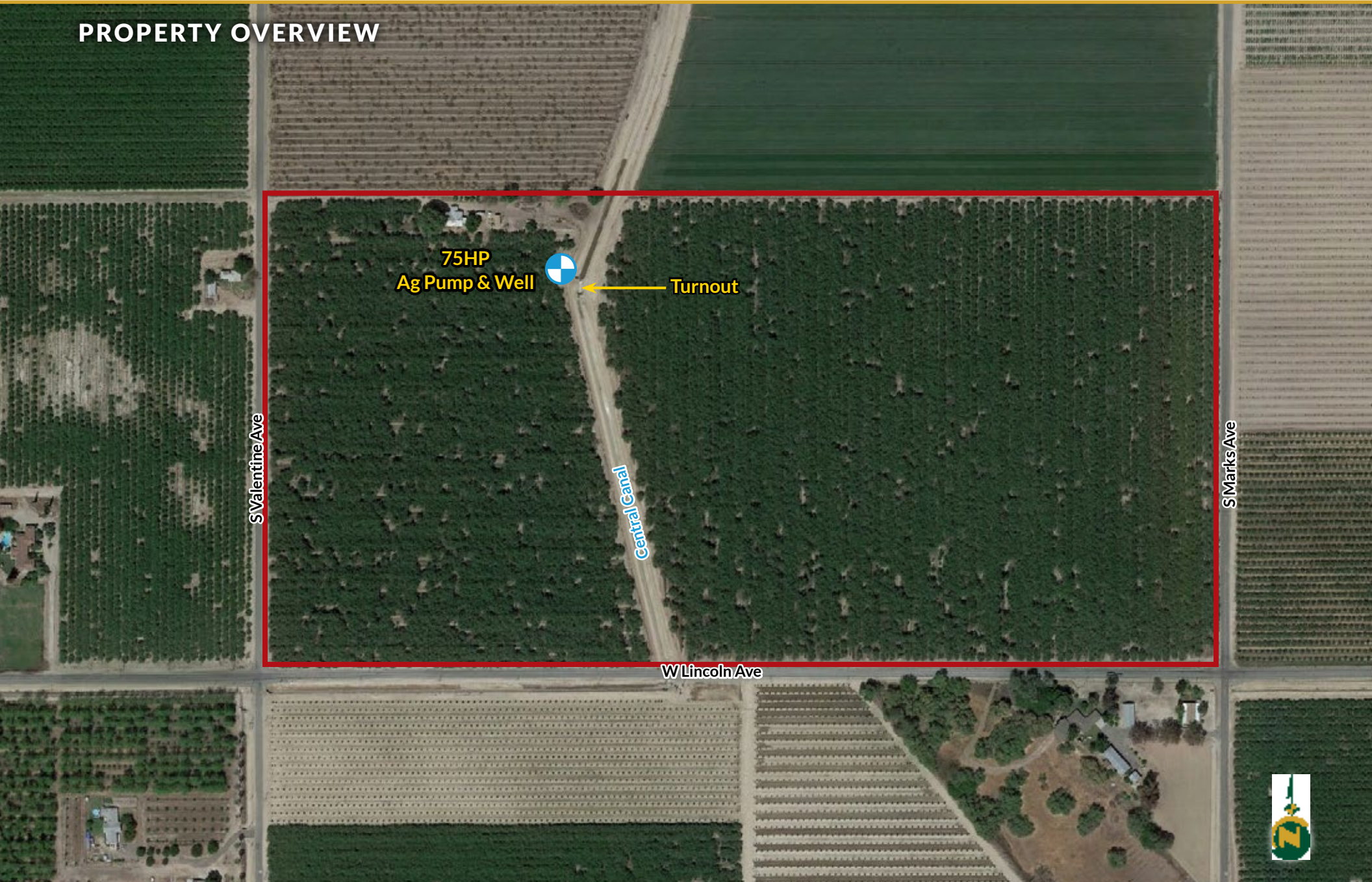


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PROPERTY OVERVIEW



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SOILS MAP

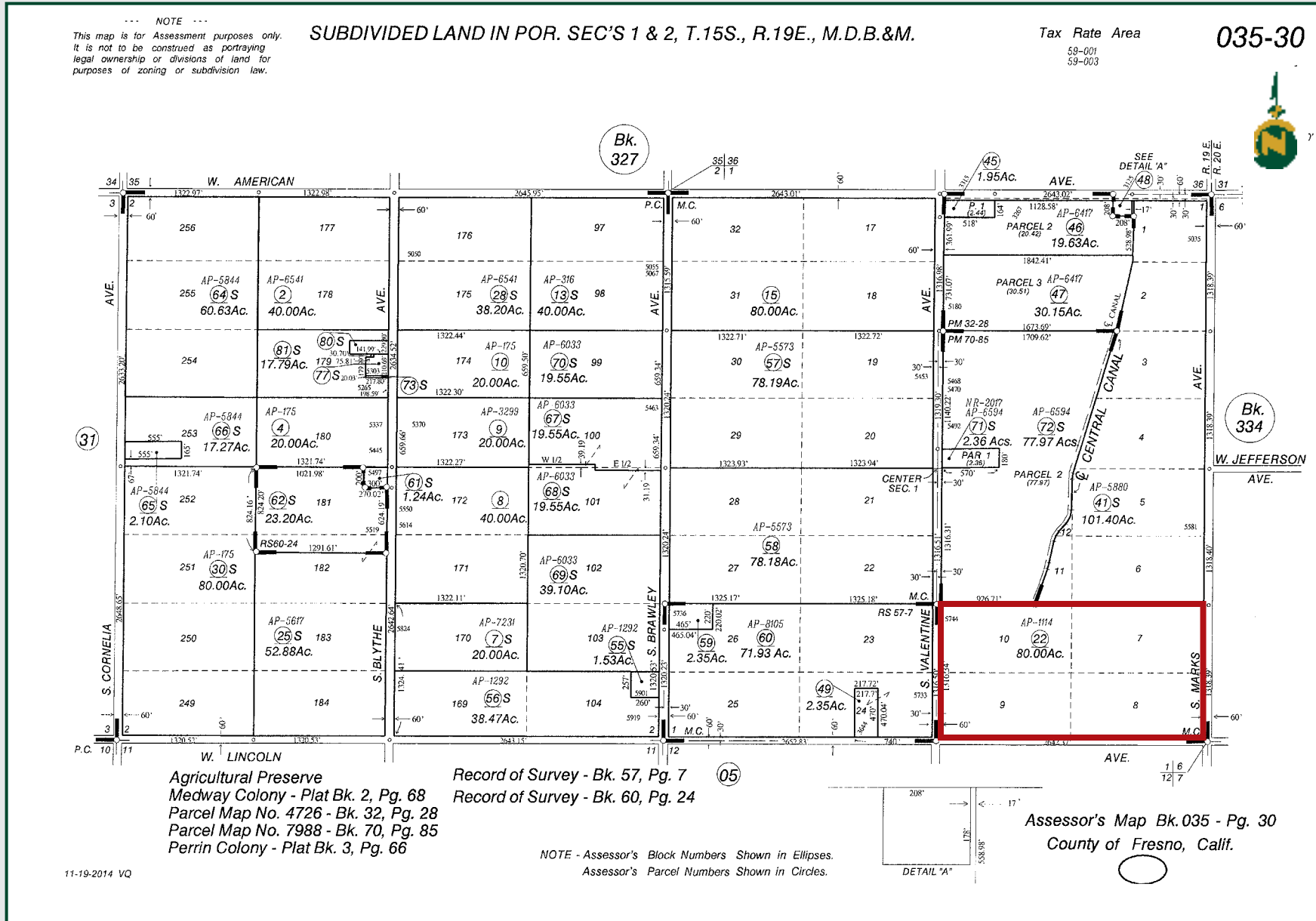


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PARCEL MAP



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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.**