

38.00±
ASSESSED ACRES

F.I.D. KERMAN ALMONDS
FRESNO COUNTY, CALIFORNIA

\$1,400,000
(\$36,842/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

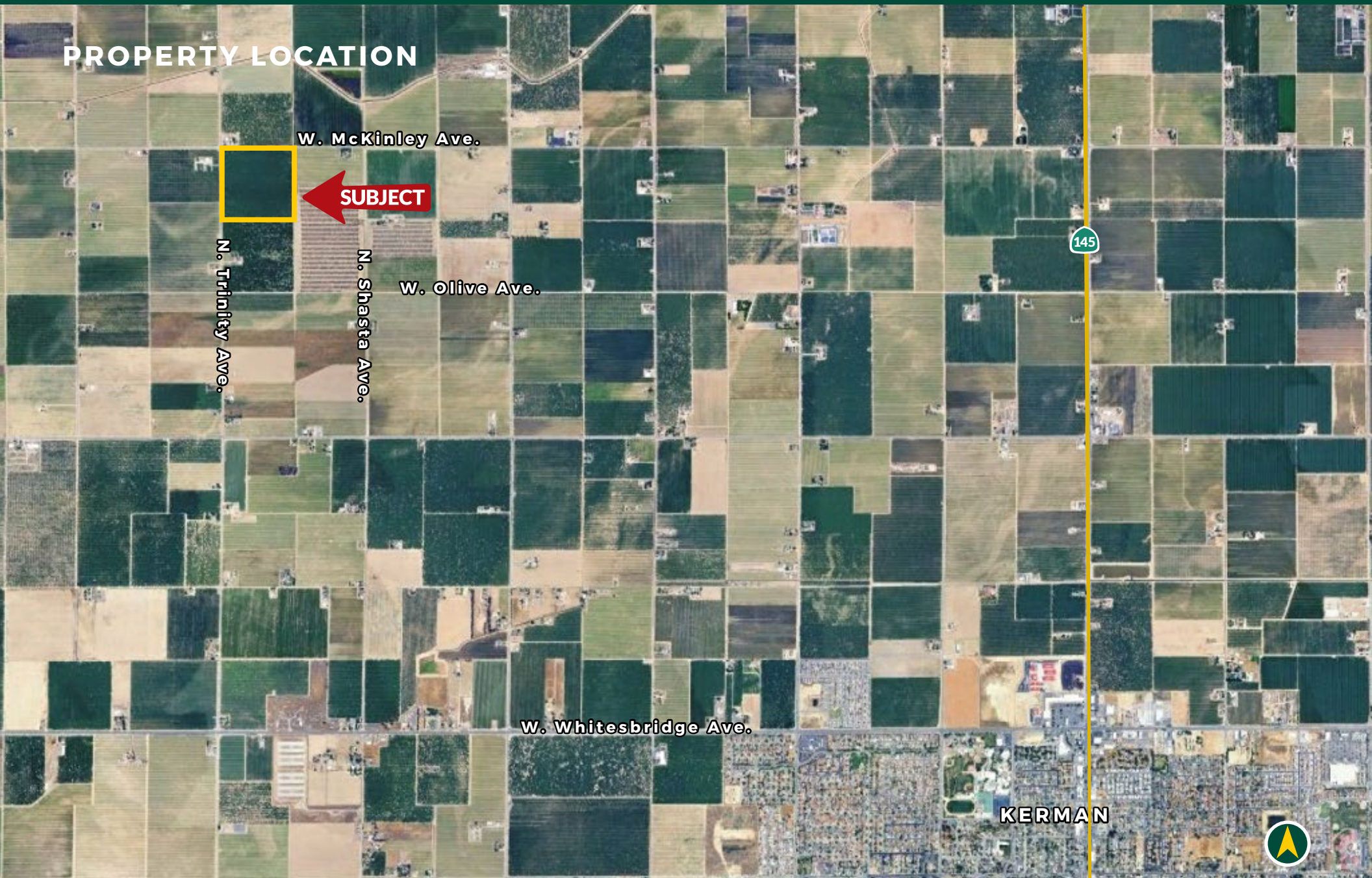
- GOOD PRODUCTION HISTORY
- (2) ALMOND VARIETIES
- FRESNO IRRIGATION DISTRICT

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Strong and uniform block of almonds planted in 2010 with history of good production.

LOCATION

SE corner of McKinley and Trinity Ave. Kerman, CA

LEGAL

Fresno County APN: 015-302-01S. Located in a portion of Section 34, T13S, R17E, M.D.B.&M.

ZONING

A-1, Agricultural District

PLANTINGS

Nonpareil 50% & Monterey 50% on 22' X 15' spacing.

WATER

Fresno Irrigation District
40 HP pump and well installed in 2022
Dual line drip system with sand media filters and flood irrigation with cement valve at each row.

SOILS

See soils map included

PRICE/TERMS

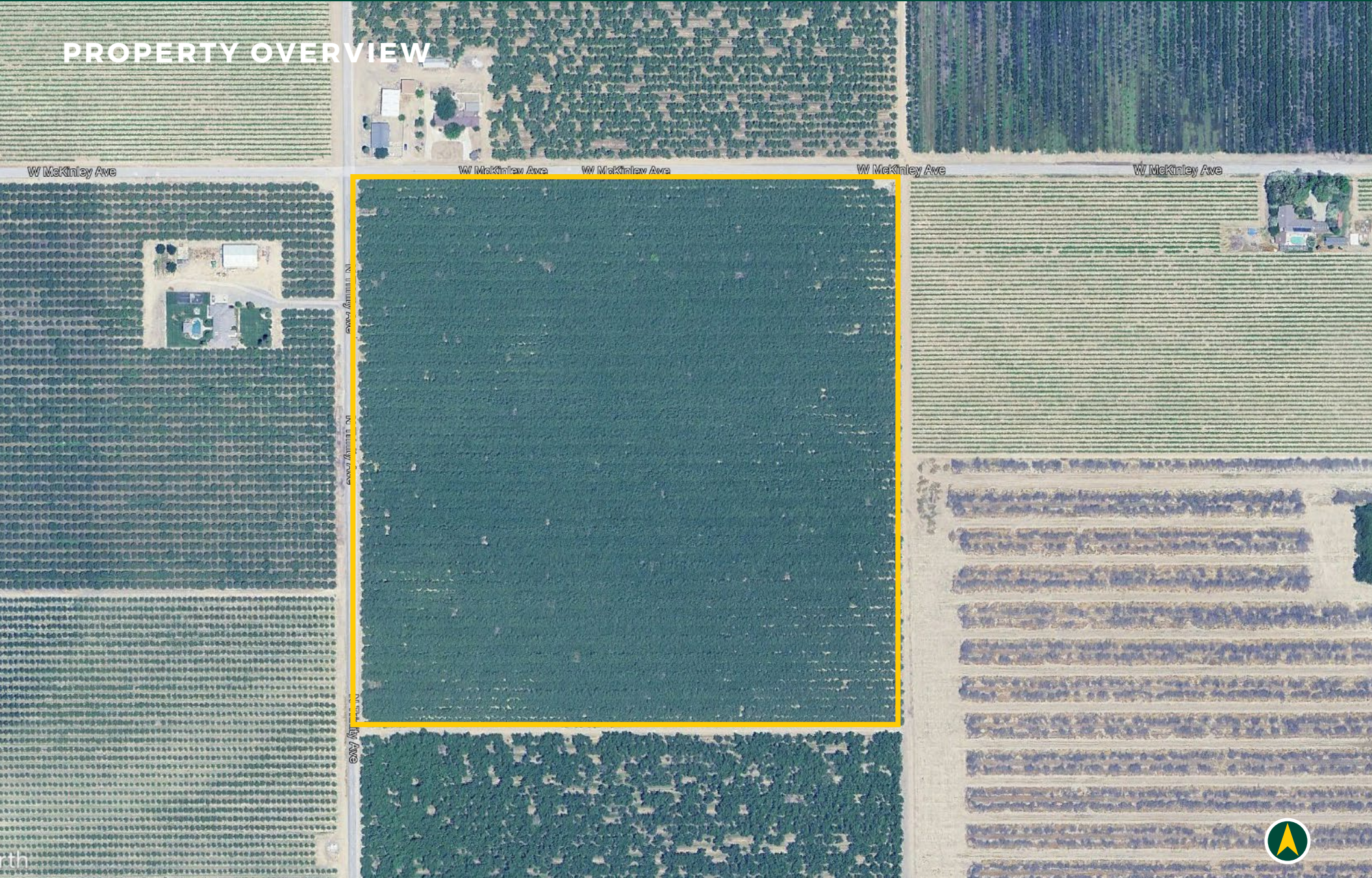
\$1,400,000 all cash at the close of escrow. Buyer to reimburse Seller for 2027 cultural costs incurred through the close of escrow.

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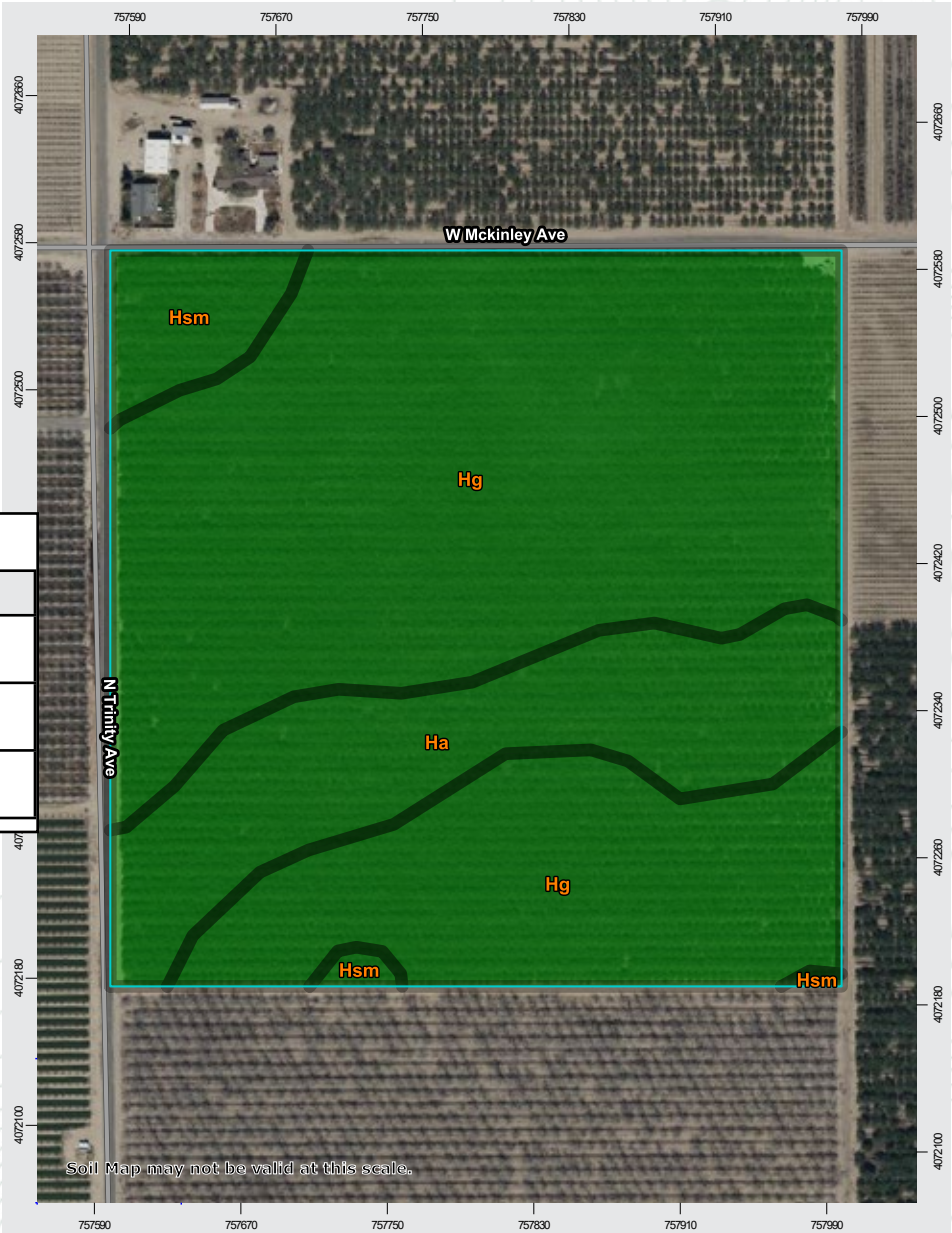
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PROPERTY OVERVIEW

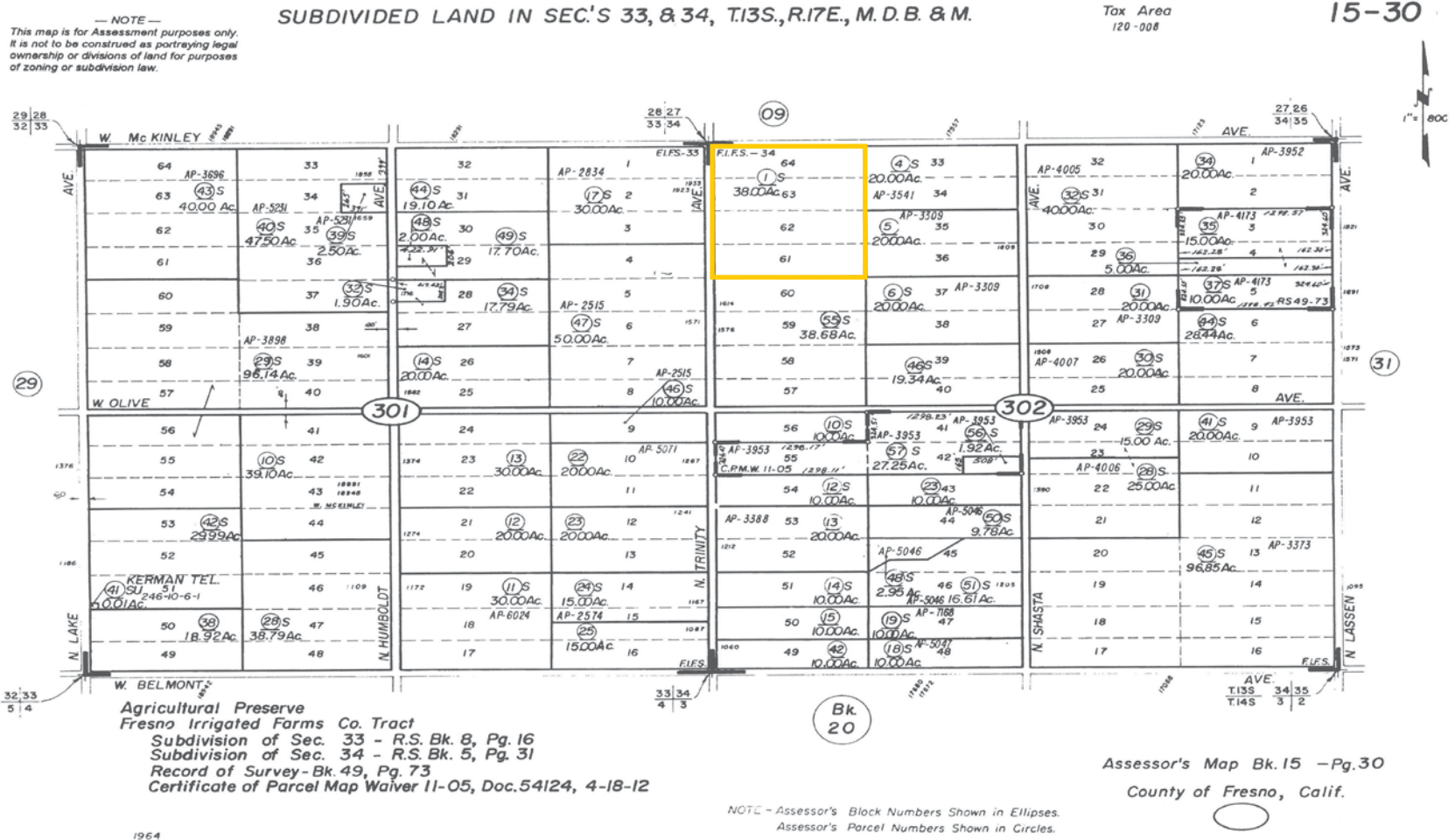


SOILS MAP

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



PARCEL MAP



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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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