

BURFORD - WEST HELM RANCH ALMONDS

522.30± ACRES | FRESNO COUNTY, CALIFORNIA

\$5,894,700

(\$11,286/Acre)



PROPERTY HIGHLIGHTS

- MULTIPLE WELLS
- PRODUCING ALMONDS
- FEE SIMPLE & LEASEHOLD INTEREST
- ACCESS TO CVP SURFACE WATER



Independently Owned And Operated
Corporate License #00020875
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FRESNO

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Bakersfield, CA 93309
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Located near the center of Fresno County's irrigated farmland is a multigenerational property planted to almonds. The land has several water supply options depending on the rainfall year, including multiple wells and the ability to bring Central Valley Project (CVP) water.

LEASHOLD SUMMARY

Premises: 135 acres± - see planting maps

Lease Term: 20 years commencing on January 1, 2016

Annual Rent: the greater of \$300/acre or 15% of gross revenue resulting from sale of almonds.

- \$300/acre is due January 5th of the year immediately following the year in which almond sales were made and, the remainder, if any, on September 1st of that year

Option to Renew: One 5 year option

Expenses: Lessee shall be responsible for all expenses and maintenance: taxes, insurance, utilities, water costs, etc.

Assignment: Lessor's written consent is required for assignment of the lease

LOCATION

The ranch can be accessed off 145 (Lassen Ave.) and S Colorado Ave., south of the Bypass and north of the City of Helm, CA.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). All APNs are within the Williamson Act except 040-040-23s, & 040-050-49s (67.87± acres).

WATER

CVP water can be purchased and brought to the property through James Irrigation District Canal on the north side of the property. There are (3) ag wells and (2) lift pumps.

PLANTINGS

Fee Simple:

366± acres of Almonds planted in 2016 - NP/Monterey

Leasedhold:

135± acres of almonds planted in 2016 - NP/Monterey

PRICE/TERMS

\$5,894,700 (\$11,286/ac) cash at the close of escrow. In addition to the purchase price, Buyer must reimburse Seller for cultural costs incurred towards the 2026 crop. No equipment included in the sale.

*WATER DISCLOSURE

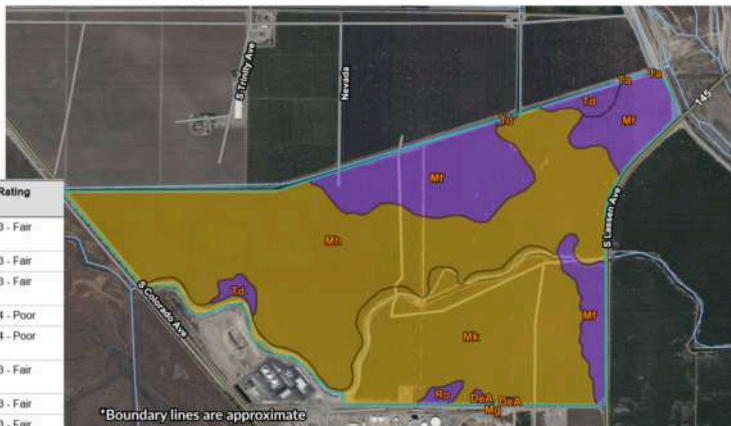
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

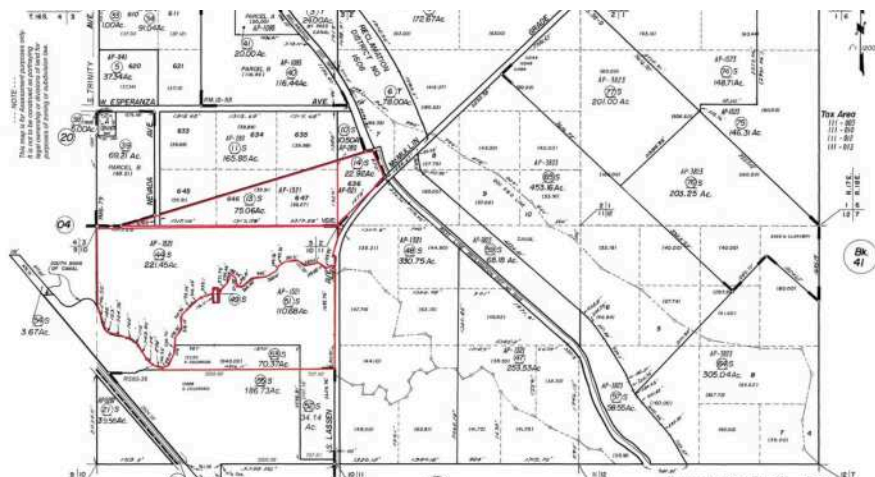
SOIL MAP



PARCEL INFORMATION

LEGAL

Fee Simple: 040-040-23s; 040-050-13s, 14s, 44s, & 49s. Leasehold: 040-050-51s & portion of 040-050-53s
 Located in a portion of Sections 1-15 Township 16S, Range 17E, M.D.B.&M.



BURFORD - WEST HELM ALMONDS

522.3± ACRES | FRESNO COUTNY, CALIFORNIA





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