

242.36±
ASSESSED ACRES

KERMAN AREA ALMOND RANCH

FRESNO COUNTY, CALIFORNIA

\$4,544,250

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
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PROPERTY HIGHLIGHTS:

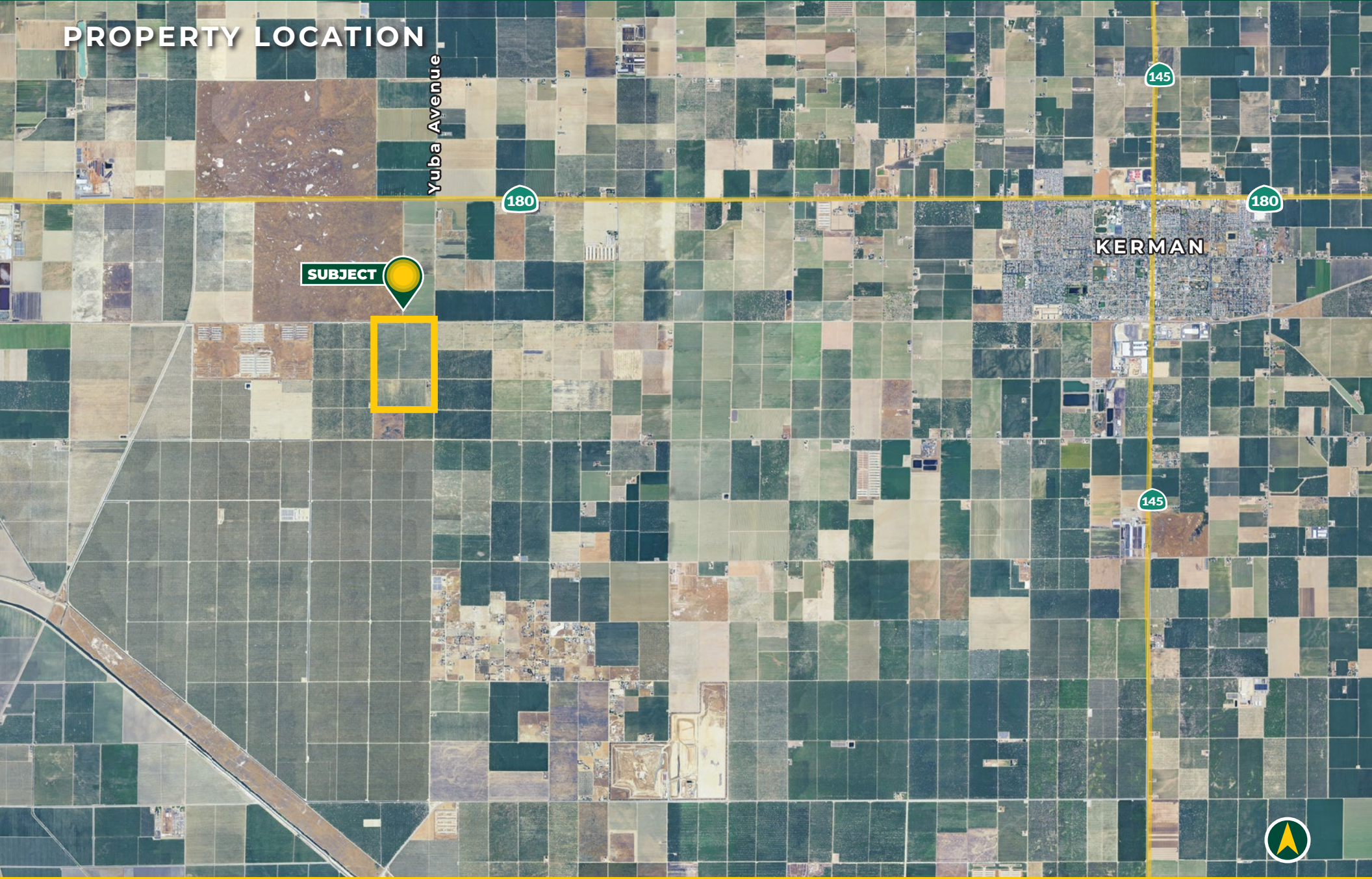
- NEWER PRODUCTIVE WELLS
- YOUNGER PLANTINGS
- HOME AND SHOPS
- NEAR KERMAN, CA

KERMAN AREA ALMOND RANCH
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This almond ranch opportunity is located about five miles west of the City of Kerman, California. The ranch consists of Nonpareil and Monterey almonds planted in 2018-2021. The farm also has two newer wells that produce an estimated 2,150± GPM to irrigate the almonds through a double-line drip irrigation system. The property also includes a 2,416± sq. ft. rental home along with shops and a shed.

LOCATION

The property is located approximately five miles west of Kerman, California about a mile south of Highway 180. The street address is 1515 S. Yuba Avenue.

LEGAL

Fresno County APN 015-130-45s, 242.36± acres. The property is located within the east 1/2 of Section 13, Township 14 and Range 16E.

ZONING

The property is zoned AE-20, Agriculture Exclusive. The property is under the Williamson Act.

SOILS

- Fresno sandy loam.
- Traver sandy loam, moderately deep.
- Traver sandy loam.
- Cajon loamy coarse sand.
- Hesperia sandy loam, saline alkali.
- Balance of soils, see map.

PLANTINGS

The trees are planted to Nonpareil and Monterey almonds on Hansen rootstock with spacing of 22'x13'.

- Block 1 - West half planted in 2020.
- Block 1 - East half planted in 2021.
- Block 2 - Planted in 2019.
- Block 3 - Planted in 2018.

WATER

- North well drilled in 2025, depth 500'± ft. Production estimate, 1,050± GPM.
- South well drilled in 2019, depth 420± ft. Production estimate, 1,100± GPM.
- The home has a domestic pump and well.

Irrigation system consists of two sulfuric acid injection systems, and a filtration system that feeds double-line drip and flood valves.

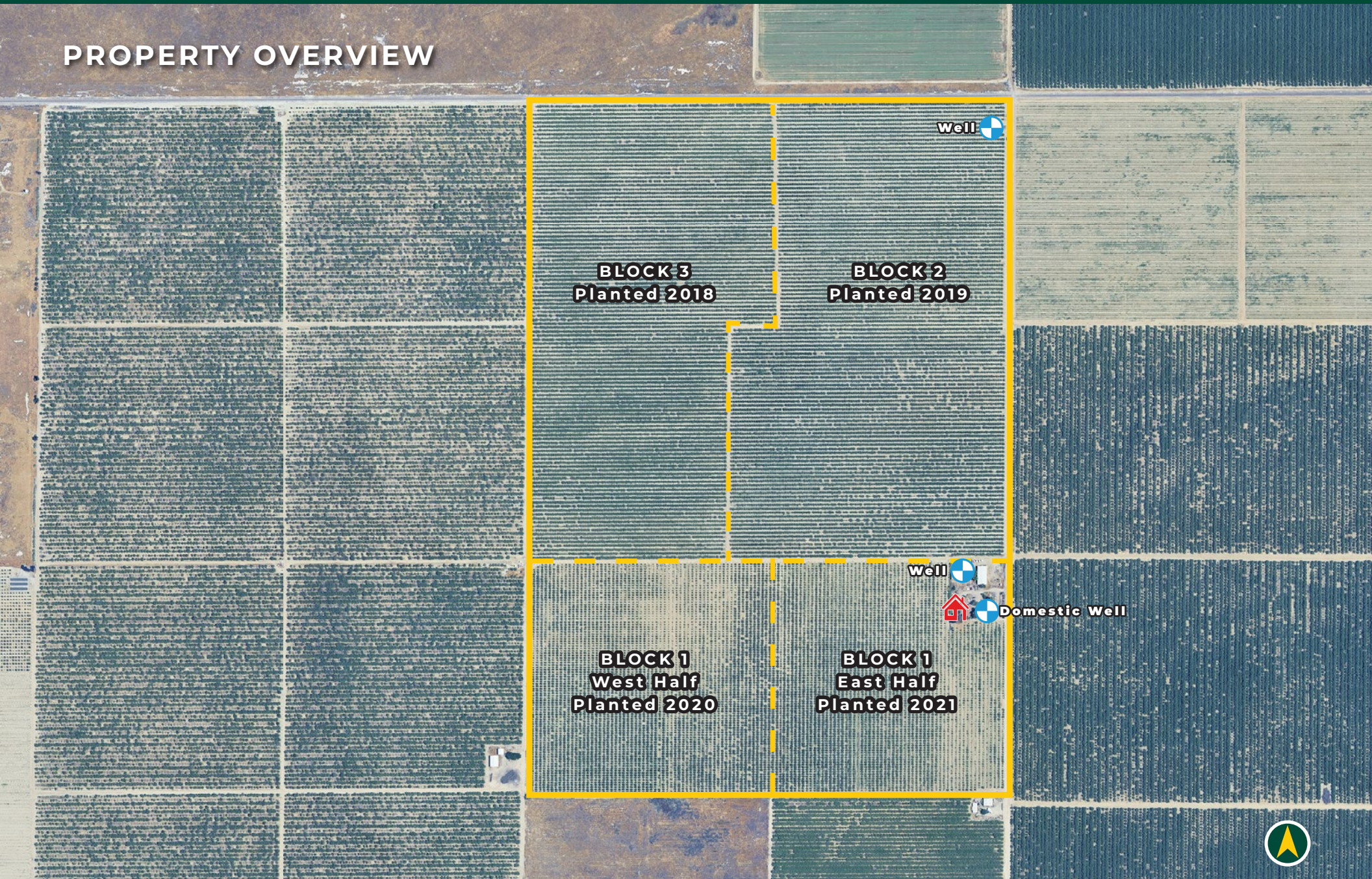
BUILDINGS

- Large enclosed 50'x100' metal shop with roll-up doors, man doors and concrete floors.
- Two smaller enclosed 30'x40' metal shops with concrete floors.
- Open 30'x40' barn shed with concrete floors.
- Residential home is approximately 2,416± sq. ft. and was built in 1959. The home has 4 bedrooms, 2 bathrooms and a 2 car garage. The residence is presently occupied by renters, with a current rental rate of \$1,600 per month.

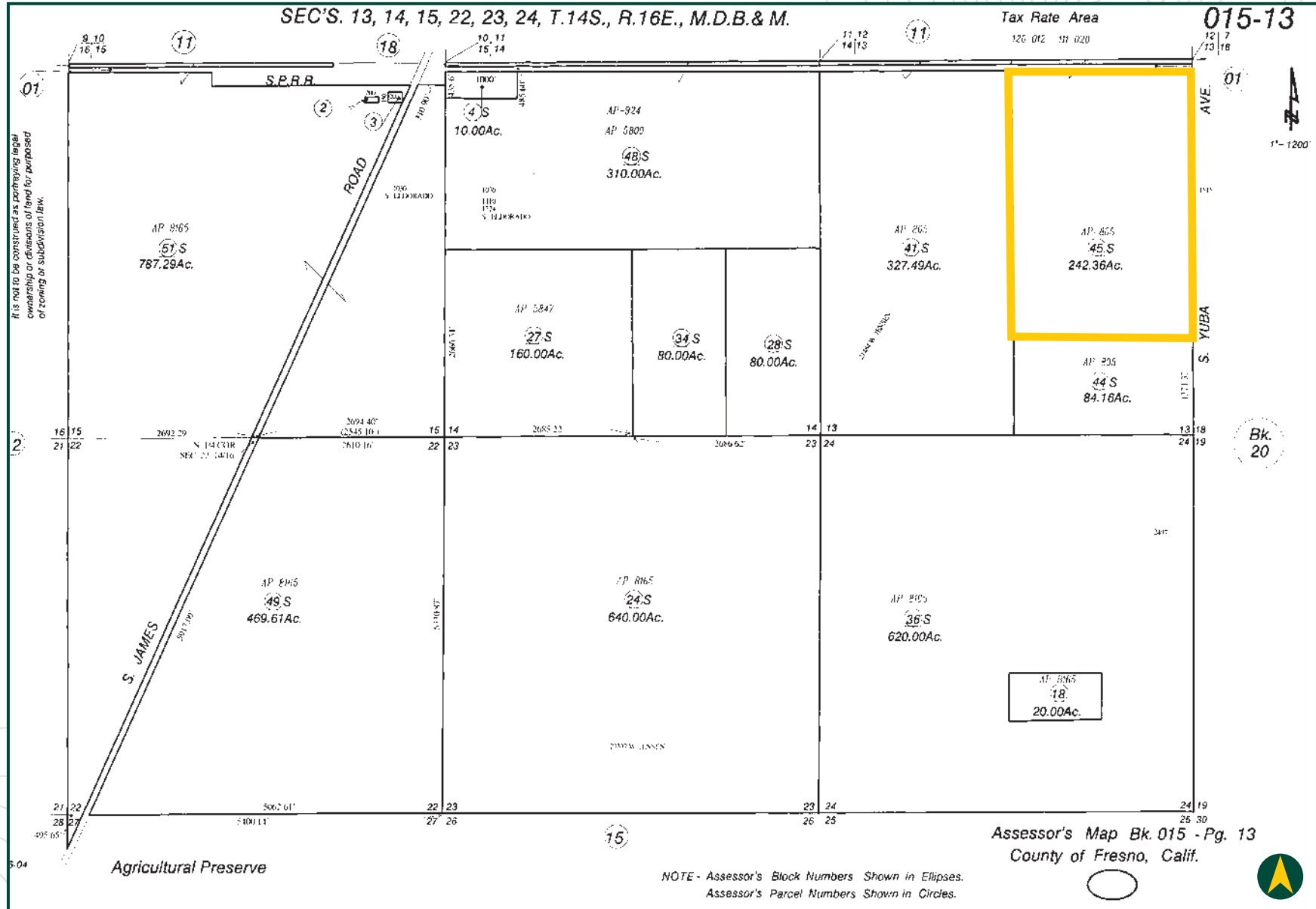
PRICE/TERMS

The asking price is \$4,544,250. All cash at close of escrow.

PROPERTY OVERVIEW



APN MAP



SOIL MAP



Soil Map		
Map Unit Symbol	Map Unit Name	Percent of AOI
Ca	Cajon loamy coarse sand	12.5%
Cb	Cajon loamy coarse sand, saline-alkali	10.3%
Cd	Cajon coarse sandy loam, saline alkali	3.7%
Ce	Cajon coarse sandy loam, moderately deep, saline alkali	1.5%
Fs	Fresno sandy loam	31.4%
Hse	Hesperia sandy loam, very deep, saline-sodic	11.3%
Tr	Traver sandy loam	13.5%
Ts	Traver sandy loam, moderately deep	16.1%
Totals for Area of Interest		100.0%



PROPERTY PHOTOS



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