58.00±
ASSESSED ACRES

WHITESBRIDGE ALMONDS AND VINEYARD

FRESNO COUNTY, CALIFORNIA

$2,146,000
($37,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES

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7480 N. Palm Ave, Ste 101
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559.432.6200

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Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
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PROPERTY HIGHLIGHTS:

- FRESNO IRRIGATION DISTRICT
- THOMPSON SEEDLESS GRAPES
- 3 ALMOND VARIETIES
- EXCELLENT SOILS

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PROPERTY INFORMATION

DESCRIPTION
58± acres with the northern parcels planted to Thompson Seedless grapes and the southern parcel planted to almonds.

LOCATION
Approximately 58± acres on the SEC of Whitesbridge Road (CA State Route 180) and Hayes Avenue, Fresno County.

LEGAL
A portion of the west half of the NW 1/4 of Section 10, T14S, R19E, M.D.B.&M. Fresno County APN's: 326-030-02, 73 & 79.

ZONING
AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The parcels are enrolled in the Williamson Act.

PLANTINGS
Parcels 73 and 79 planted to Thompson Seedless grapes in 1975, 8' x 12' spacing, flood irrigated. Parcel 02 planted to 50% Butte, 25% Mission and 25% Padre almonds in 2000, flood irrigated.

PRODUCTION
Available upon request

WATER
Annually the Board of Directors of the Fresno Irrigation District establishes the surface water delivery to the irrigable parcels in the district boundaries. Historically, when water is available, these 3 parcels receive surface water delivery from the district every 14 days for 2 days. One 12 inch open bottom irrigation well with a drill depth of 350 feet. Bowls setting at 142 feet. Standing water is 89 feet . Powered by a 4-cylinder Cummings 60 HP diesel engine. Pump and well are fenced.

SOILS
See soils map included.

PRICE/TERMS
$2,146,000 ($37,000/acre) all cash at close of escrow. Seller to retain any mineral rights. Buyer to reimburse Seller for all 2026 cultural costs.



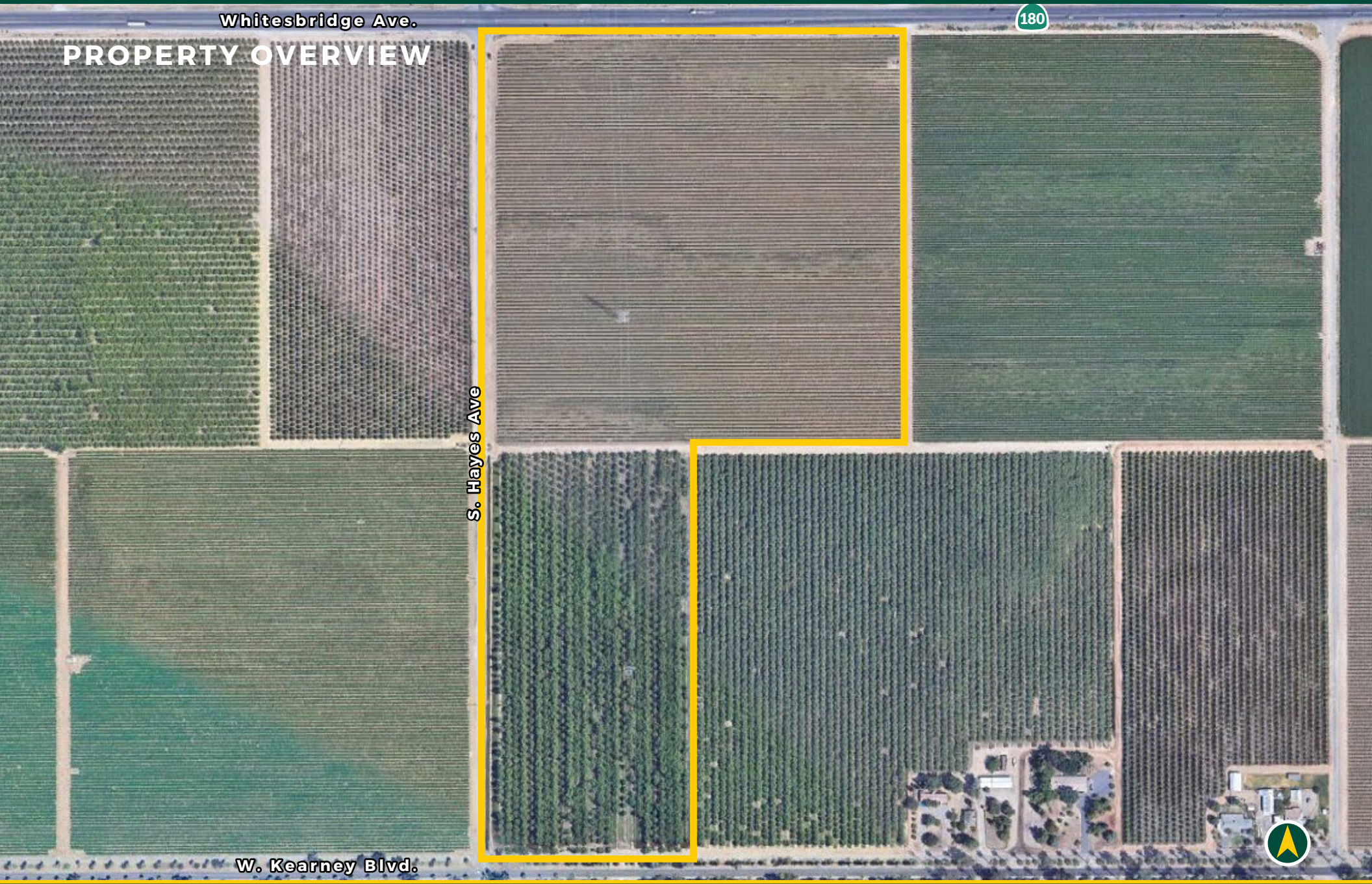
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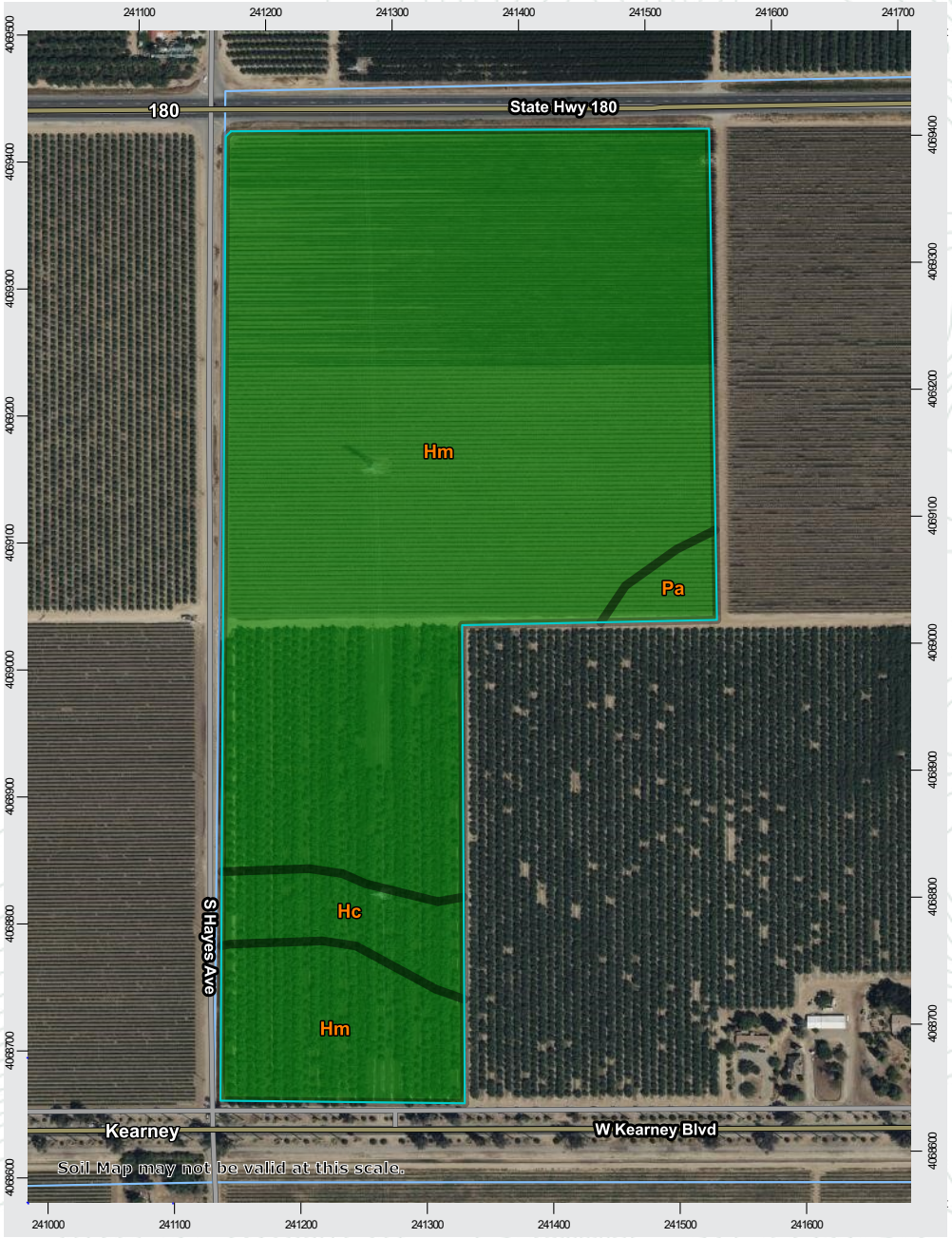
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PROPERTY OVERVIEW



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SOILS MAP

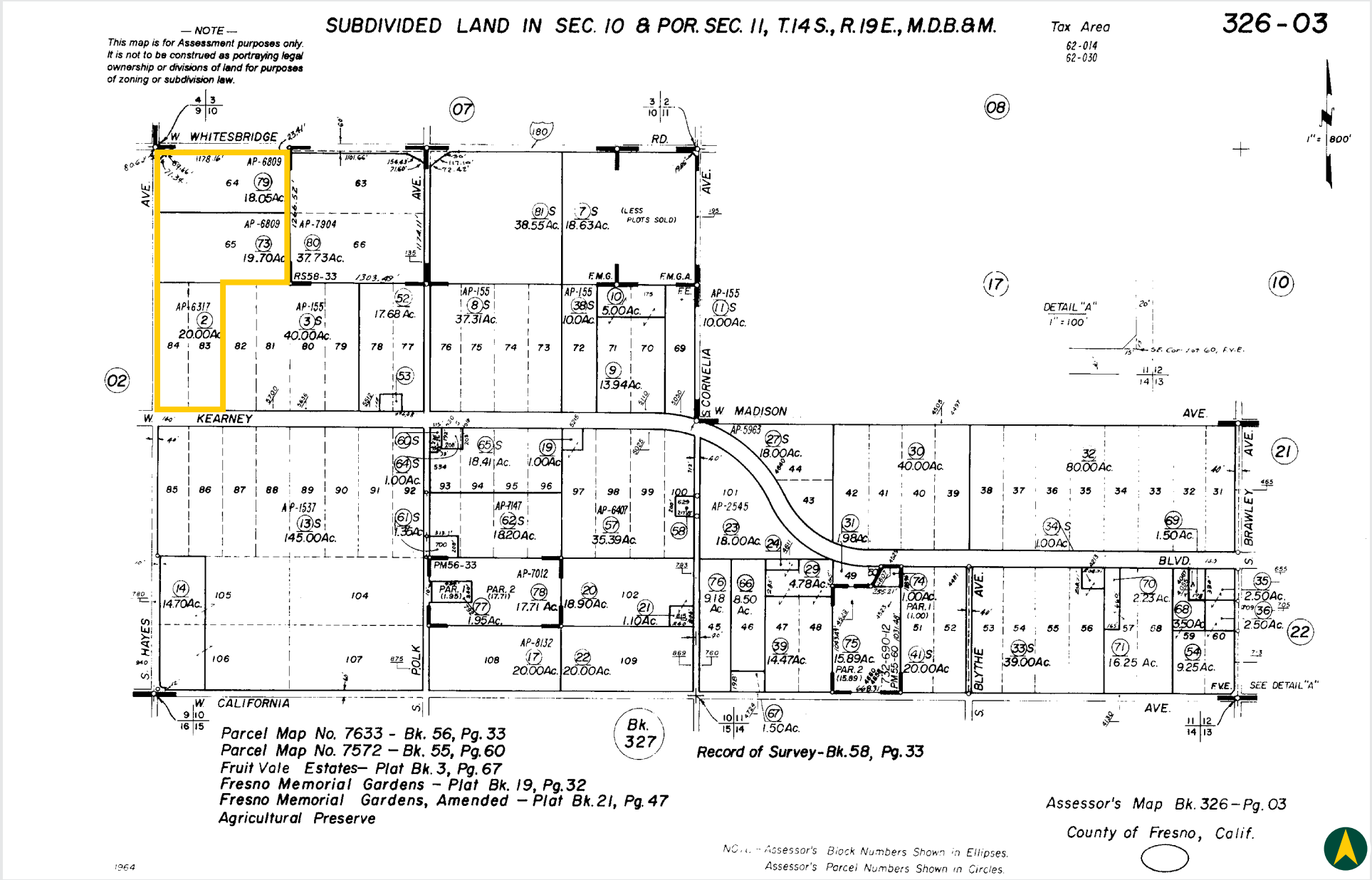


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hm	Hanford fine sandy loam	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent
Pa	Pachappa loam	Grade 1 - Excellent

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PARCEL MAP



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PROPERTY PHOTO



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