SCHUIL
AG REAL ESTATE

+/-131.6 Acres – Almonds – San Joaquin, CA

Levee Rd & W Sumner Ave, California 93660, USA • 131.6 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION: Property is located on the southeast corner of Levee Rd & W Sumner Ave in San Joaquin, CA.

SIZE: +/-131.6 Assessed Acres

PLANTINGS: Property is planted to 50% Butte – 50% Padre Almonds. Trees were planted in February of 2008 at 22′ x 16′ spacing.

WATER: Property is located within James Irrigation District. Almonds are irrigated via micro-sprinkler.

SOIL: See 'Soil Map' for details.

LEGAL: Fresno County APN: 030-190-40

GROUNDWATER DISCLOSURE : Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management. **The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

PRICE: $1,580,000

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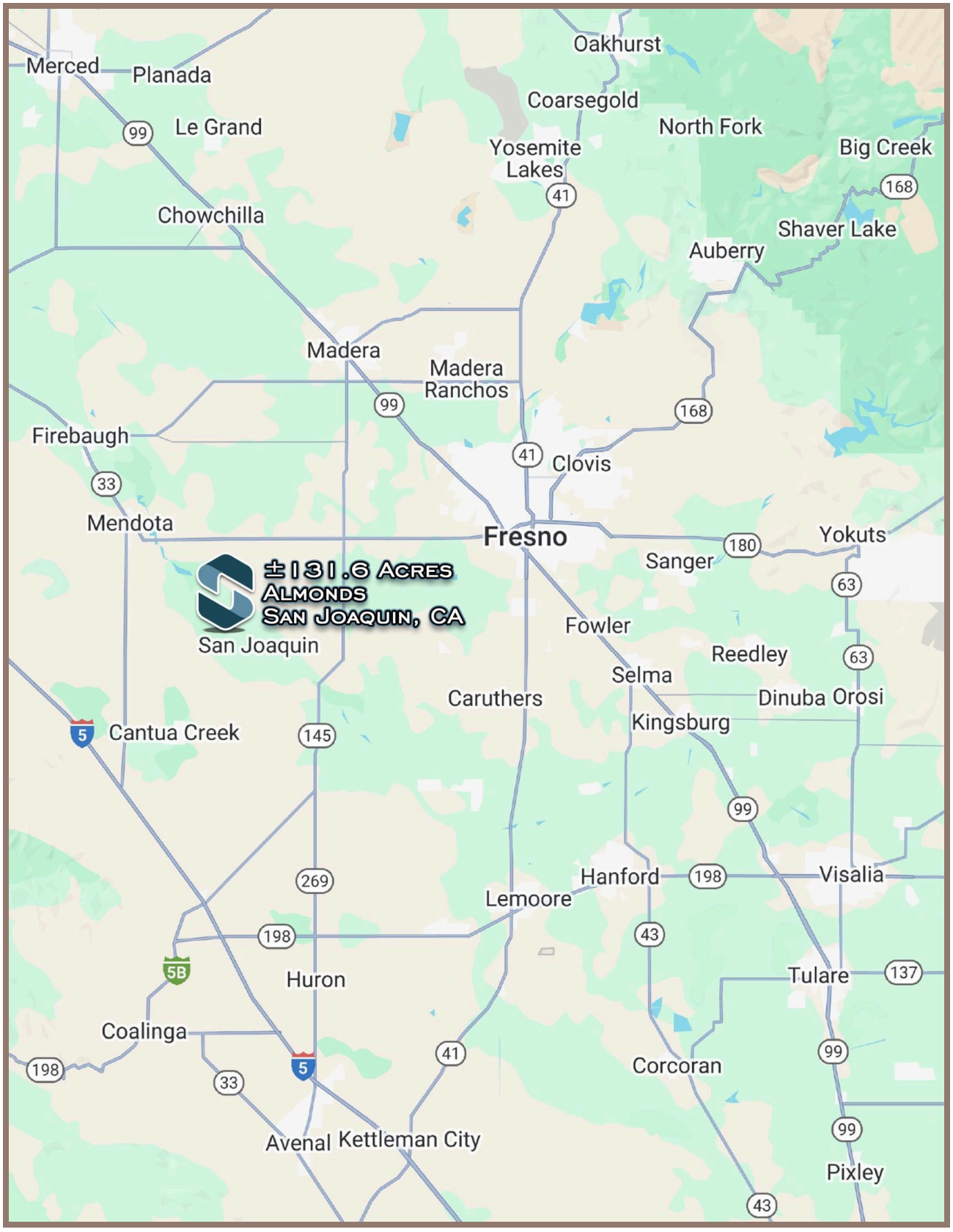
Location Map

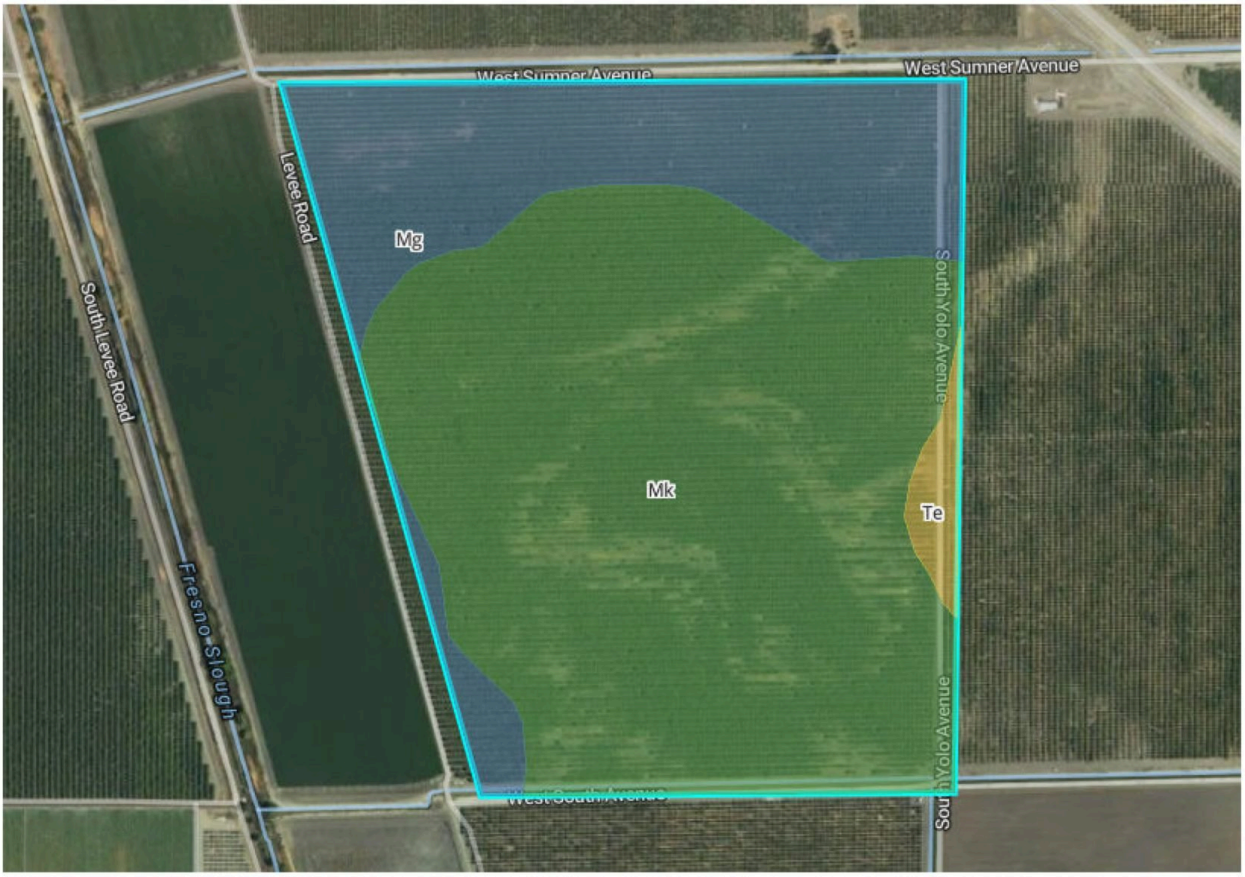


Aerial Map

Adams Avenue
±131.6 Acres
Almonds
San Joaquin, CA
Colorado Road
Sumner Avenue
Levee Road
South Avenue
Napa Avenue

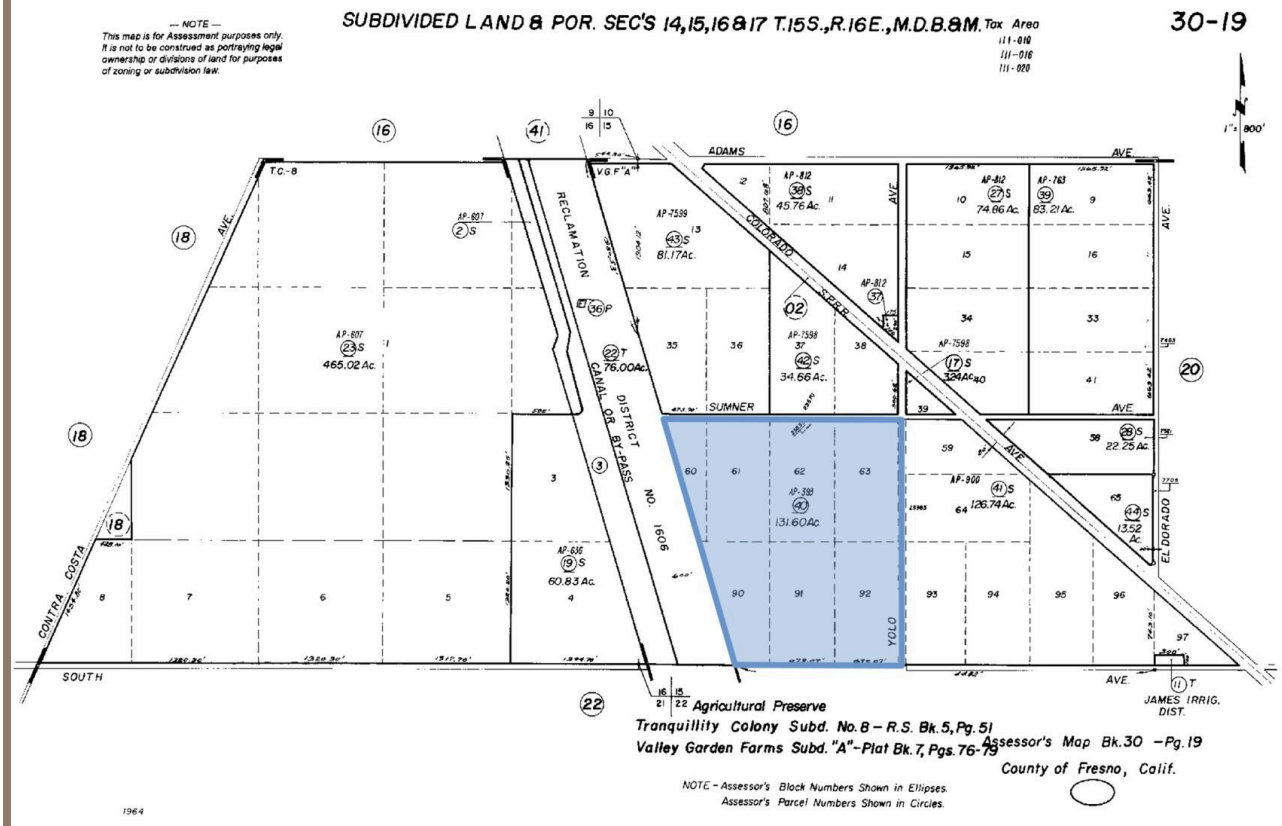
Soils

Fresno County, CA



13.8/100 NCCPI **32.6**/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	Mk	Merced clay, slightly saline	71.0%	90.7	4s	2s	27.2	13.6
●	Mg	Merced clay loam, slightly saline	27.0%	34.6	4s	2s	45.05	14.4
●	Te	Temple clay loam, saline	2.0%	2.5	4s	2s	55.25	12.3


— NOTE —
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
SUBDIVIDED LAND & POR. SEC'S 14,15,16&17 T.15S.,R.16E.,M.D.B.&M.
Tax Area
111-010
111-016
111-020
30-19
1" = 800'
ADAMS AVE
COLORADO AVE
SUMNER
RECLAMATION
CANAL OR BY-PASS
DISTRICT NO. 1606
YOLO
EL DORADO
CONTRA COSTA
SOUTH
JAMES IRRIG. DIST.
AP-807 23 S 465.02 Ac.
AP-807 2 S
AP-7598 43 S 81.17 Ac.
AP-812 38 S 45.76 Ac.
AP-812 27 S 74.86 Ac.
AP-763 39 83.21 Ac.
AP-7598 42 S 34.66 Ac.
AP-7598 17 S 324 Ac.
AP-398 40 131.60 Ac.
AP-900 41 S 126.74 Ac.
AP-636 19 S 60.83 Ac.
28 S 22.25 Ac.
44 S 13.52 Ac.
22 T 76.00 Ac.
36 P
Agricultural Preserve
Tranquillity Colony Subd. No. 8 – R.S. Bk. 5, Pg. 51
Valley Garden Farms Subd. "A" – Plat Bk. 7, Pgs. 76-79
Assessor's Map Bk. 30 – Pg. 19
County of Fresno, Calif.
NOTE – Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
1964

Photos