SCHUIL
AG REAL ESTATE

+/-58.88 Acres – Almonds and Shop Area – San Joaquin, CA

20375 Manning Ave, San Joaquin, CA 93660, USA • 58.88 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION: Property is located at 20375 Manning Ave, San Joaquin, CA.

SIZE: +/-58 Assessed Acres

PLANTINGS: Property is planted to +/-51 Acres of 50% Nonpareil – 25% Aldrich – 25% Wood Colony Almonds. Trees were planted in May of 2014 at 21′ x 13′ spacing.

SHOP AREA: Property includes a +/-7.88 acre headquarters. It features a +/-6,375 sq. ft. shop, +/-12,500 sq. ft. granary, chemical barn, and diesel/fuel storage.

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

SOIL: See 'Soil Map' for details.

LEGAL: Fresno County APN: 030-111-73

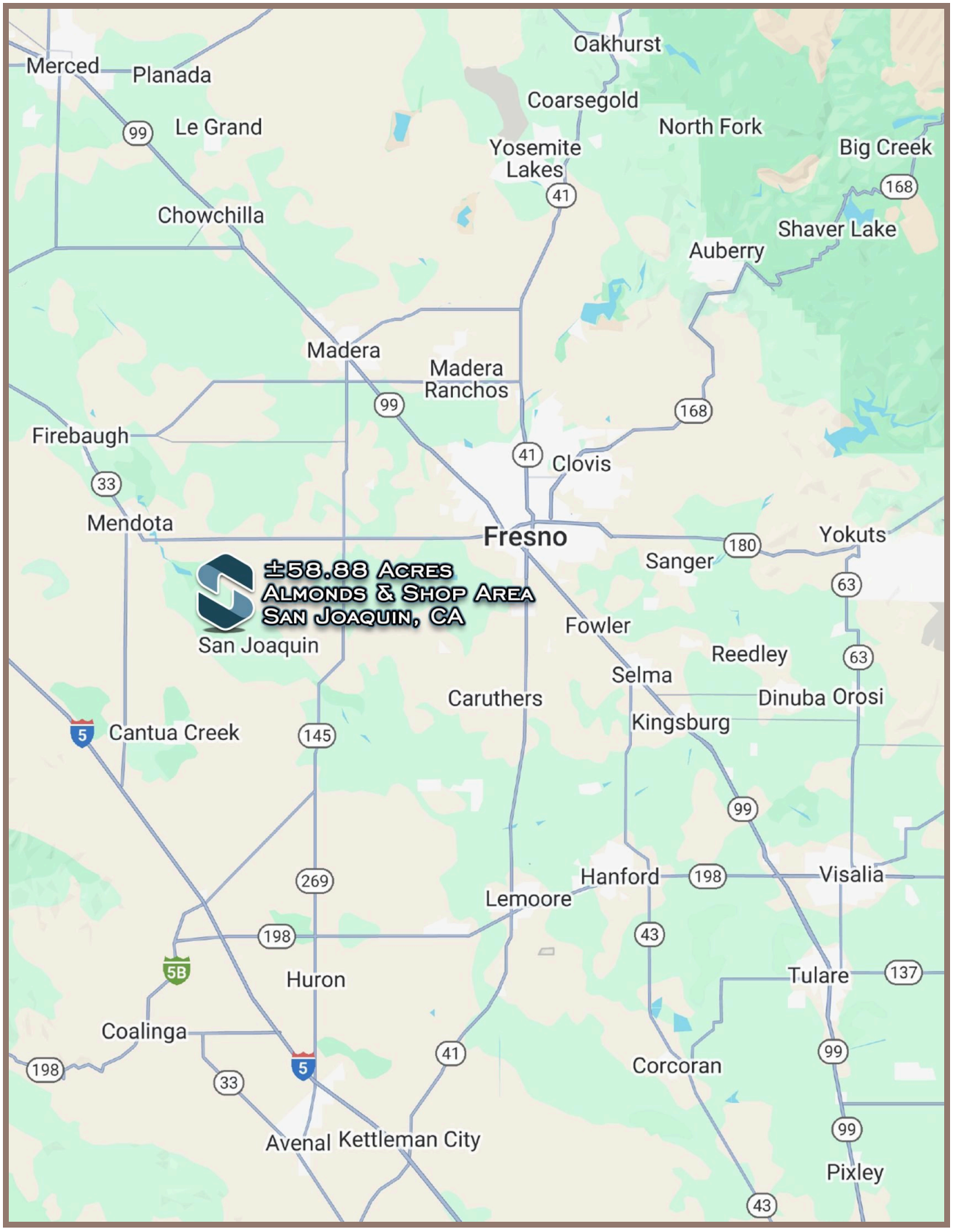
GROUNDWATER DISCLOSURE : Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management. **The 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: $1,770,000

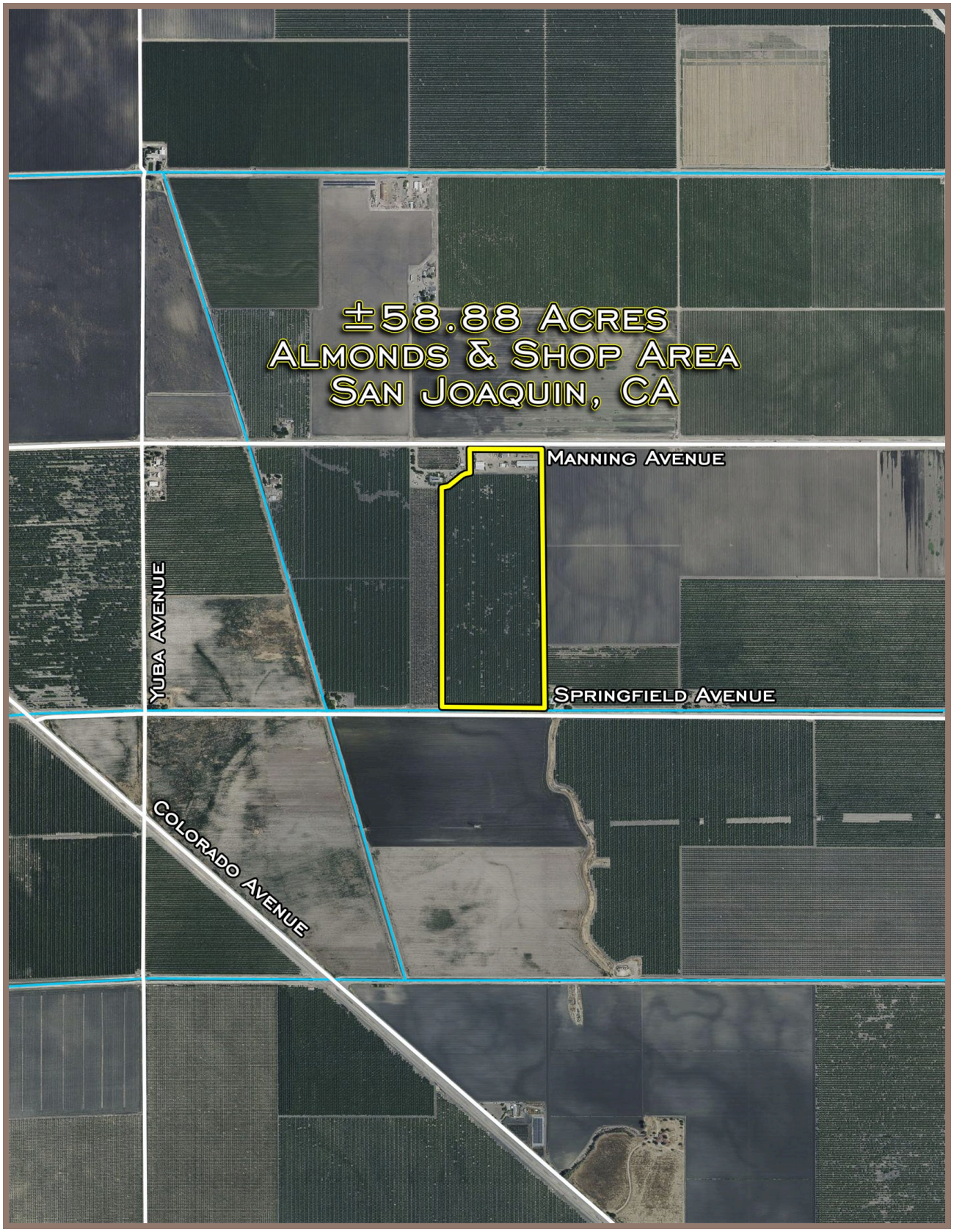
CONTACT:

Troy Sweeney
559-960-2781
troy@schuil.com
CalBRE #02181812

Doug Phillips
559-805-4095
doug@schuil.com
CalBRE #01847203


Merced
Planada
Le Grand
Chowchilla
Oakhurst
Coarsegold
North Fork
Yosemite Lakes
Big Creek
Shaver Lake
Auberry
Madera
Madera Ranchos
Firebaugh
Clovis
Mendota
Fresno
Yokuts
Sanger
±58.88 Acres
Almonds & Shop Area
San Joaquin, CA
San Joaquin
Fowler
Reedley
Selma
Dinuba
Orosi
Caruthers
Kingsburg
Cantua Creek
Hanford
Visalia
Lemoore
Huron
Tulare
Coalinga
Corcoran
Avenal
Kettleman City
Pixley
99
168
41
33
180
63
145
269
198
43
137
5
5B

Aerial Map

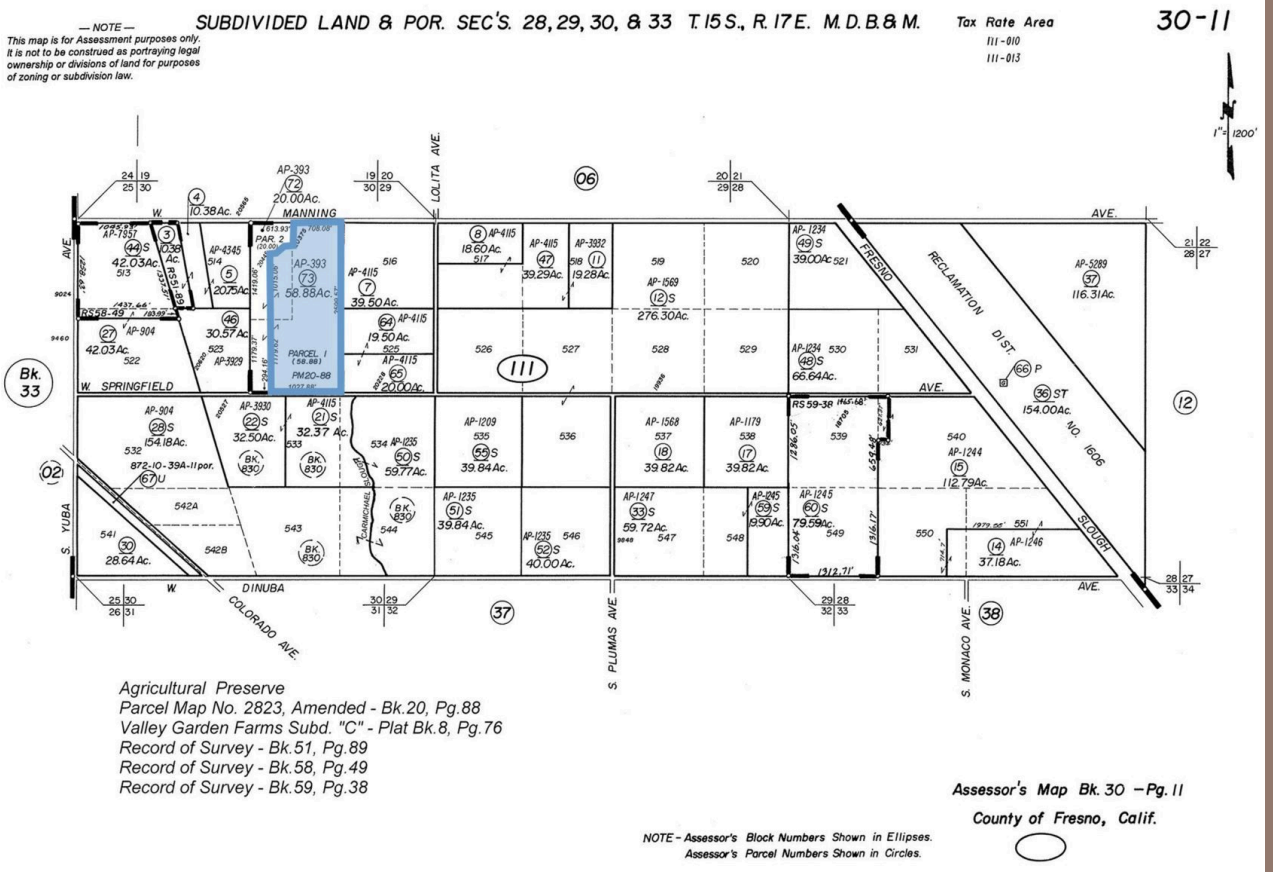
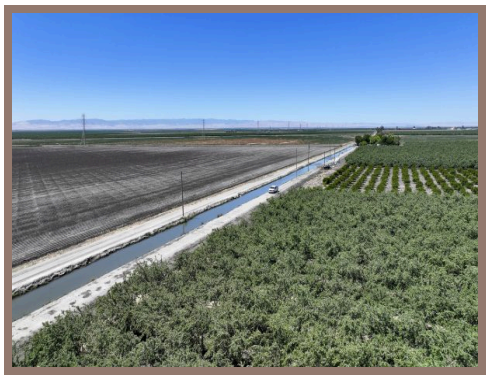

±58.88 Acres
Almonds & Shop Area
San Joaquin, CA
Manning Avenue
Springfield Avenue
Yuba Avenue
Colorado Avenue

Soils

Fresno County, CA

13.9/100 NCCPI **29.9**/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	Mh	Merced clay	99.1%	58.2	4s	2s	29.75	13.9
●	Mf	Merced clay loam	0.9%	0.5	4s	2s	50.15	14.7


— 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. 28, 29, 30, & 33 T. 15 S., R. 17 E. M. D. B. & M.
Tax Rate Area
111-010
111-013
30-11
1" = 1200'
LOLITA AVE.
MANNING AVE.
FRESNO RECLAMATION DIST. NO. 1606
SLOUGH
W. SPRINGFIELD AVE.
W. DINUBA AVE.
COLORADO AVE.
S. YUBA AVE.
S. PLUMAS AVE.
S. MONACO AVE.
CARMICHAEL SLOUGH
Bk. 33
02
06
12
37
38
111
AP-393 (72) 20.00Ac.
(4) 10.38Ac.
(3) 0.36 Ac.
AP-7957 (44) S 42.03Ac.
AP-4345 514 (5) 20.75Ac.
AP-393 (73) 58.88Ac.
PARCEL 1 (58.88) PM20-88
AP-4115 (7) 39.50Ac.
AP-4115 (24) 19.50Ac.
AP-4115 (65) 20.00Ac.
(46) 30.57 Ac.
(27) AP-904 42.03Ac.
AP-3929
AP-4115 (8) 18.60Ac.
AP-4115 (47) 39.29Ac.
AP-3932 (11) 19.28Ac.
AP-1569 (12) S 276.30Ac.
AP-1234 (49) S 39.00Ac.
AP-1234 (48) S 66.64Ac.
AP-5289 (37) 116.31Ac.
(66) P
(36) ST 154.00Ac.
AP-904 (28) S 154.18Ac.
872-10-39A-11 por.
(67) U
AP-3930 (22) S 32.50Ac.
AP-4115 (21) S 32.37 Ac.
AP-1235 (50) S 59.77Ac.
AP-1209 (55) S 39.84Ac.
AP-1568 (18) 39.82Ac.
AP-1179 (17) 39.82Ac.
RS 59-38
AP-1244 (15) 112.79Ac.
AP-1235 (51) S 39.84Ac.
AP-1235 (52) S 40.00Ac.
AP-1247 (33) S 59.72Ac.
AP-1245 (59) S 9.50Ac.
AP-1245 (60) S 79.59Ac.
AP-1246 (14) 37.18Ac.
(30) 28.64Ac.
542A
542B
541
543
544
545
546
547
548
549
550
551
BK. 830
RS 58-49
PAR. 2 (20.00)
PARCEL 1 (58.88)
PM 20-88
1312.71'
1316.17'
1336.05'
459.44'
736.64'
1970.55'
314.7'
1178.82'
1178.82'
1178.82

Photos