SELMA ALMONDS

Fresno County, California

59.53± Acres

$2,857,440

- Young Independence Almonds
- Two (2) sources of water
- Consolidated Irrigation District
- 1 mile from the Selma Sphere of Influence

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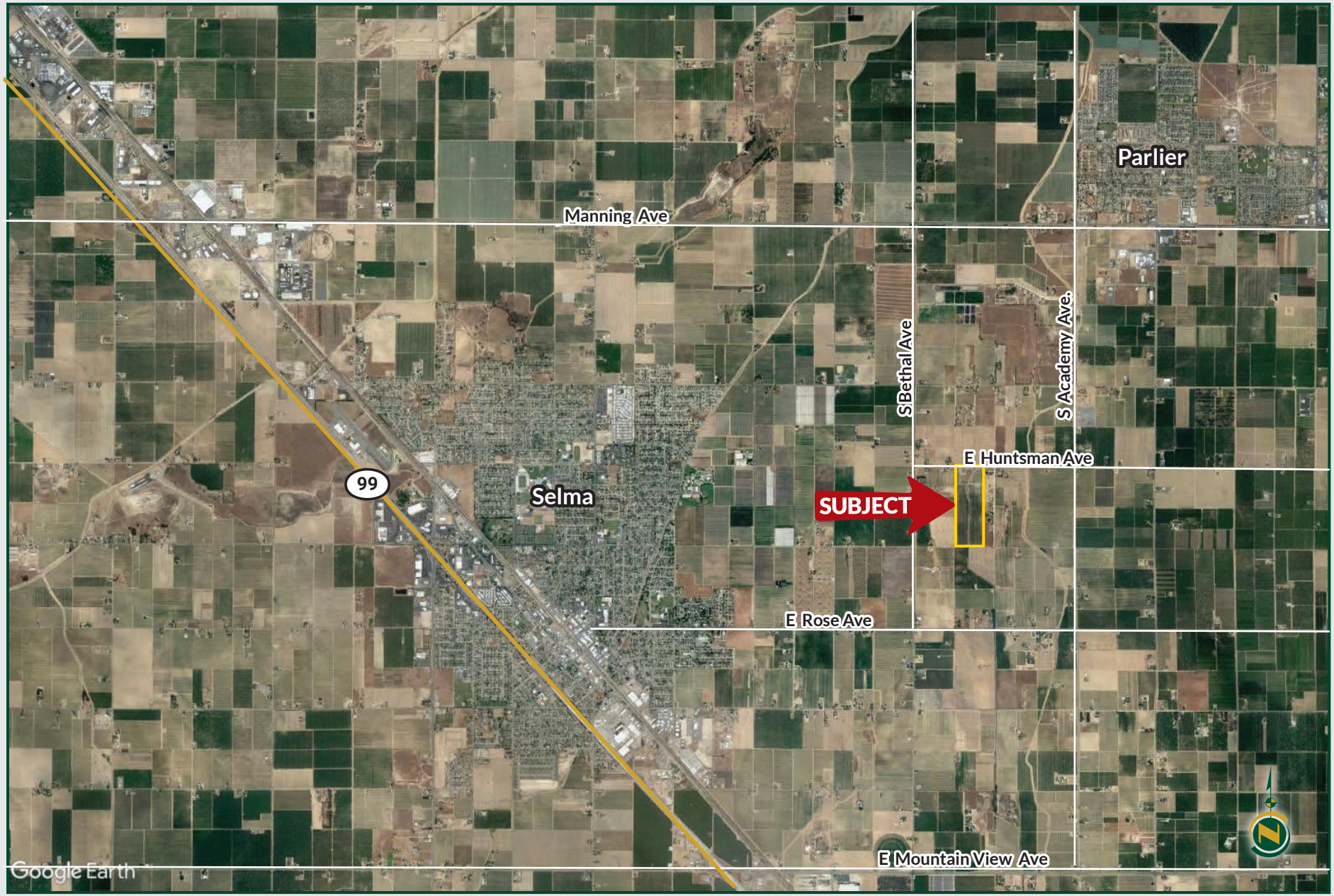
DRE #00020875

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Located in Consolidated Irrigation District, this young almond orchard is off to a great start. It has been well maintained and the Independence variety of almonds are looking strong. In addition to district water, there is an ag well with a 60 HP pump. The orchard is irrigated by a single line drip system and micro sprinklers. The Ward Drainage Canal runs through the property and the Selma Colony Ditch runs adjacent to the property on the north side.

LOCATION

The property is located on the south side of Huntsman Avenue, just east of S. Bethel Avenue. It is 1.75± miles east of the Selma City Limits and 1± mile from the Sphere of Influence.
Physical address: 12253 E. Huntsman Ave, Selma, CA 93662.

LEGAL

Fresno County APN: 358-050-54s
The property is located within the Williamson Act. Located in a portion of Section 34, T15S, R22E, M.D.B.&M.

ZONING

Zoning: AE-20, Agricultural Exclusive - 20 acres.

PLANTINGS

Acres	Variety	Year Planted
19±	Independence	2019
39±	Independence	2018

WATER/IRRIGATION

The property has two (2) sources of water. It is in the Consolidated Irrigation District and currently receives water, and there is one (1) ag well with a 60 HP motor. The orchard is irrigated by a single line drip system and micro sprinklers.

SOILS

Delhi sand, 0 to 3 percent slopes, MLRA 17
Delhi sand, 3 to 9 percent slopes
Delhi loamy sand, 0 to 3 percent slopes, MLRA 17
Dello loamy sand

BUILDINGS

There is an obsolete structure on the property previously used for wine production. No value has been added for the structure.

PRICE/TERMS

$2,857,440 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2022 almond crop.

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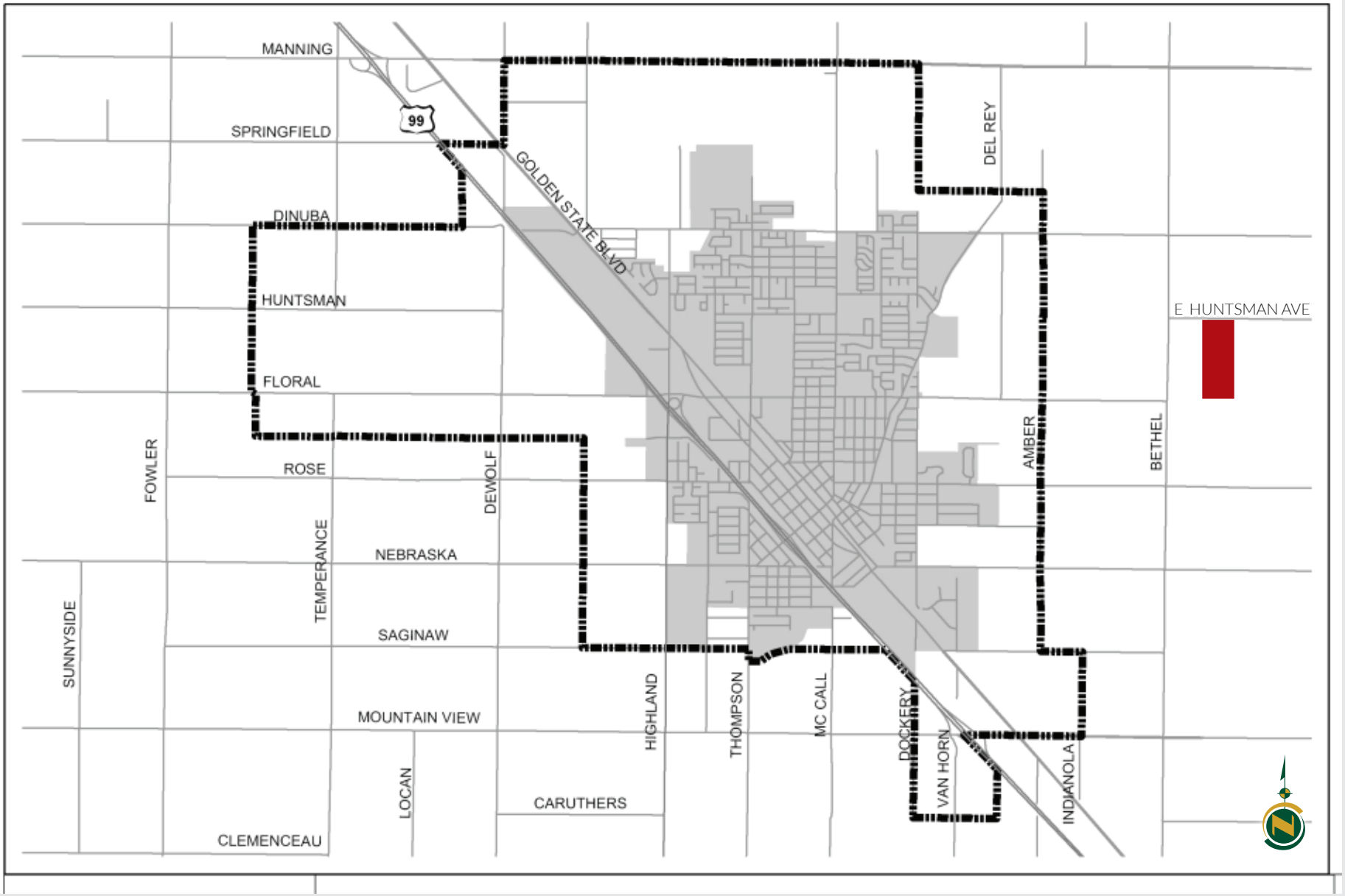
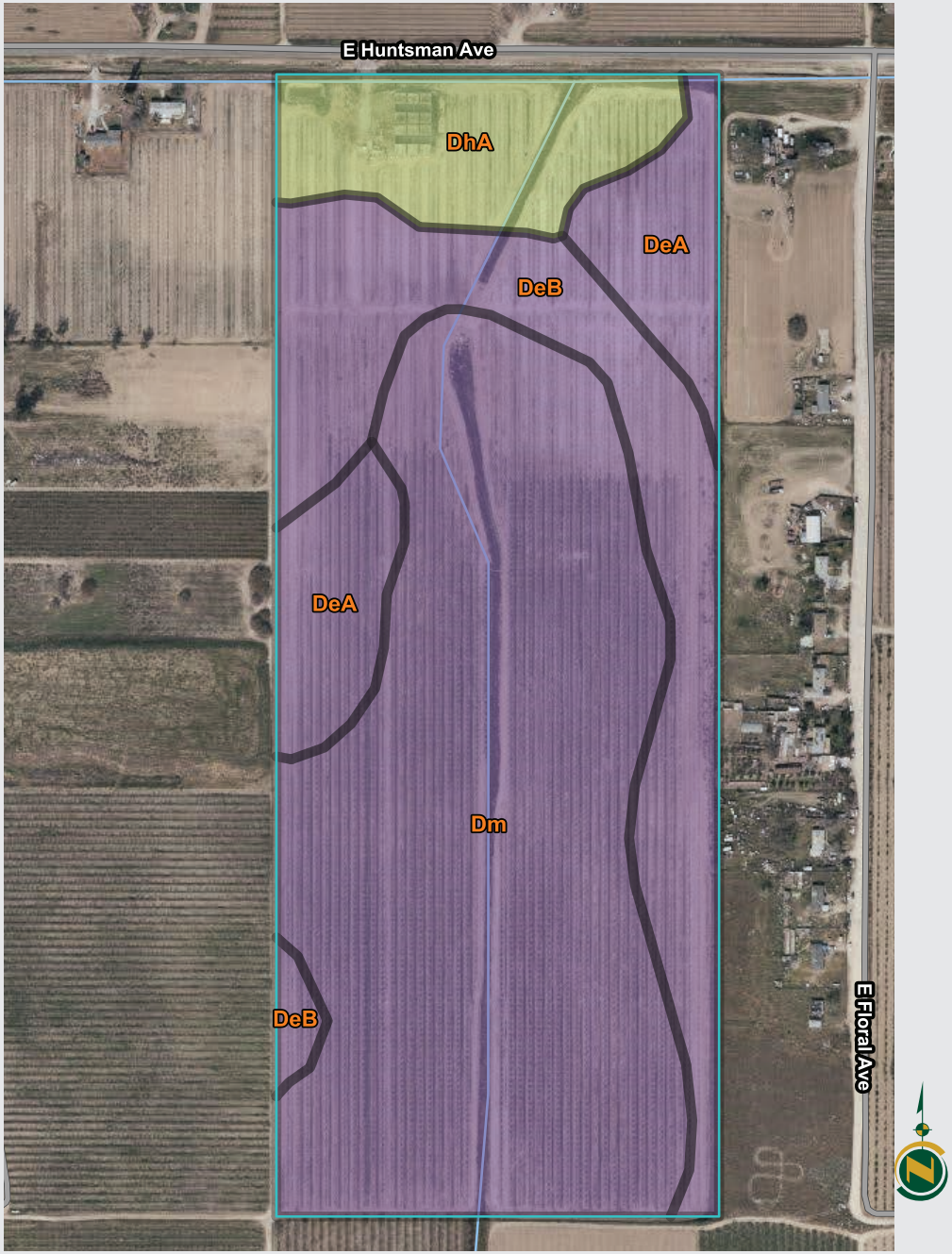
SELMA SPHERE OF INFLUENCE MAP



SOILS MAP

SOILS MAP LEGEND

Dm = Dello loamy sand
DeB = Delhi sand, 3 to 9% slopes
DeA = Delhi sand, 0 to 3% slopes
DhA = Delhi loamy sand, o to 3% slopes



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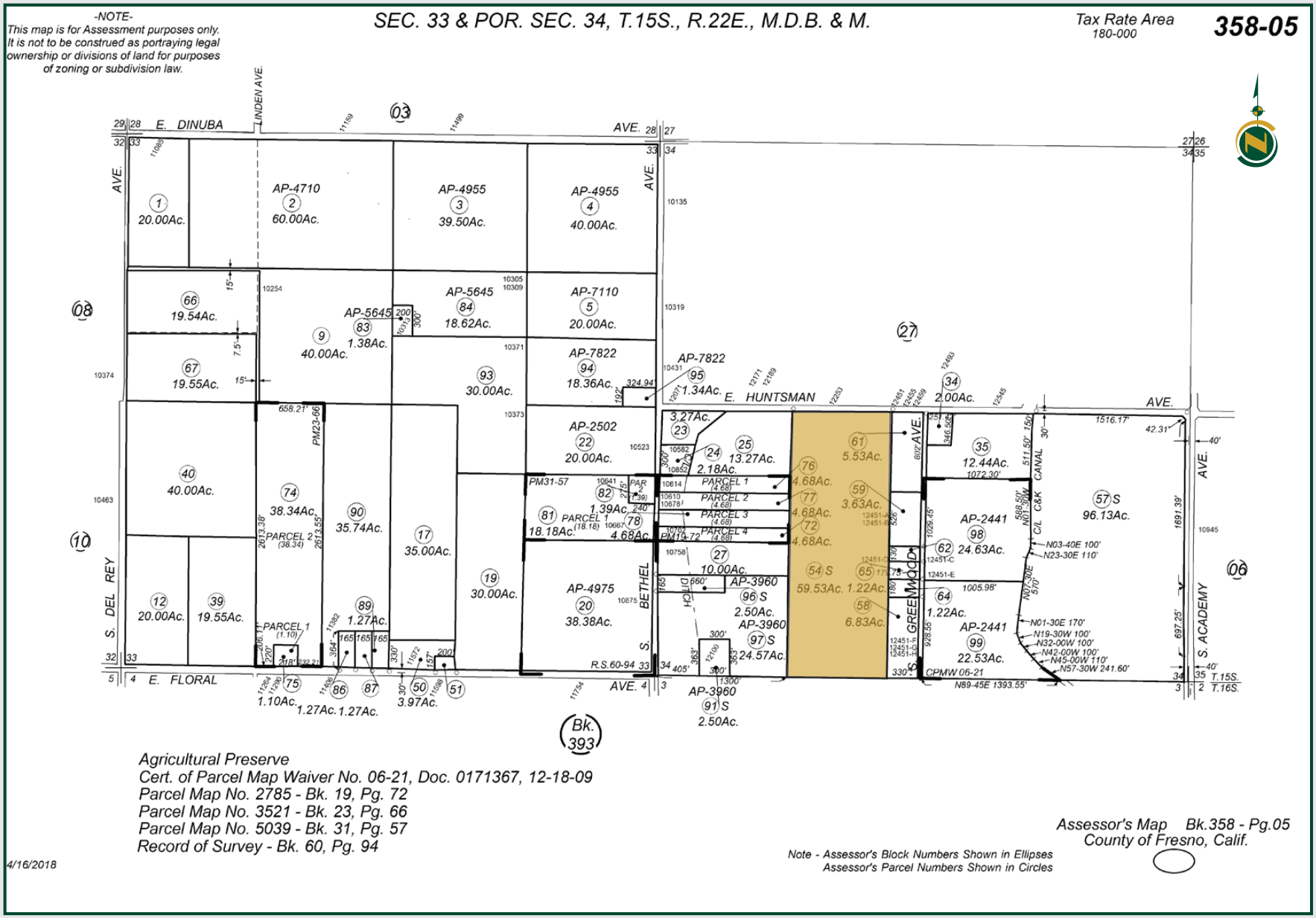
PARCEL MAP


-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.
SEC. 33 & POR. SEC. 34, T.15S., R.22E., M.D.B. & M.
Tax Rate Area 180-000
358-05
E. DINUBA AVE.
E. HUNTSMAN AVE.
E. FLORAL AVE.
S. DEL REY AVE.
S. BETHEL AVE.
S. GREENWOOD AVE.
S. ACADEMY AVE.
LINDEN AVE.
AP-4710
AP-4955
AP-5645
AP-7110
AP-7822
AP-2502
AP-4975
AP-3960
AP-2441
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
C&K CANAL
C/L
CPMW 06-21
R.S.60-94
PM31-57
PM23-66
PM19-72
Bk. 393
Agricultural Preserve
Cert. of Parcel Map Waiver No. 06-21, Doc. 0171367, 12-18-09
Parcel Map No. 2785 - Bk. 19, Pg. 72
Parcel Map No. 3521 - Bk. 23, Pg. 66
Parcel Map No. 5039 - Bk. 31, Pg. 57
Record of Survey - Bk. 60, Pg. 94
4/16/2018
Assessor's Map Bk.358 - Pg.05
County of Fresno, Calif.
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

PROPERTY PHOTOS

SELMA ALMONDS

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Fresno County, CA

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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.

Additional information is available at:
California Department of Water Resources Sustainable Groundwater Management Act Portal - https://sgma.water.ca.gov/portal/
Telephone Number: (916) 653-5791

Policy on cooperation:
All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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