F.I.D. ALMONDS WITHIN FRESNO SE GROWTH AREA

46.77± Acres
Fresno County, CA

$4,677,000

- 4th Leaf Producing Almonds
- Fresno Irrigation District
- RR Zoning, Future Development Potential

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PROPERTY INFORMATION

DESCRIPTION

The property is comprised of 46.77± accessed acres and includes 45± acres of young almonds within the Fresno Irrigation District. 4th leaf almonds are just coming into production providing future income during the transitional development time of the property. The Fresno City Limit is one-half mile west of the property, along with being within the Sphere of Influence, Southeast Development Area, and the Clovis Unified School District.

LOCATION

Located on the east side of N. Locan between E. Belmont and E. Tulare Avenues, the property can be accessed from both Locan and Tulare Avenues. The Freeway 180 and Temperance Avenue on/off ramps are within ¾ of a mile from the property. Physical address: 7760 E. Tulare Avenue, Fresno, CA 93727.

LEGAL

Fresno County APN: 313-072-23.
Located in a portion of Section 2, Township 14S, Range 21E, M.D.B.&M.

ZONING

The property is zoned RR - Rural Residential within the County of Fresno. The General Plan shows the property is designated as "Residential-Low Density". The property is not located within the Williamson Act.

PLANTINGS

The property was planted to almonds in 2020, consisting of Nonpareil and Bennett Hickman varieties (50%/50%).

SOILS

The soil consists of predominately Grade 2 – Good rating soil.
See Soils Map included.

WATER/IRRIGATION

The property is located within the Fresno Irrigation District and currently receives surface water via the canal that borders a northern portion of the property. There is a 25 HP irrigation pump and well and sand filtration system for delivery of orchard irrigation water through a dual-line drip system. There is also a domestic well currently not in use.

PRICE/TERMS

$4,677,000 cash at the close of escrow. 2023 almond crop is negotiable with reimbursement to seller for cultural costs.

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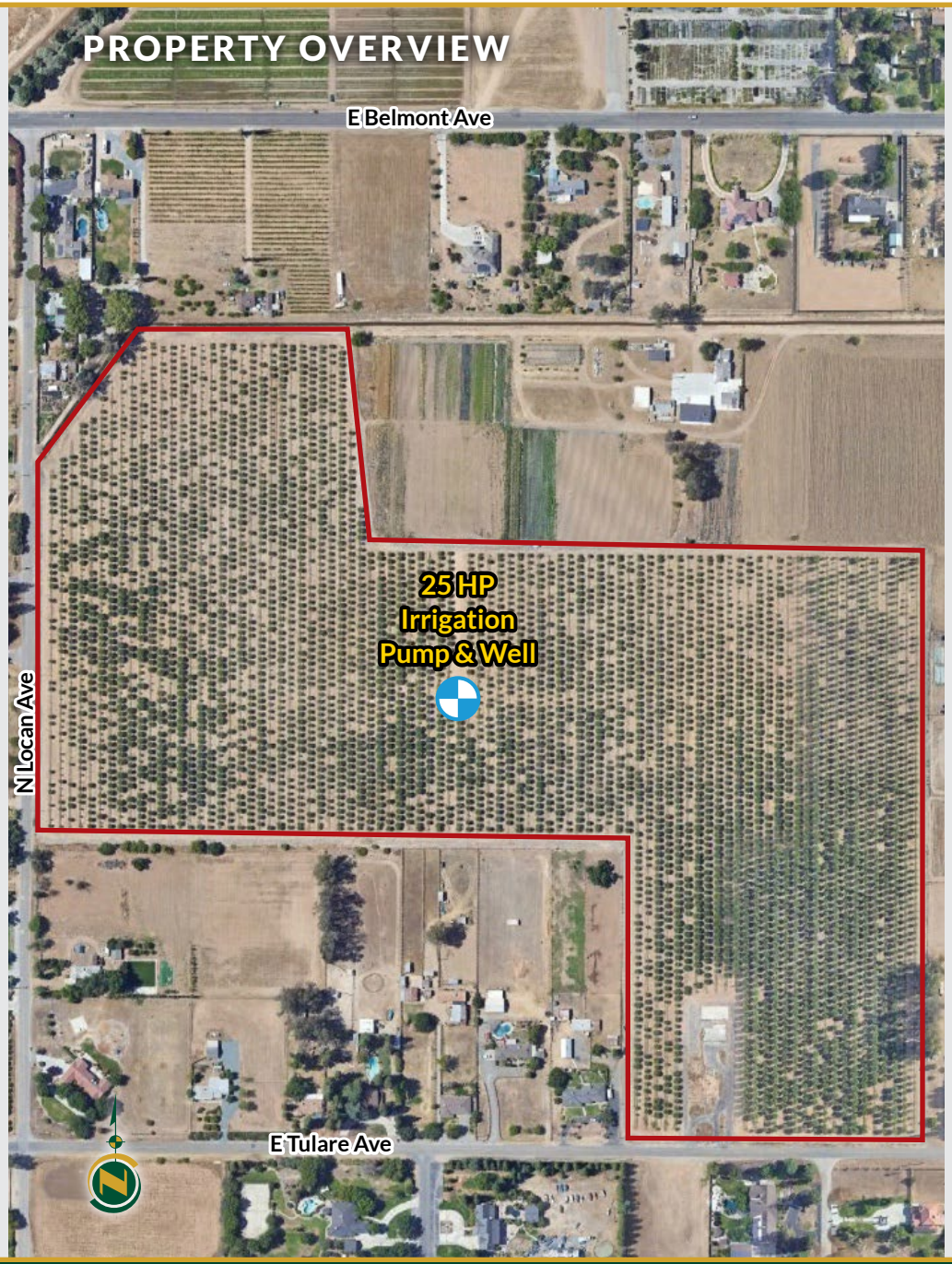

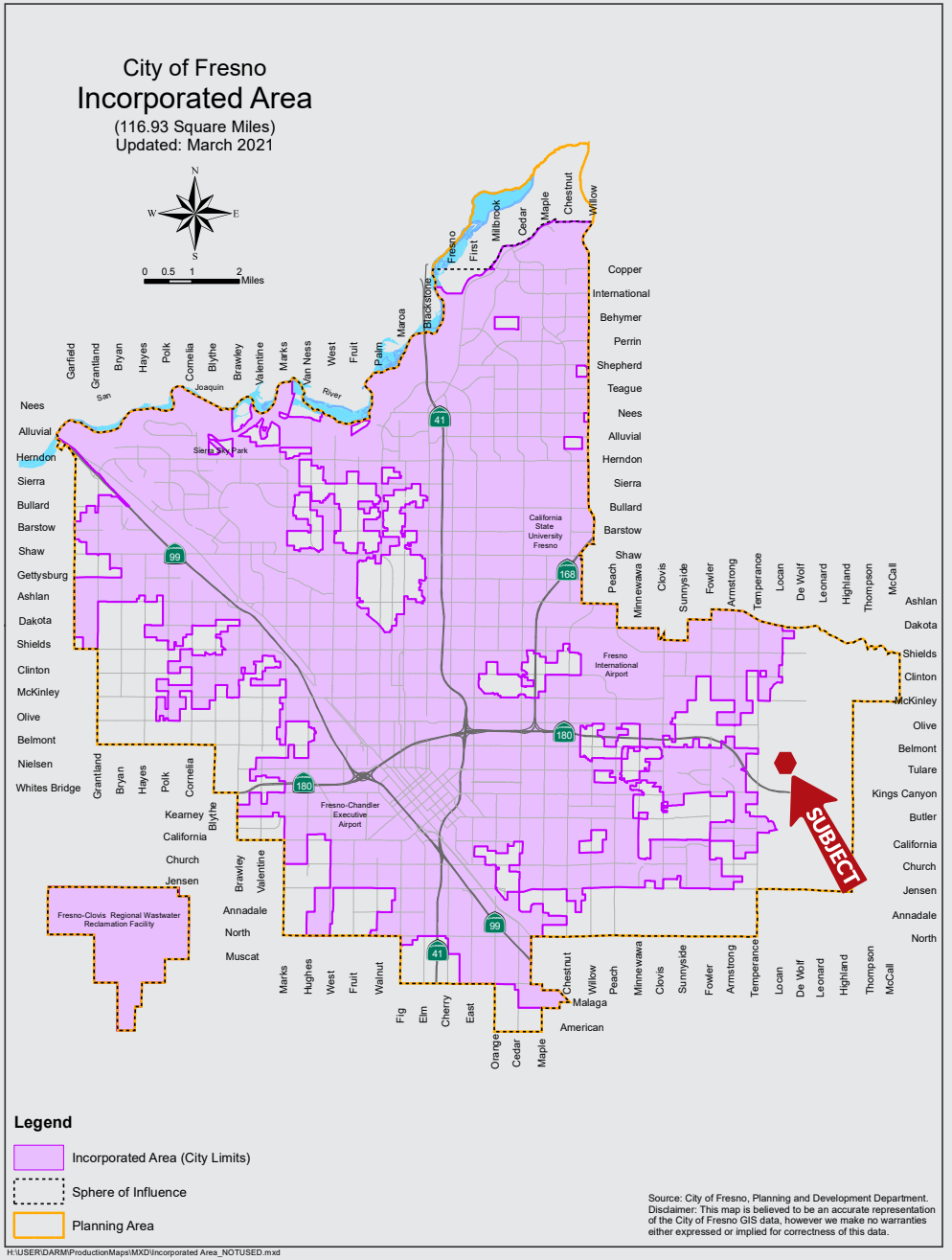

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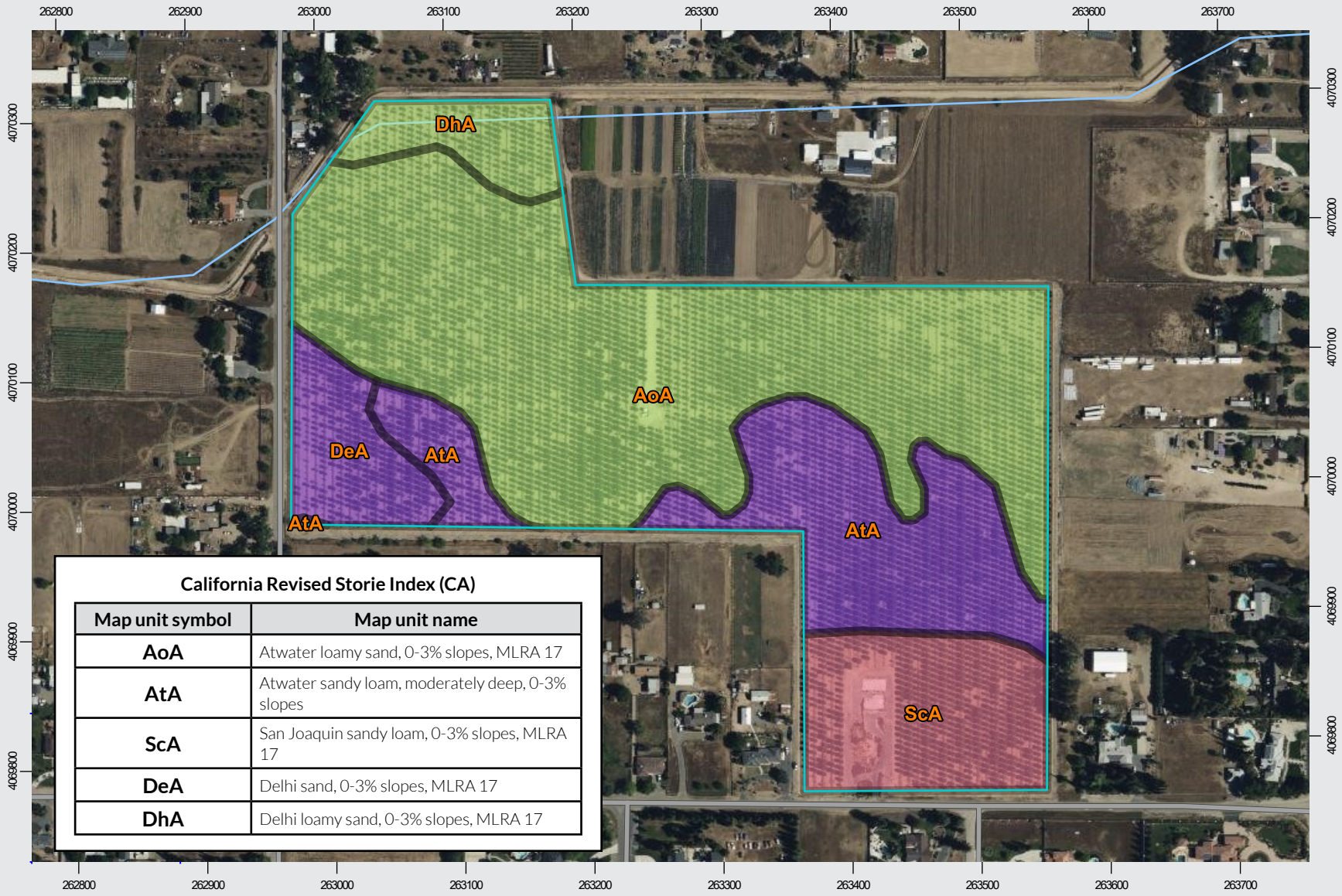
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
AoA	Atwater loamy sand, 0-3% slopes, MLRA 17
AtA	Atwater sandy loam, moderately deep, 0-3% slopes
ScA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
DeA	Delhi sand, 0-3% slopes, MLRA 17
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17

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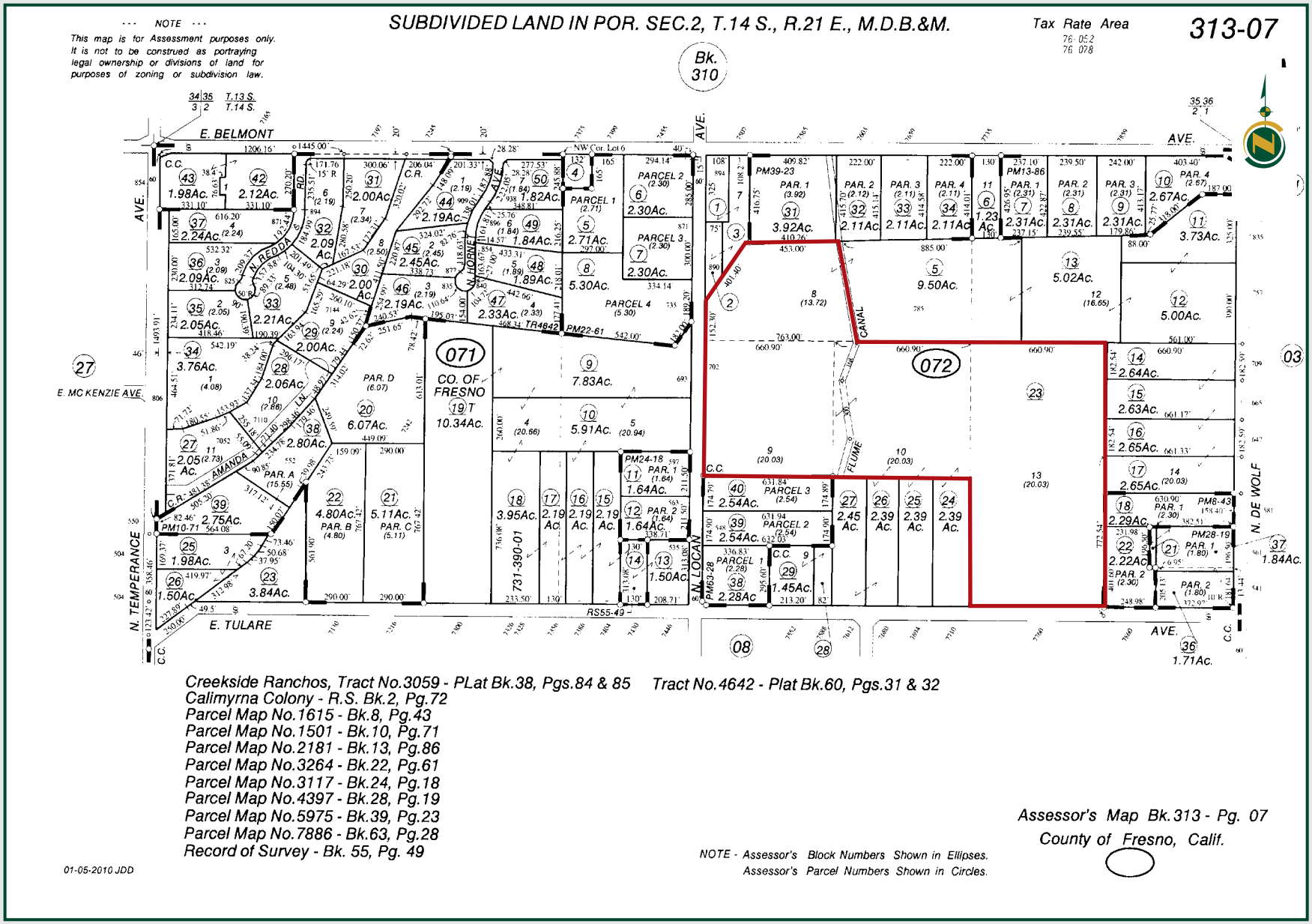
PARCEL MAP



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PROPERTY PHOTO

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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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