904.48±
ASSESSED ACRES

SILVER CREEK RANCH

FRESNO COUNTY, CALIFORNIA

$10,000,000
($11,056/ACRE)

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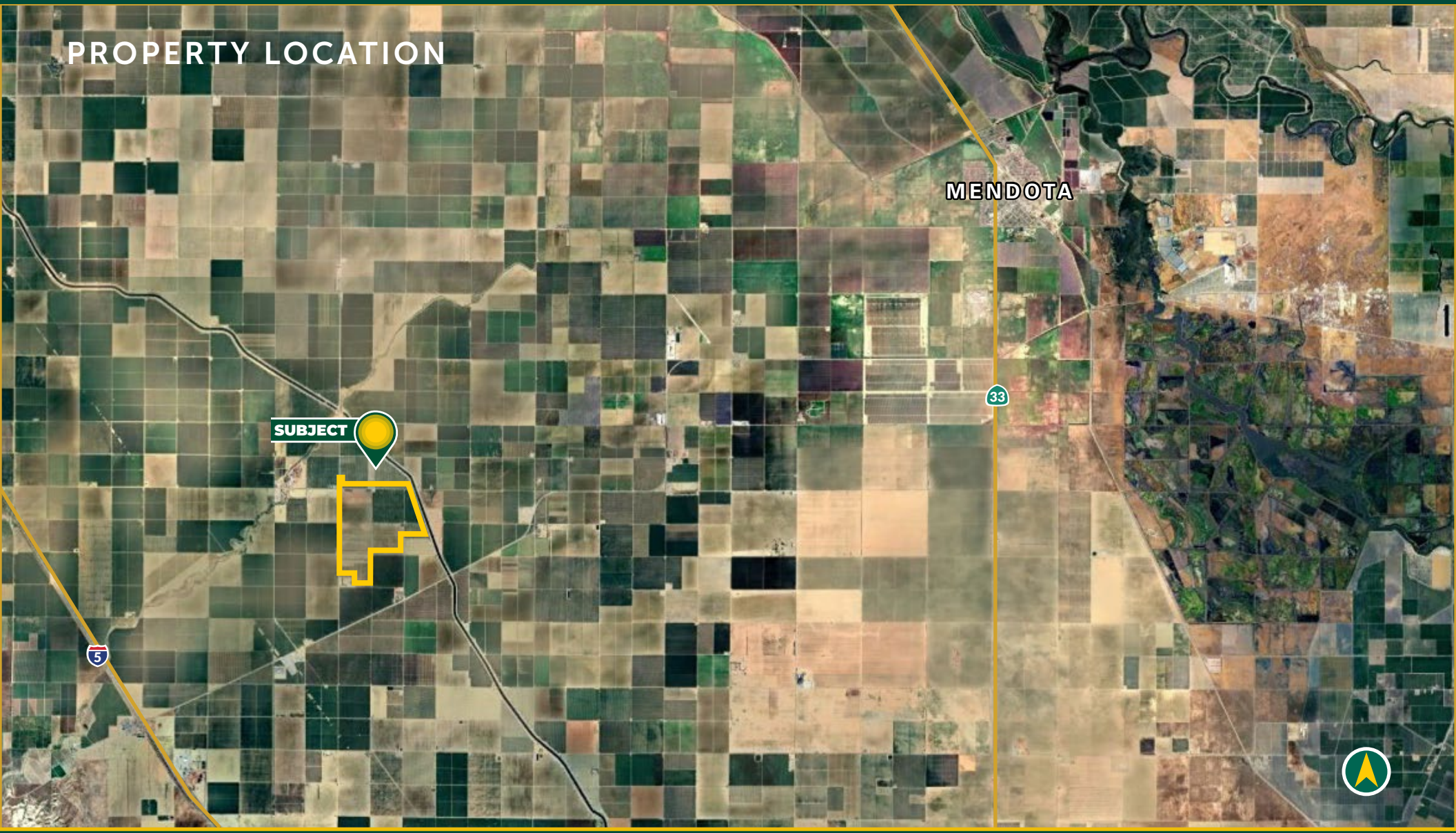
PROPERTY HIGHLIGHTS:

- WESTLANDS WATER DISTRICT
- 4 ELECTRIC PUMPS & WELLS
- ALMONDS & OPEN LAND

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
The property consists of approximately 904.48± acres of almonds and open land. The open ground is prepped for development to permanent plantings with irrigation infrastructure underground for permanent plantings or rows crops and the balance of 362± acres is planted to almonds.

LOCATION
The property is located on the east side of S. Fairfax Ave., north of W. Panoche Rd. approximately 4 miles east of Interstate 5. Physical address: 4432 S. Fairfax Ave, Firebaugh, Fresno County, CA 93622.

LEGAL
Fresno County APN's: 019-140-09s,10s, 57s, and 73s; 019-150-42s & 51s. Located in a portion of Section 28 and 33 T14S, R13E, M.D.B.&M.

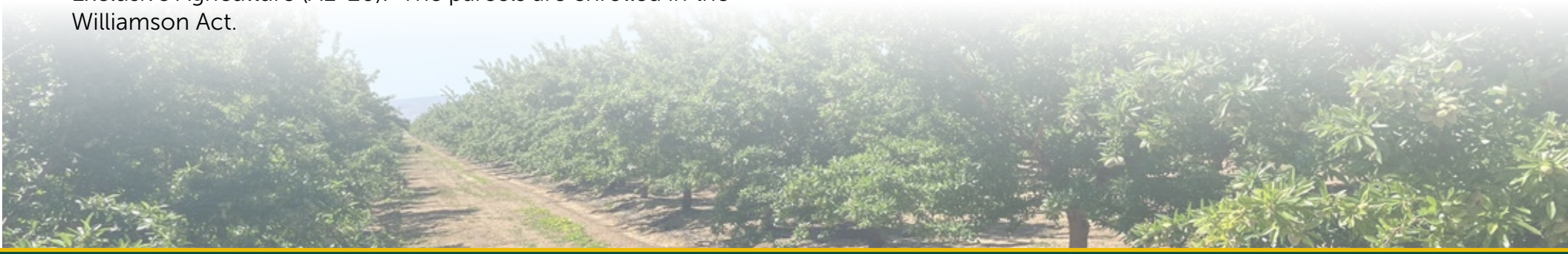
ZONING
Exclusive Agriculture (AE-20). The parcels are enrolled in the Williamson Act.

PLANTINGS
See enclosed planting map.

WATER
Irrigation water is supplied to the property by the Westlands Water District and four (4) on-site electric pumps and wells. The four (4) wells are interconnected with underground PVC pipe throughout the property. The orchard is irrigated by an underground dual line drip system. Well test available upon request.

SOILS
See soils map included.

PRICE/TERMS
$10,000,000 cash at close of escrow. Buyer to reimburse for cultural costs incurred toward the 2025 crop.



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PLANTING MAP

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SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
479	Cerini clay loam, 0-2% slopes	Grade 1 - Excellent
447	Excelsior sandy loam, sandy substratum, 0-2% slopes	Grade 1 - Excellent
445	Excelsior sandy loam, 0-2% slopes, MLRA 17	Grade 1 - Excellent
478	Cerini sandy loam, 0-2% slopes, MLRA 17	Grade 1 - Excellent

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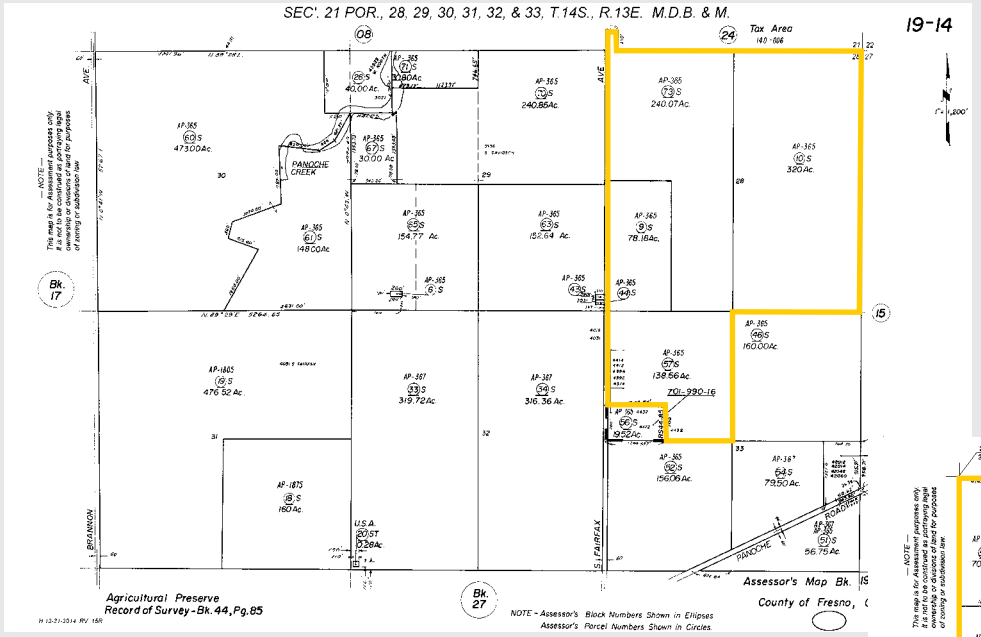
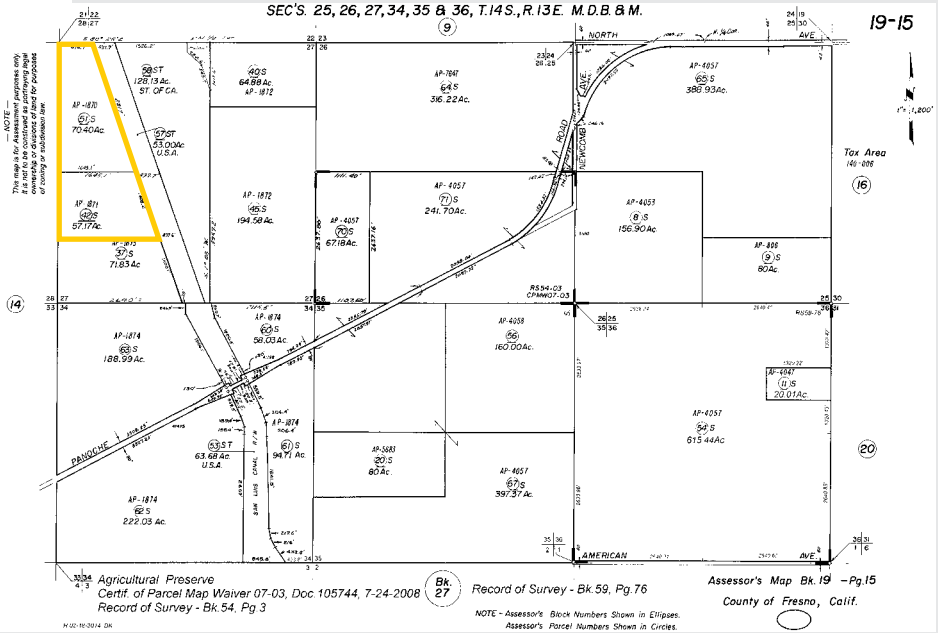
PARCEL MAPS





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PROPERTY PHOTOS

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