

CARUTHERS C.I.D. ALMONDS

Fresno County, California

39.40± Acres

\$1,418,400

(\$36,000/Acre)



- Young Almonds
- Consolidated Irrigation District



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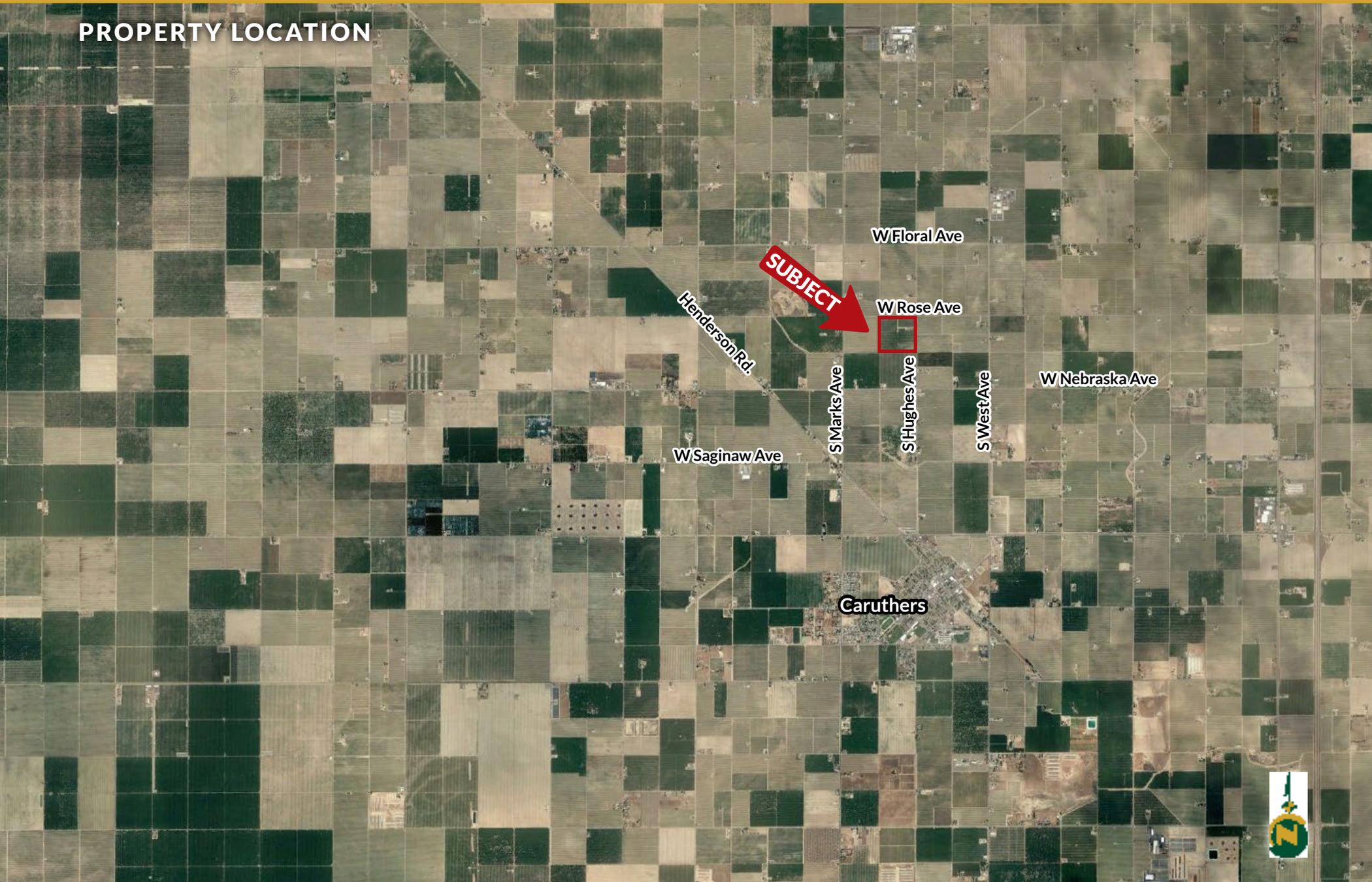


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

39.40± acres of Nonpareil and Monterey almonds planted in 2015.

LOCATION

The property is located at the SWC of W. Rose Avenue and S. Hughes Avenue. Address: 11561 S. Hughes Ave.

LEGAL

Fresno County APNs: 042-021-10

Located in a portion of Section 6, Township 16, Range 20, M.D.B&M.
The property is not enrolled within the Williamson Act.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

PRODUCTION

2023: 1,623 lbs./acre

2022: 2,196 lbs/acre

2021: 2,792 lbs/acre

WATER

The property is located within Consolidated Irrigation District but does not have the infrastructure to receive surface water deliveries. There is one ag well on the property and the ranch is irrigated via dual line drip.

SOILS

See soils map included.

BUILDINGS

There is one house on the property.

PRICE/TERMS

\$1,418,400 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related towards the 2024 crop.

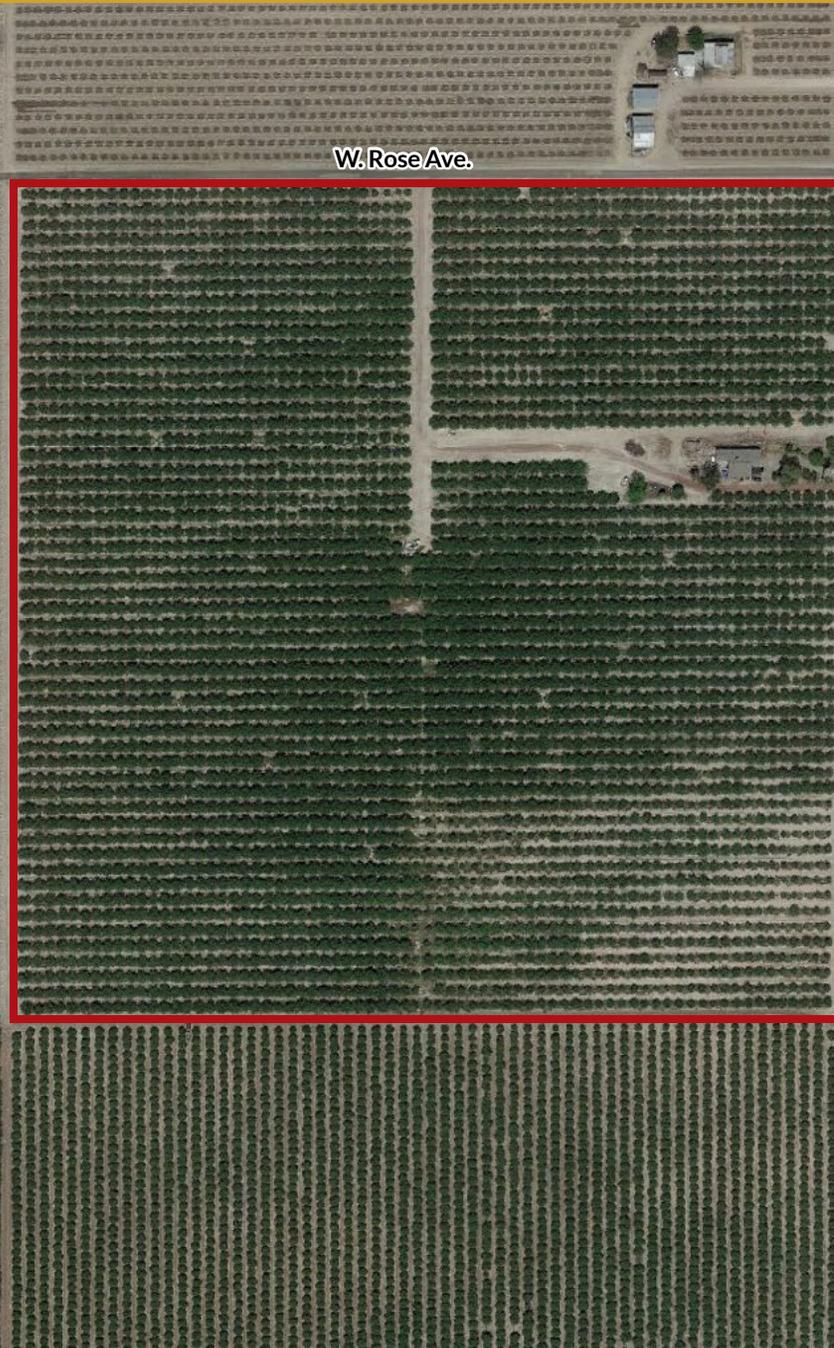


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PROPERTY OVERVIEW



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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair
CfA	Calhi loamy sand, 0-3% slopes	Grade 2 - Good

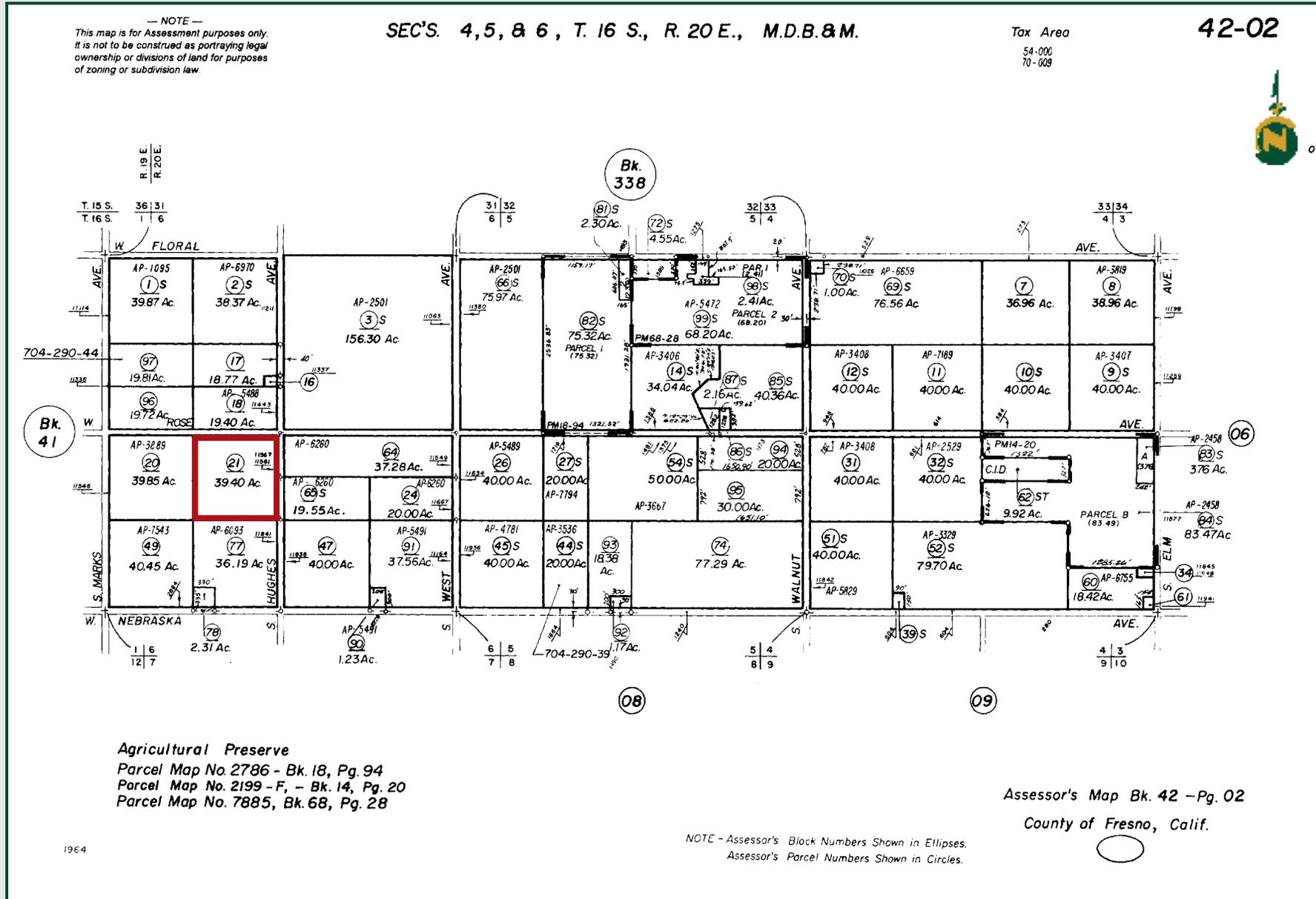


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PARCEL MAP



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PROPERTY PHOTOS



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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.