

GREENWOOD AVE ALMONDS

25.21 ± Acres in Fresno County, CA

Consolidated Irrigation District & Church Water Rights

\$999,500

PROPERTY OVERVIEW

\$999,500 (\$39,647/ACRE)

This 25.21± acre almond ranch offers a turnkey agricultural investment opportunity in a premier growing region of Fresno County. It is a well-designed, young almond ranch planted to self-fertile Shasta trees just entering their most productive years. The orchard is in Consolidated Irrigation District (CID) with Church Water Rights. The property is adjacent to the City of Sanger's Sphere of Influence, which may offer some future long-term development upside.

Address	3630 S. Greenwood Ave. Sanger, CA 93657
Growing Region	Central San Joaquin
Assessors Parcel No.	332-110-51
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Gross Acres	25.21 Acres (per Assessor)
Net Acres	22.60 Acres (per Measurement)
Williamson Act	No
Structures	None
Zoning	AE20 - Exclusive Agricultural



FARMING DETAILS

This young orchard is developed to a single block of Shasta almond trees on Hansen rootstock - this self-fertile variety produces a Nonpareil-type kernel. This is a great opportunity to purchase an efficient block of almonds just as the trees begin to enter their prime productive years. Due to age, production data is limited, but can be provided upon request.

Crop	Variety	Rootstock	Planted	Age	Spacing	TPA	Acres
Almonds	Shasta	Hansen	Nov 2020	6	21 x 16	130	22.60



Soil Code	Soil Description	Acres	%	CAP
TzbA	Tujuna loamy sand, 0 to 3 percent slopes	9.29	37.81	4s
GtA	Greenfield sandy loam, 0 to 3 percent slopes	8.21	33.41	1
Hc	Hanford sandy loam	5.25	21.37	2s
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	1.83	7.45	3s
Totals		24.58	100%	2.5



WATER DETAILS

The Property receives water from Consolidated Irrigation District (CID) from the Kings River at a reasonable cost of \$64 per gross acre (not acre-foot) paid annually as an assessment. Parcels with Church Water Rights have water availability that starts sooner and ends later than others in CID and water can be taken as needed when available in the system. CID is not connected to the CVP or SWP systems, so is not subject to contract limitations. Additionally, CID is a strong district for groundwater recharge. One submersible well (288± GPM) is available on-site.

Surface Water

Consolidated Irrigation District with Church Water Rights

Groundwater

288± GPM Well with 20 HP Pump

Irrigation System

Single Line Fan Jets

SGMA Basin

San Joaquin Valley - Kings (5-022.08), High Priority (40)

SGMA Critical Overdraft

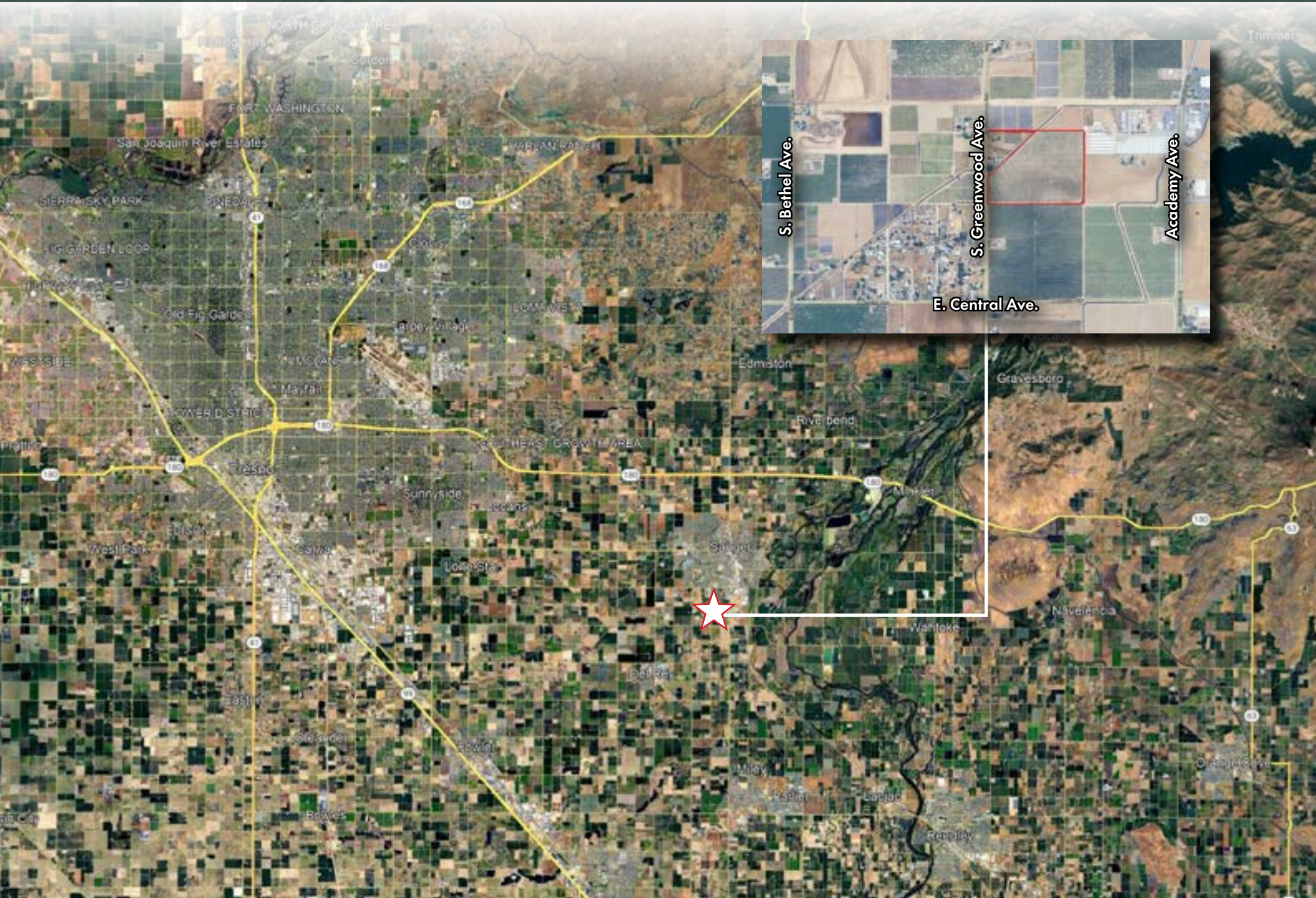
Yes

Groundwater Sustainability Agency

Central Kings GSA



LOCATION MAP



TERMS

Price

\$999,500

\$39,647± PER ACRE

Property Tours

By Appointment Only

DO NOT ENTER PROPERTY



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All information contained in this Offering Memorandum and any additional information provided is believed to be accurate and reliable but is not guaranteed as such by the owner or broker. All information provided in any form concerning this opportunity should be verified by prospective buyers and their representatives. Notably, it is buyer's responsibility to satisfy themselves as to Property's water rights, sources, availability, quantity, quality, costs, restrictions, etc.

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