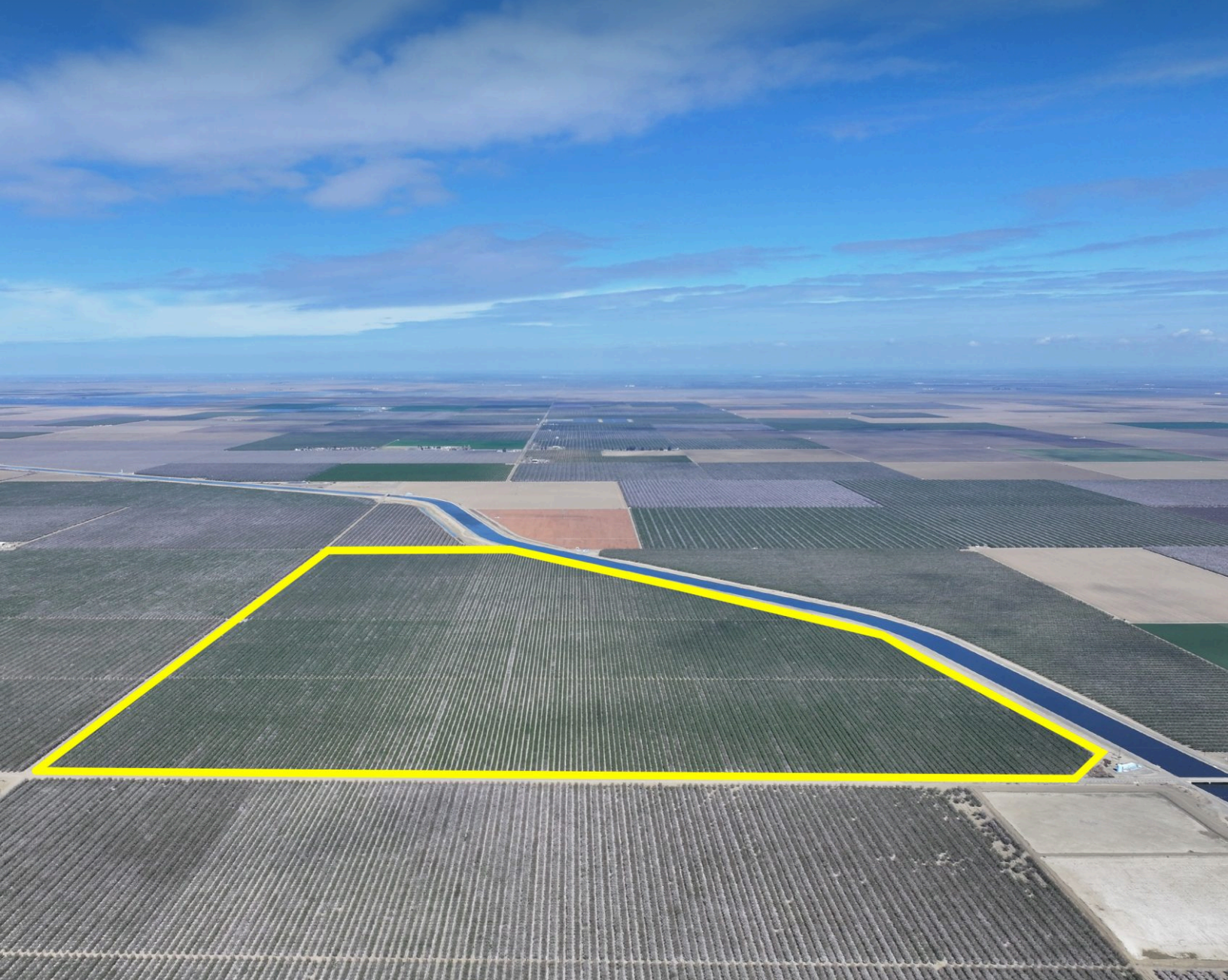




SCHUIL
AG REAL ESTATE



+/-385.77 Acres – Almonds – Cantua Creek, CA

W Cerini Ave & S San Mateo Ave, California 93210,
USA • 385.77 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located northwest of the Cerini Avenue and S San Mateo Avenue intersection in Cantua Creek, Fresno County, CA.

SIZE:

+/-385.77 Assessed Acres

PLANTINGS:

Property is planted to +/-380 acres of 50% Nonpareil and 50% Monterey almond varieties planted in 2015 at 22' x 16 spacing.

WATER:

The property is located within and receives irrigation water from Westlands Water District. Orchards are irrigated through double line drip.

Ag Wells/Pumps:

- 600 PH Pump/Well
- 125 HP Booster Pump
- 15 Sand Media Filters

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Fresno County APN: 045-061-61S

**GROUNDWATER
DISCLOSURE:**

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

The sale of the Property shall be subject to Court approval, upon the submission of a formal request by the Receiver for an order from the Court approving and authorizing the contemplated purchase and sale ("Approved Order"). If, despite Seller's best efforts to obtain the Approval Order, the Court declines to issue at the Approval Order, the sale shall automatically terminate, and Receiver and Buyer shall be relieved for any further liability or obligation hereunder.

Property can be purchased with the following nearby almond ranches:

[+/-231.54 Acres - Almonds - Cantua Creek, CA](#)

[+/-642.83 Acres - Almonds - Cantua Creek, CA](#)

Property is in the Williamson Act.

PRICE:

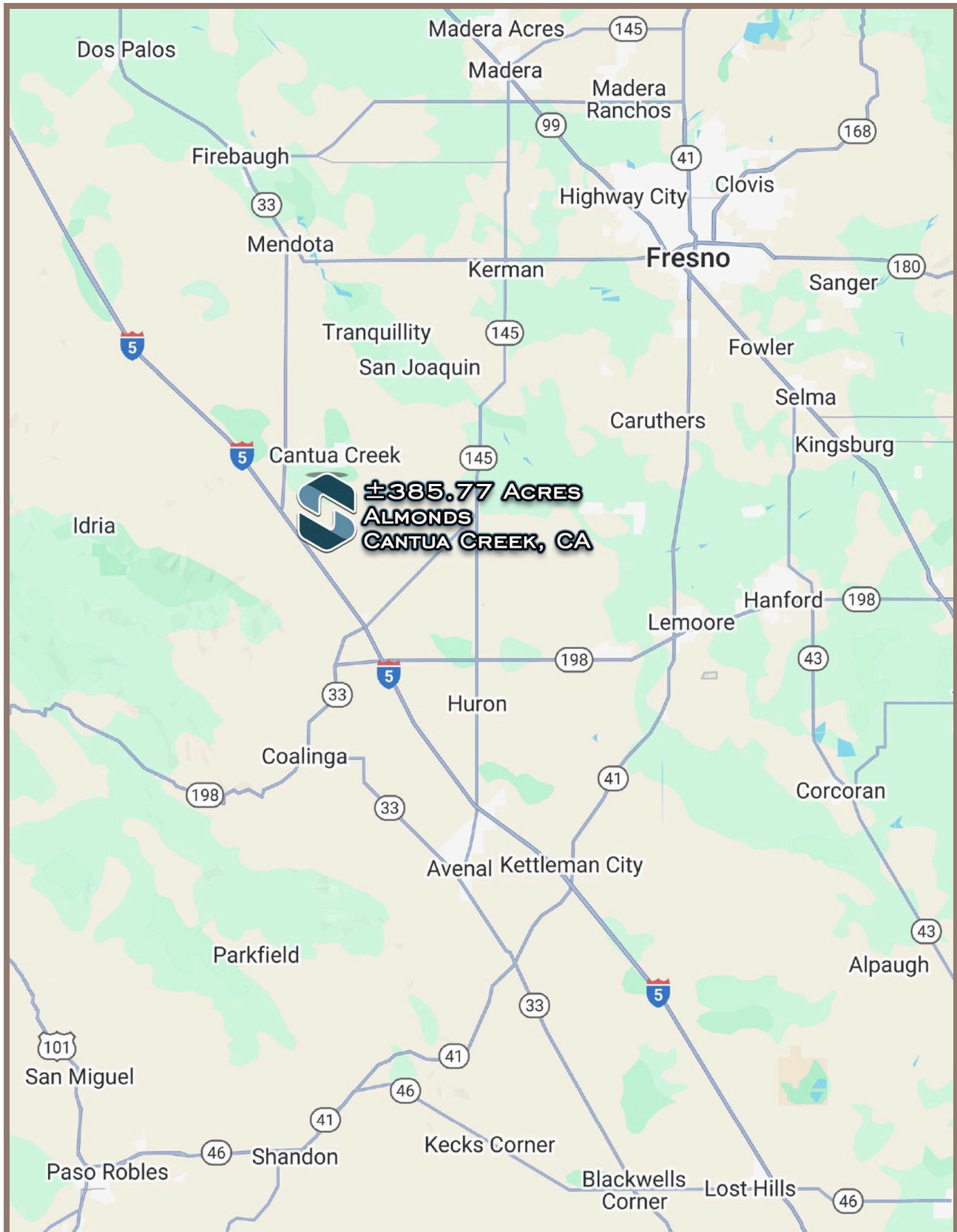
\$5,786,550

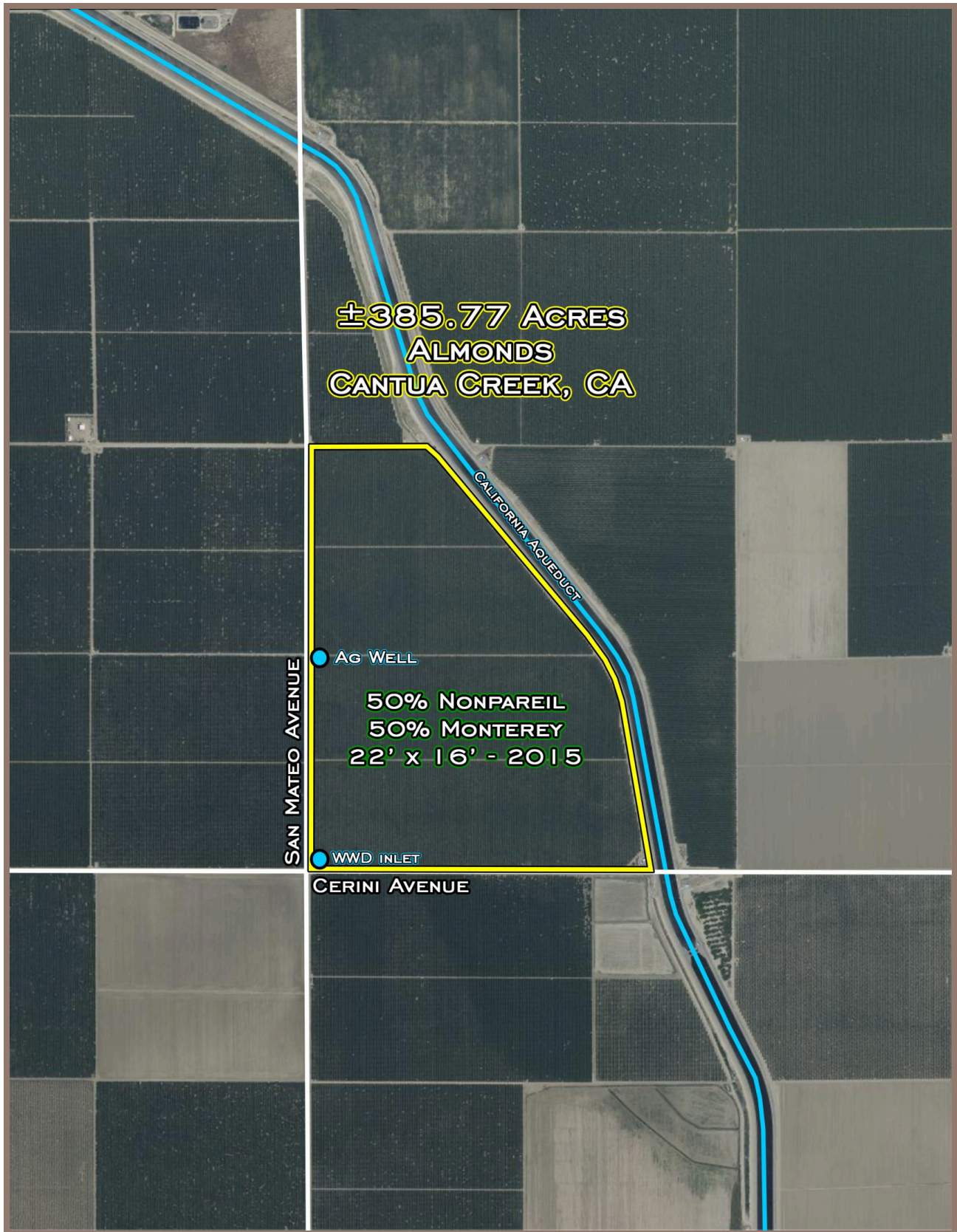
CONTACT:

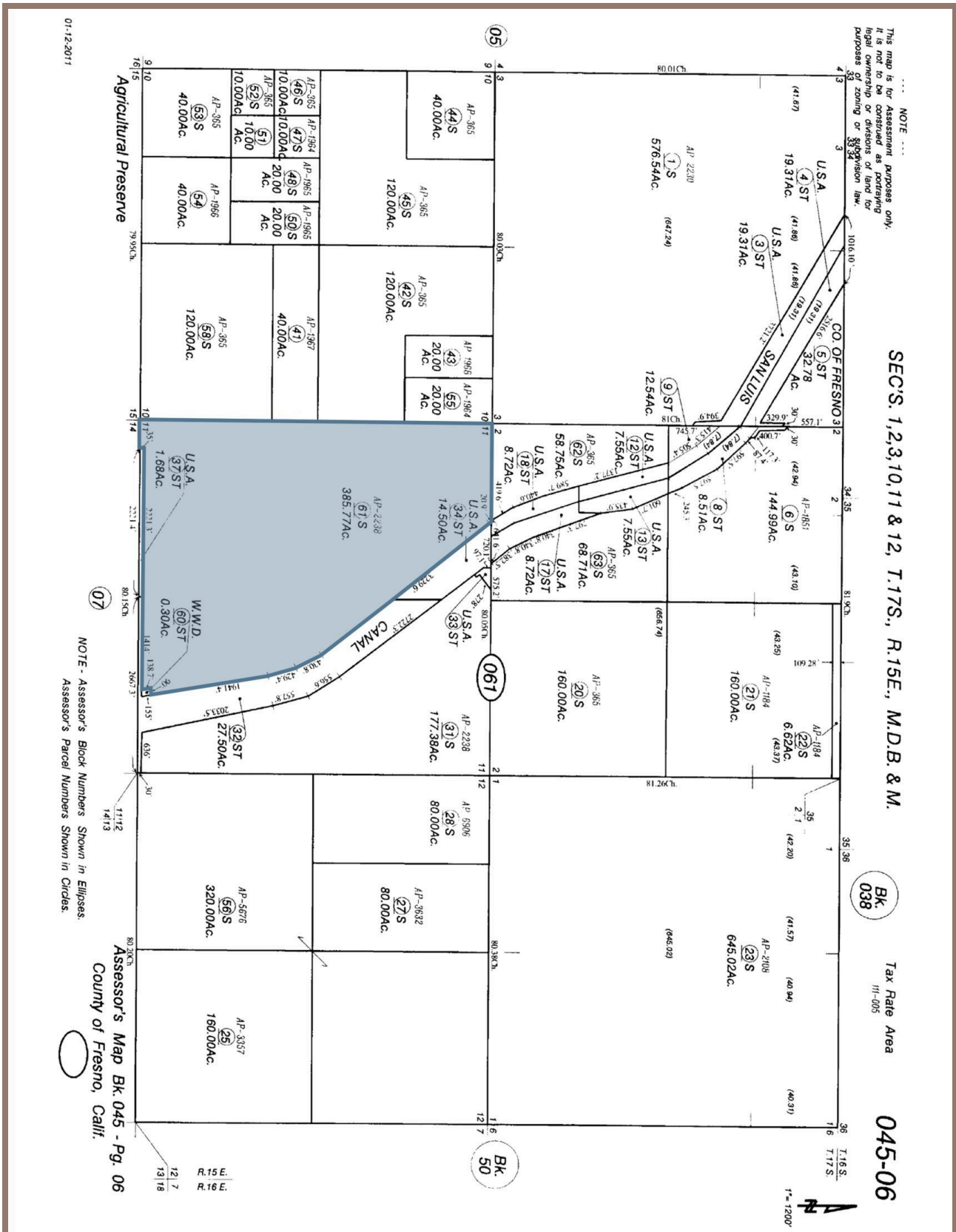
Scott Schuil
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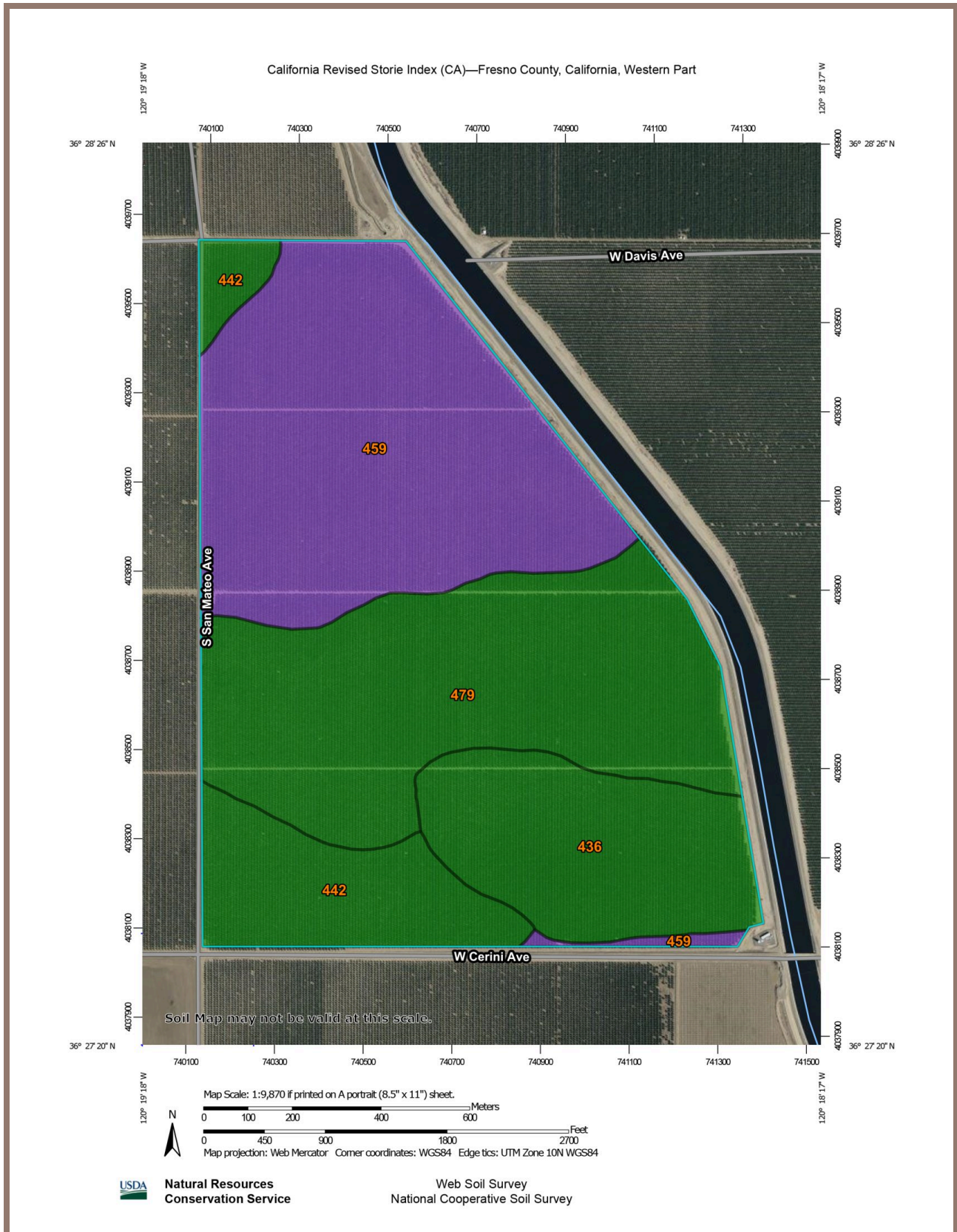
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California Revised Storie Index (CA)—Fresno County, California, Western Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
436	Panoche loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche (85%)	63.1	16.3%
442	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche, clay loam (87%)	48.3	12.5%
459	Ciervo clay, 0 to 2 percent slopes	Grade 3 - Fair	Ciervo, clay (80%)	146.6	37.8%
479	Cerini clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini, clay loam (85%)	130.0	33.5%
Totals for Area of Interest				388.0	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

