

# C.I.D. ALMONDS, HOME, & ADU

19.7± ACRES | FRESNO COUNTY, CALIFORNIA

\$900,000

(\$45,685/Acre)



## PROPERTY HIGHLIGHTS

- CONSOLIDATED IRRIGATION DISTRICT
- NONPAREIL/MONTEREY ALMONDS
- 1,756± SQFT HOME BUILT IN 2016
- CURRENT RENTAL INCOME



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

19± acre almond orchard with an ADU and home built in 2016, situated just south of Del Rey, featuring mostly good soils and a reliable water supply. This delightful residence embodies a tranquil country lifestyle, distinctly outside the urban environment. With no adjacent properties, it serves as a serene sanctuary, perfect for those in search of peace and quiet.

### LOCATION

The property is located on the south side of E Clayton Avenue, midway between S Del Rey Ave and S Bethel Ave.. The legal access route is from Clayton and Indianola Avenues. Property address: 6710 S Indianola Ave. Del Rey, CA 93616.

### ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is not enrolled in the Williamson Act.

### WATER

The property is within and receives water from Consolidated Irrigation District with Church Water Rights. There is one submersible irrigation well and sand media filter system delivering water through dual line drip.

### BUILDINGS

There is one 1,756± sqft home built in 2016 with a new septic tank that currently generates a rental income of \$1,900 per month. The home features three bedrooms and two bathrooms with one bonus room.

### PLANTINGS

19± acres of Nonpareil/Monterey almonds planted in 2015.

### PRICE/TERMS

\$900,000 (\$45,685/acre) all cash at close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2026 crop.

#### \*WATER DISCLOSURE

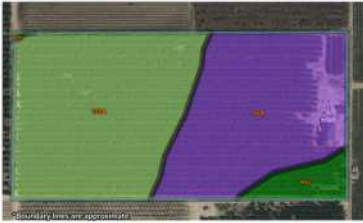
The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

#### POLICY ON AGENT COOPERATION

**SOILS INFORMATION**

**Soil Map Key**

Map unit symbol	Map unit name	Rating
Su1	Castle Lake 2 to 3 percent slopes	Soils 1 - Limited
Su2	Castle Lake 3 to 6 percent slopes	Soils 1 - Limited
Su3	Castle Lake 6 to 10 percent slopes	Soils 1 - Limited
Su4	Castle Lake 10 to 15 percent slopes	Soils 1 - Limited
Su5	Castle Lake 15 to 20 percent slopes	Soils 1 - Limited
Su6	Castle Lake 20 to 30 percent slopes	Soils 1 - Limited
Su7	Castle Lake 30 to 40 percent slopes	Soils 1 - Limited
Su8	Castle Lake 40 to 50 percent slopes	Soils 1 - Limited
Su9	Castle Lake 50 to 60 percent slopes	Soils 1 - Limited
Su10	Castle Lake 60 to 70 percent slopes	Soils 1 - Limited
Su11	Castle Lake 70 to 80 percent slopes	Soils 1 - Limited
Su12	Castle Lake 80 to 90 percent slopes	Soils 1 - Limited
Su13	Castle Lake 90 to 100 percent slopes	Soils 1 - Limited



**PARCEL INFORMATION**

**LEGAL**

Fresno County APN: 350-061-42  
Located in a portion of Section 9 T.15S., R.22E.,  
M.D.B.&M.







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