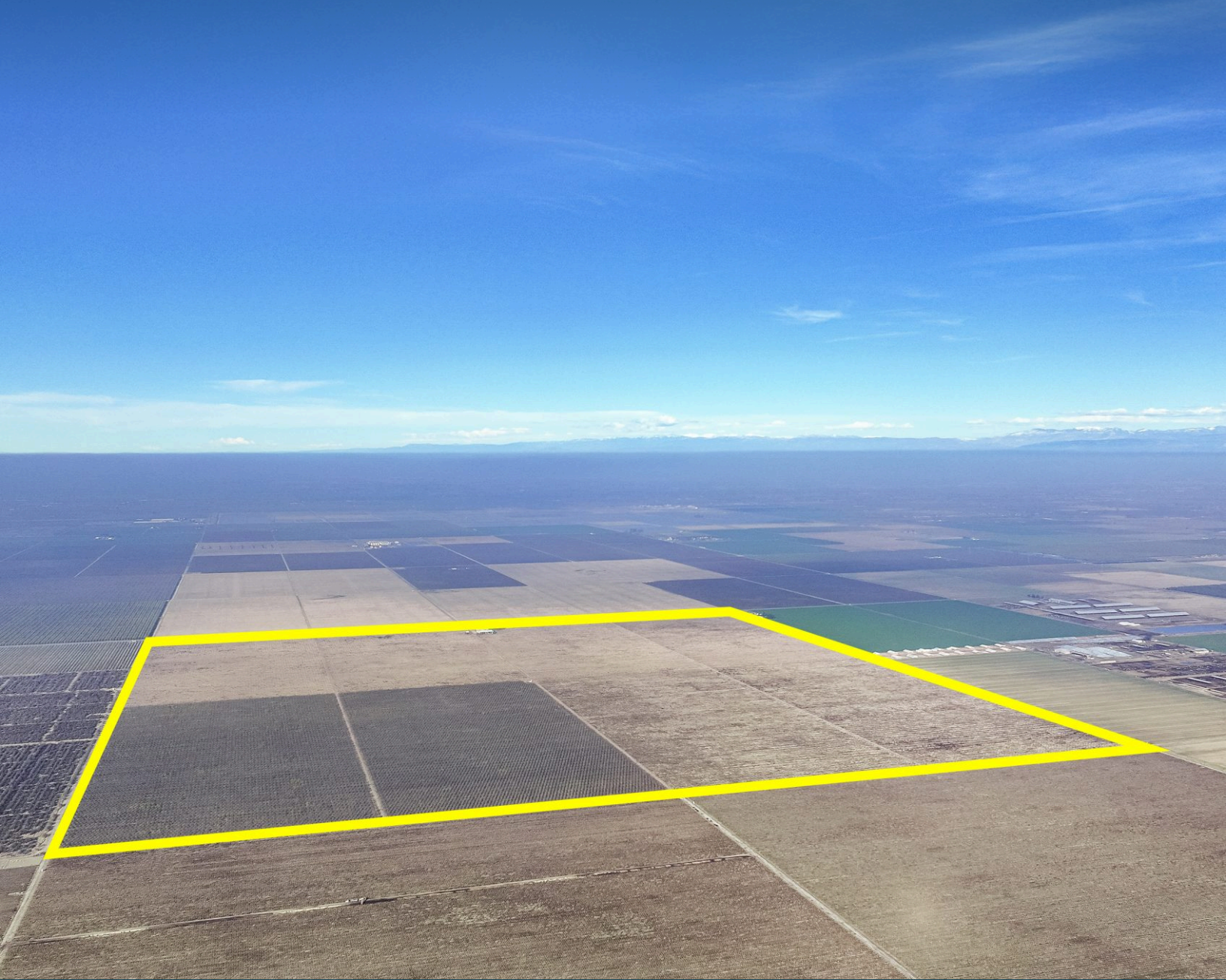




SCHUIL
AG REAL ESTATE



+/-636.36 Acres – Pistachios & Almonds – Fresno, CA

7455 W Lincoln Ave, Fresno, CA 93706, USA • 636.36 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION :

Property is located on the southeast corner of W Lincoln Avenue and Chateau Fresno Road in Fresno, CA.

SIZE:

+/-636.36 Assessed Acres

PLANTINGS:

Property is planted to Pistachios and Almonds:

- +/-480 acres Golden Hill pistachios on UCB-1 Rootstock with 19 x 19 spacing, planted in 2020.
- +/-160 acres Nonpareil and Monterey almonds on Nemaguard Rootstock with 22 x 16 spacing, planted in 2020.

BUILDINGS:

Property includes two (2) homes and a very large metal shop.

WATER:

Irrigation water is supplied by three (3) ag wells with sand media filters, all 100HP.

LEGAL:

Fresno County APN: 035-040-13s

SOIL:

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

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

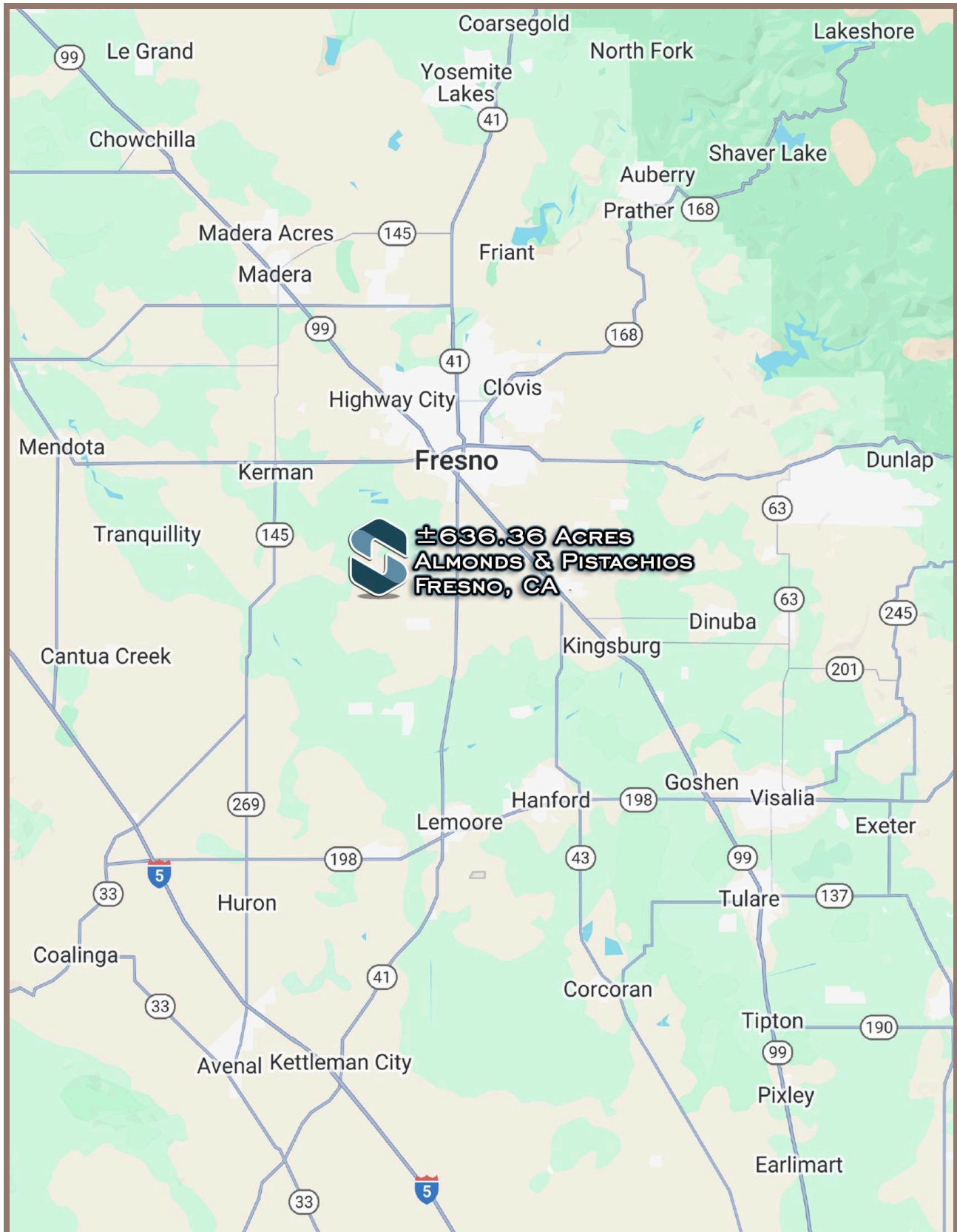
PRICE:

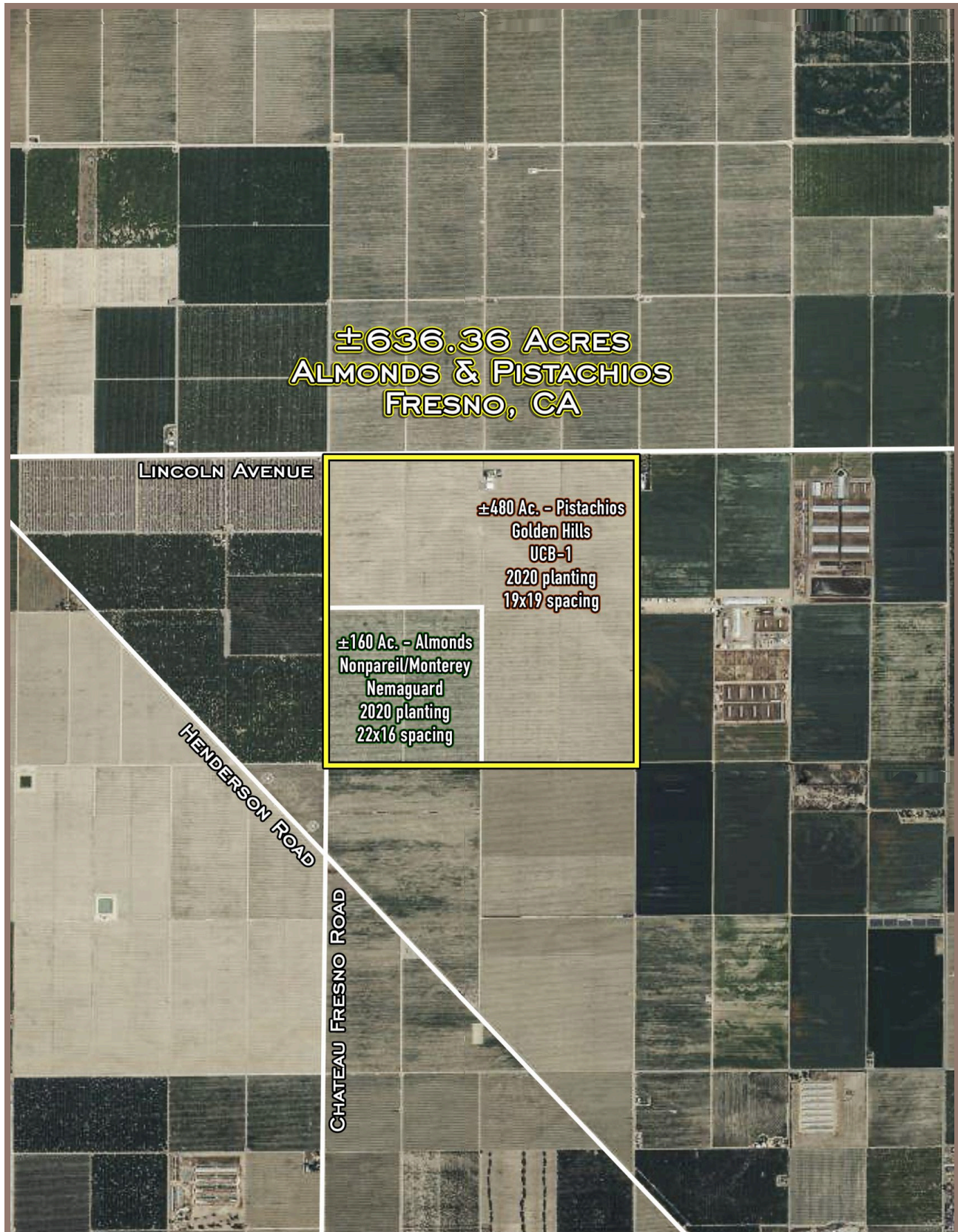
\$15,000,000

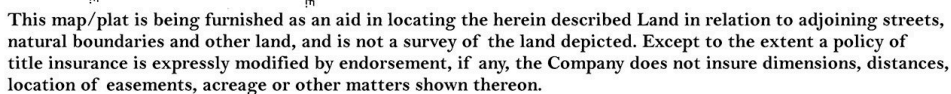
CONTACT:

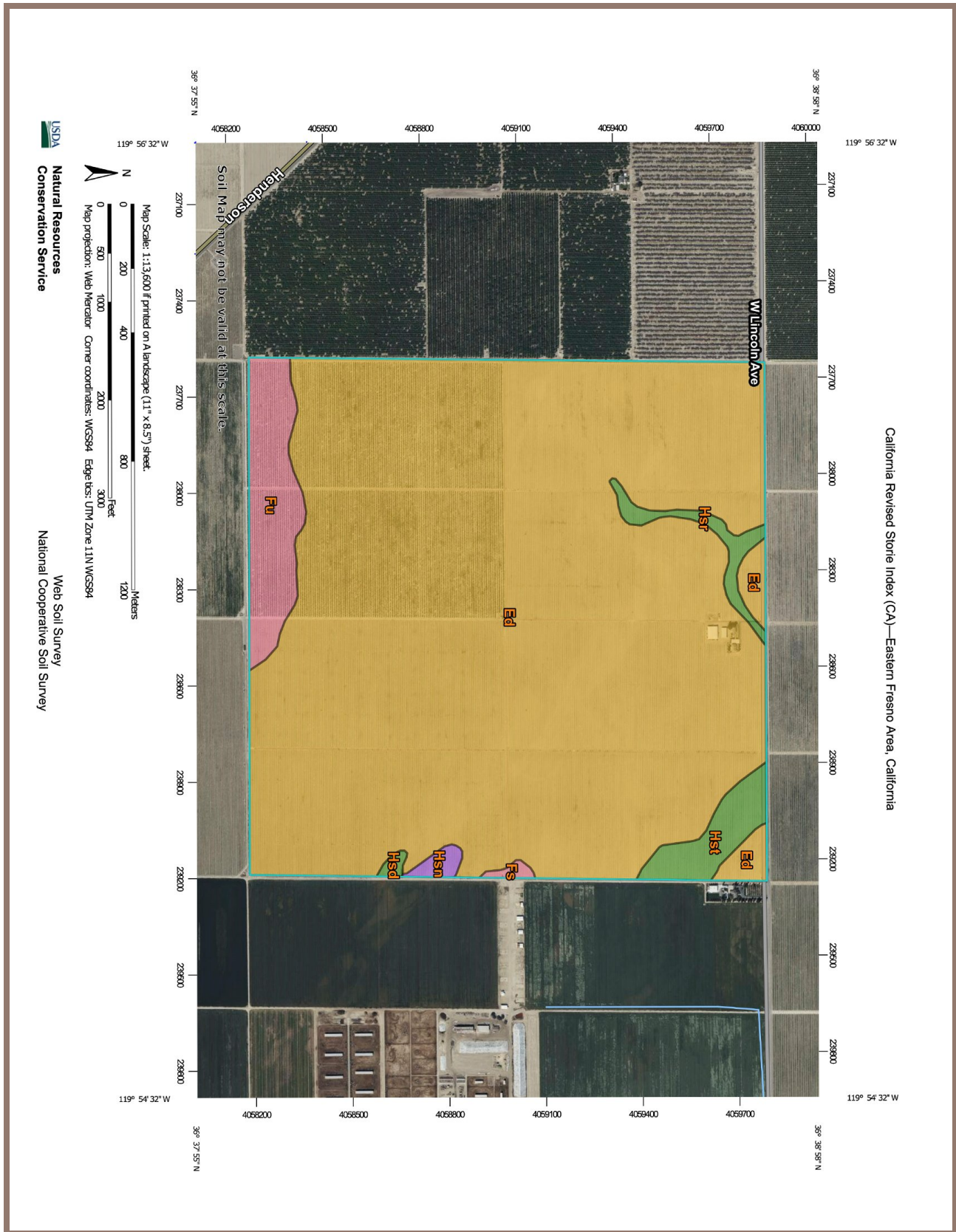
Rick Schuil
559-734-1700 Ext. 200 (o)
559-859-4484 (m)
rick@schuil.com
CalBRE #00961925

Dirk Schuil
559-734-1700 (o)
559-859-4750 (m)
dirk@schuil.com
CalBRE #02157255









California Revised Storie Index (CA)—Eastern Fresno Area, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Ed	El Peco fine sandy loam	Grade 4 - Poor	El Peco (85%)	587.2	90.6%
Fs	Fresno sandy loam	Grade 5 - Very Poor	Fresno (85%)	1.3	0.2%
Fu	Fresno fine sandy loam	Grade 5 - Very Poor	Fresno (80%)	33.1	5.1%
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent	Hesperia (90%)	1.2	0.2%
Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair	Hesperia (85%)	2.8	0.4%
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent	Hesperia (85%)	8.1	1.2%
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent	Hesperia, deep (85%)	14.2	2.2%
Totals for Area of Interest				647.9	100.0%

