



## **+/-2,184.14 Acres – Almonds and Row Crops – Fresno County, CA**

Lassen Ave & W Oakland Ave, California 93624,  
USA • 2184.14 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • [www.schuil.com](http://www.schuil.com)

## LOCATION:

Property is located near the W. Oakland Avenue and Lassen Avenue intersection in Fresno County. (See the Location Map and Aerial Maps for location.)

## SIZE:

+/-2,184.14 Assessed Acres

## LEGAL:

Fresno County APNs: 060-160-24s, 060-170-57s, 060-170-58s, 060-170-07s, 060-170-37s, 060-170-43s, 060-170-49s, 060-170-50s, 068-030-05s, 068-030-06, 068-030-07, 068-030-09s, 068-030-11s, 068-030-13s, 068-030-27s, 065-040-46s, 065-040-48s, and 065-040-49s.

## PLANTINGS:

+/-641.5 Acres of Almonds:

- +/-363.6 Acres of Producing Almonds
- +/-277.9 Acres of 4th leaf Almond Plantings that will produce a crop in 2024 (Est. 2,200 pounds per acre).

+/-1,468.5 Acres of Open Land that has been previously planted to Row Crops or Almonds.

(See Planting Maps for details.)

## WATER:

Property has four (4) Ag wells and is located in Westlands Irrigation District. (See water map for more information.)

The subject orchards are irrigated via drip irrigation systems that consist of a filtration system with water distributed to the orchards via underground PVC main lines and laterals to risers, with two above ground emitters.

The subject cropland is irrigated via buried drip systems that consist of aboveground and underground pipeline with drip tape running down the rows.

## SOILS:

Property has primarily Grade 1 – Excellent soils.

Westhaven clay loam, 0 to 2 percent slopes.

Cerini clay loam, 0 to 2 percent slopes.

**BUILDINGS:**

Property has a shop (headquarters) on the property.

**REMARKS:**

Great opportunity to purchase +/-2,184 acres in Westlands Irrigation District. Property has +/-363.6 acres of producing almonds, +/-277.9 acres of young 2021 almond plantings that will have a crop in 2024, and +/-1,468.5 acres of open land that has been previously planted to row crops or almonds. There are four (4) Ag wells and a shop on the property. The property also has Excellent – Grade 1 soils.

**PRICE:**

**\$29,500,000**

**CONTACT:**

Jonathan Verhoeven  
559-734-1700 (o)  
559-707-5658 (m)  
jonathan@schuil.com  
CalBRE #01966852

Scott Schuil  
559-734-1700 (o)  
559-859-9734 (m)  
scott@schuil.com  
CalBRE #01877812

Marc Schuil  
559-734-1700 (o)  
559-280-1750 (m)  
marc@schuil.com  
Oregon License #201211932

























