

GBB ADVISORS | MERGERS & ACQUISITIONS

579.13 +/- Acres: Almonds & Pistachios

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PROPERTY DETAILS

PLEASE NOTE: TENANT IN PLACE THROUGH 2026 HARVEST BUT OPEN TO BUYOUT.

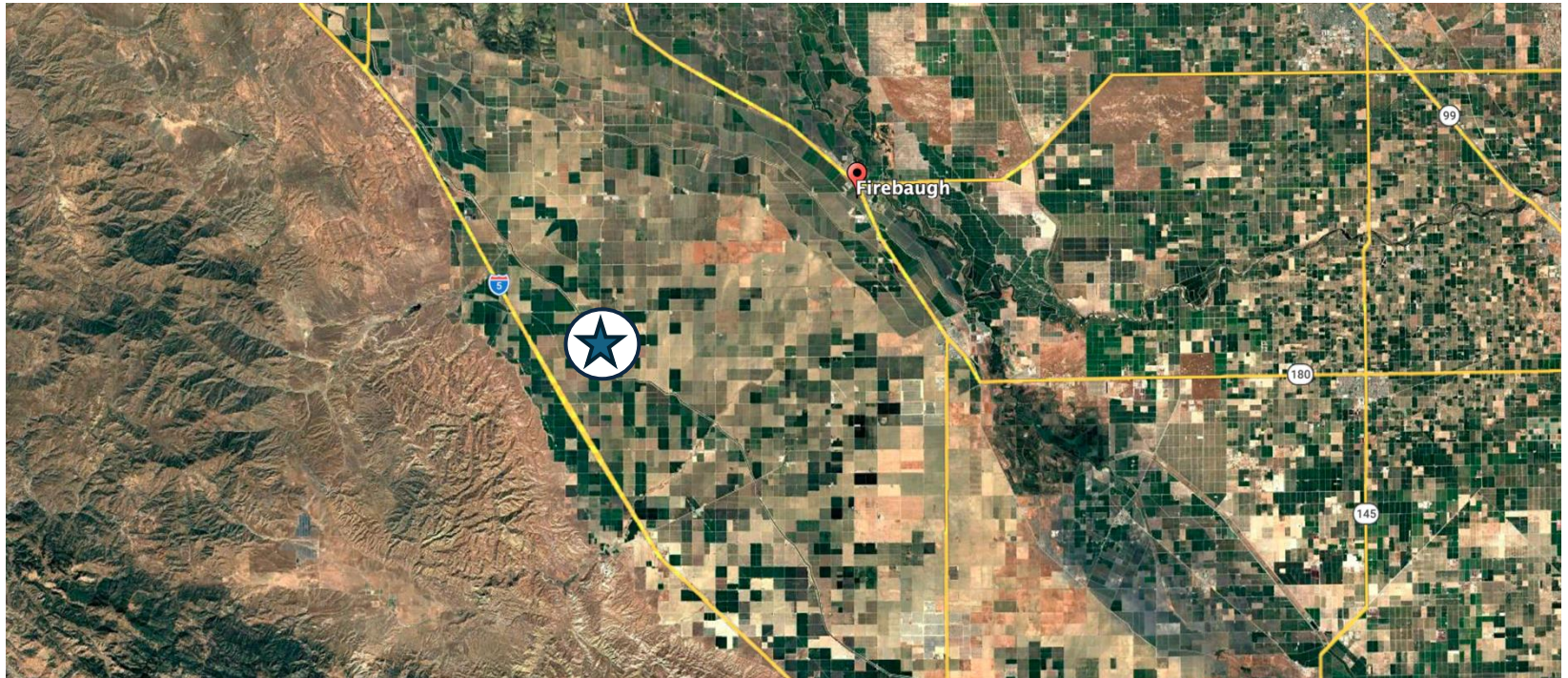
- Asking Price:** XXXXX
- Address:** The property is located at the corner of Shaw and Russell Avenue in Western Fresno County.
- APN:** 010-020-60, 010-020-62, 010-020, 010-020-61
- Acreage:** 579.13^{+/-} Total Acres: 445.98^{+/-} Almonds, 120.95^{+/-} Pistachios, 9.5^{+/-} Wells, Open, Reservoir
- Plantings:** 111.50^{+/-} Monterey, 222.99^{+/-} Non Pareil, 111.50^{+/-} Wood Colony, 120.94^{+/-} Golden Hills
- Surface Water:** The property is located within Panoche Water District.
- Ground Water:** The property is irrigated with two active wells.

The 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: www.sgma.water.ca.gov/portal.

- Irrigation:** The property is equipped with a 4.5 acre^{+/-} reservoir, sand media filtration system, dual booster pumps, and gypsum silo. Block 4 is equipped with a spin clean filtration system and booster pump fed by the backup 40 HP pump/well located on this block. However, Block 4 is connected to Blocks 1-3 via pipeline that connects under Road 140 and is typically irrigated from the booster pump/sand media filter station located at the reservoir. The entire property/all blocks are equipped/irrigated with dual-line drip complimented by a third line of micro-sprinklers/fanjets. The system provides the option to irrigate the entire property in two sets via drip or micro-sprinkler. The property is also equipped with a WiseConn Automated Irrigation Management System.

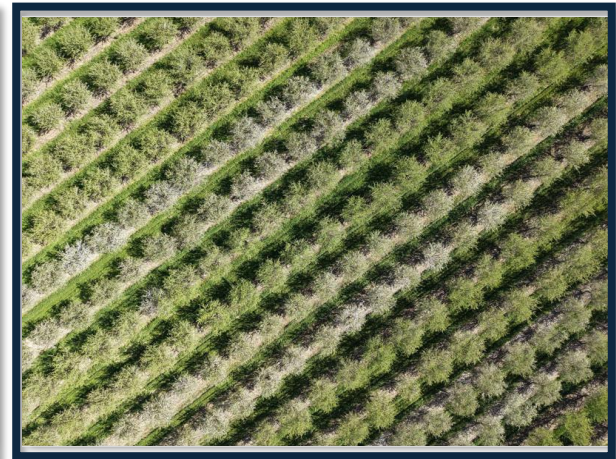
PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

LOCATION MAP



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PROPERTY PHOTOS



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