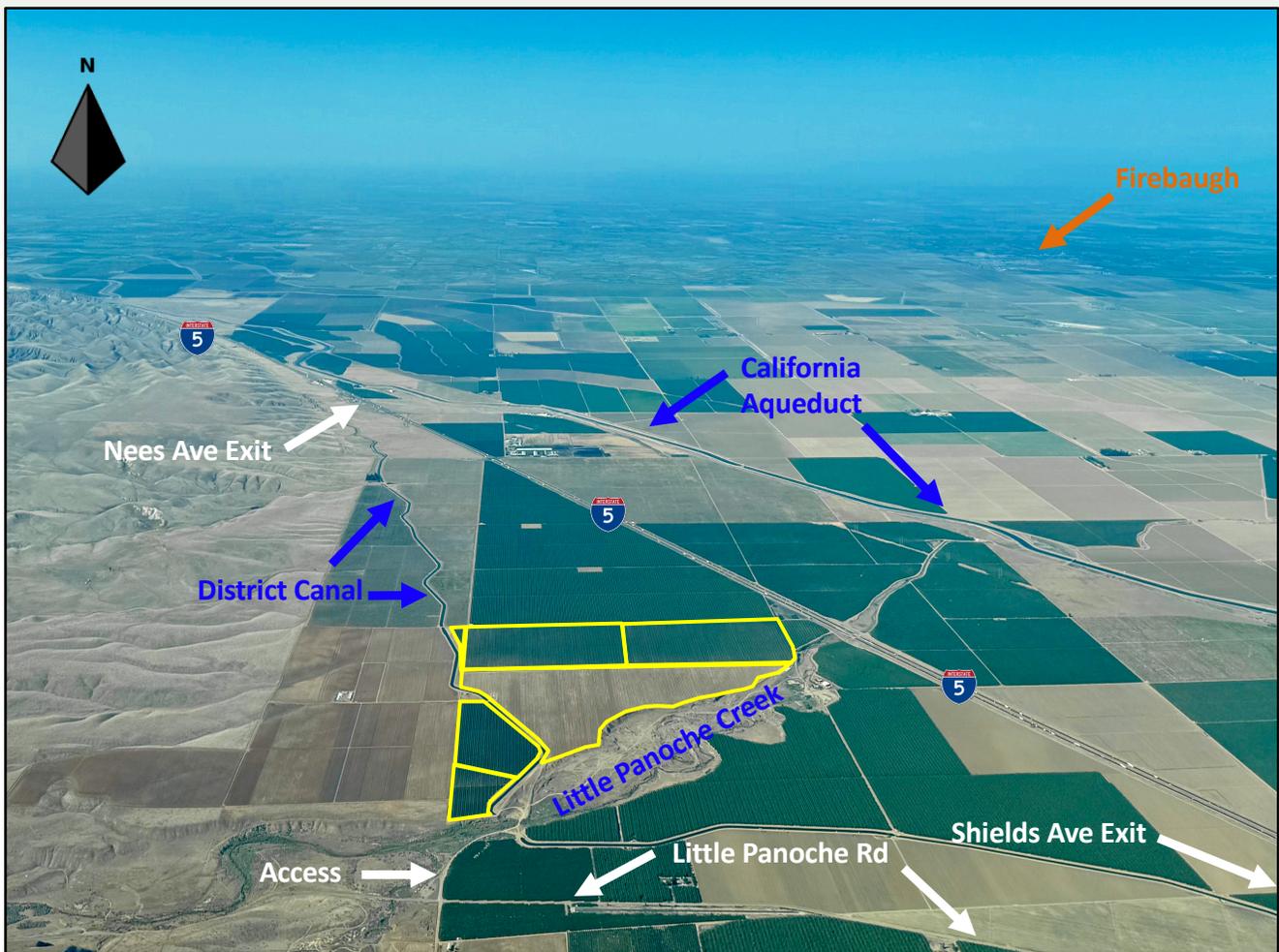


# 422.85 Acres of Young Almonds



**Size:** The property is approximately 422.85 acres.

**Location:** The property is located on the west side of Interstate 5 in Fresno County. Access is gained using the Shields Avenue Exit then Little Panoche Road before crossing Little Panoche Creek on a private road.

**Water:** The property is in the San Luis Water District. This district is regulated by the bureau of reclamation which includes an annual allocation. A 100% allocation is 2.1 acre feet per acre per season. As of April 30, 2025, the allocation is 50%. The cost of the water including the delivery fee is approximately \$191.15 per acre foot. Additionally, supplemental water may be available at market rates. A standby fee and USBR assessment combined are approximately \$50 per acre per year. Please contact the district for additional information about supplemental water, availability and cost.

**APN:** The Fresno County Assessor's Parcel numbers are 009-052-57S, 009-052-52S, 009-052-53S, 009-052-058S, 009-052-55S, 009-052-04S. All parcels are in the Williamson Act except 009-052-04S.

**Price:** **\$8,457,000** or **\$20,000 per acre**

KEVIN H. DONLON  
Land Broker  
DRE 01378612

OFFICE ADDRESS  
310 N 2<sup>nd</sup> Street  
Patterson, CA 95363

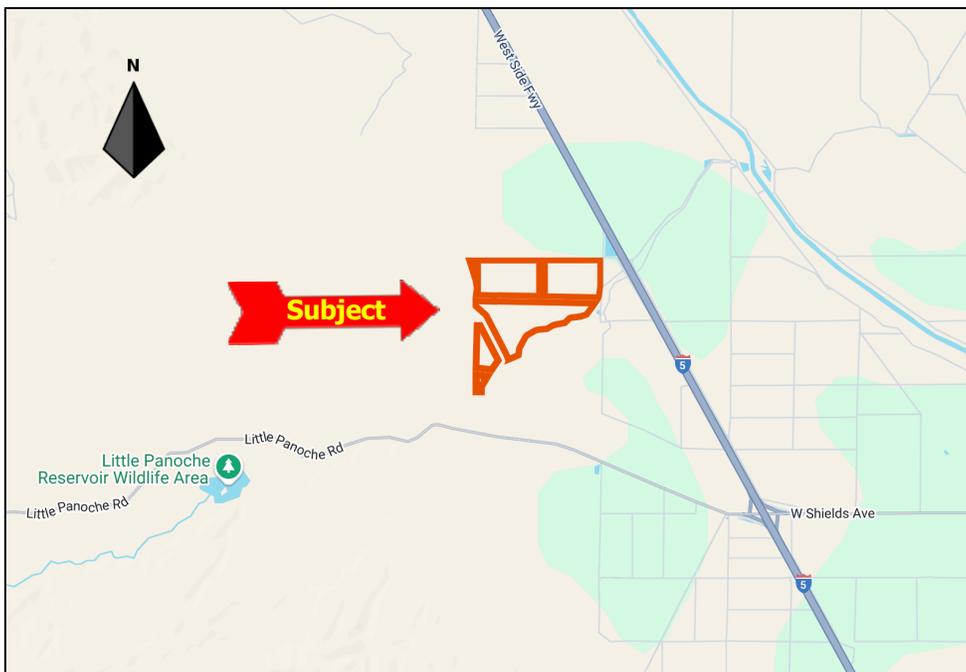
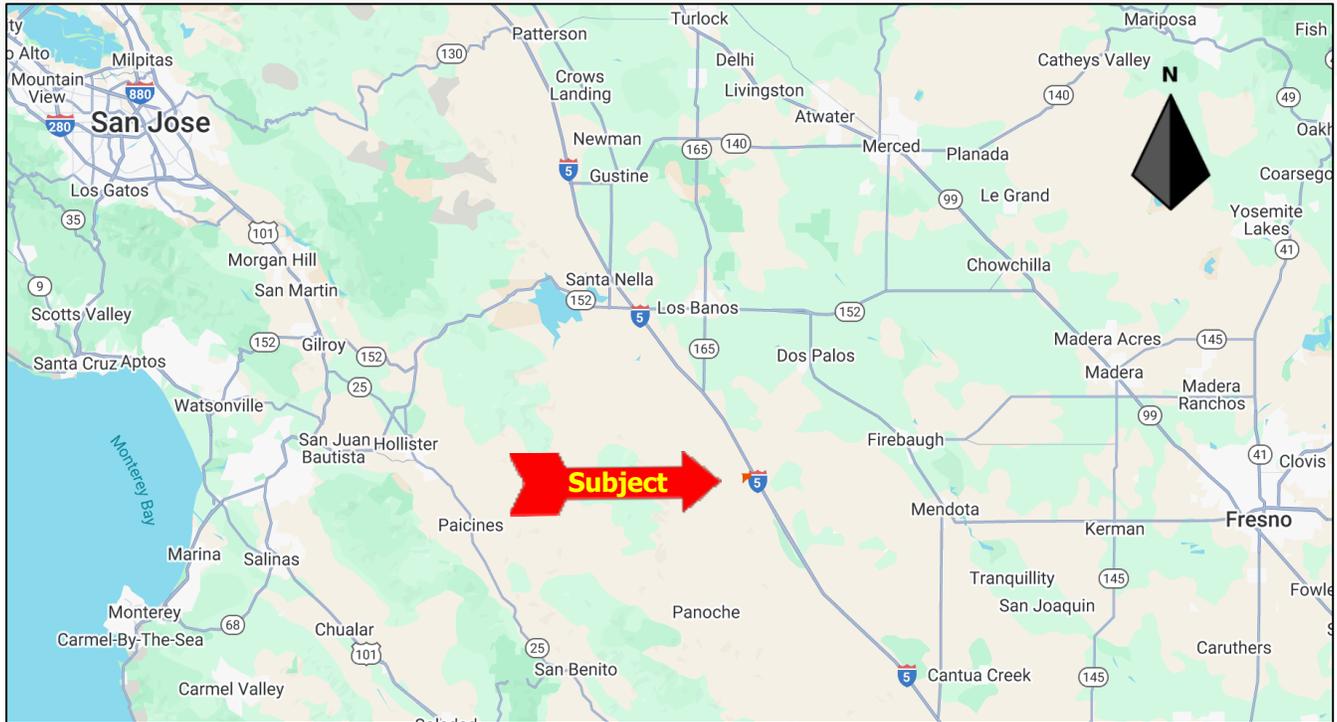
Phone (209) 892-8543  
Fax (209) 892-2871  
Email kevin@donlonrealty.com

**Donlon  
Realty**



# Property Location

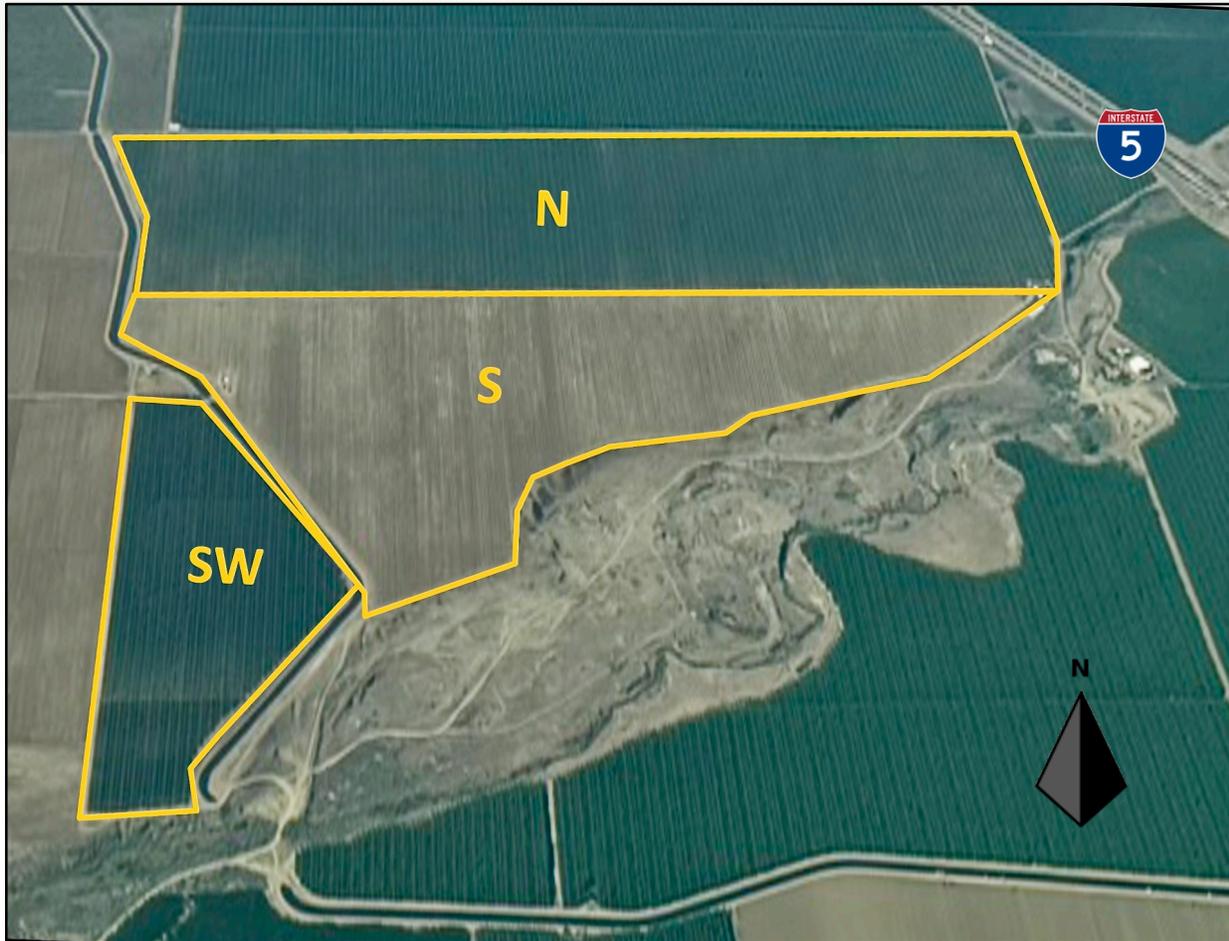
The property is in Fresno County.



The table below shows the distance from the property to a few cities in California.

City	Miles
San Jose	102
Sacramento	143
Fresno	60
Bakersfield	147

# Field Map



Field ID	APNs	Assessed Acreage	Year Planted	2024 Production Pounds per Acre
N	009-052-57S	211.62	May 2021	946 (fourth year)
	009-052-52S			
	009-052-53S			
S	009-052-58S	159.50	March 2024	NA
SW	009-052-55S	51.73	April 2020	1,432 (fifth year)
	009-052-04S			

All fields are planted 50% Nonpareil and 50% Monterey varieties on a Hansen Rootstock.

# Photos



**View of Field SW Looking North**



**Primary Irrigation Station with 2024 Plantings in Background**

# Photos



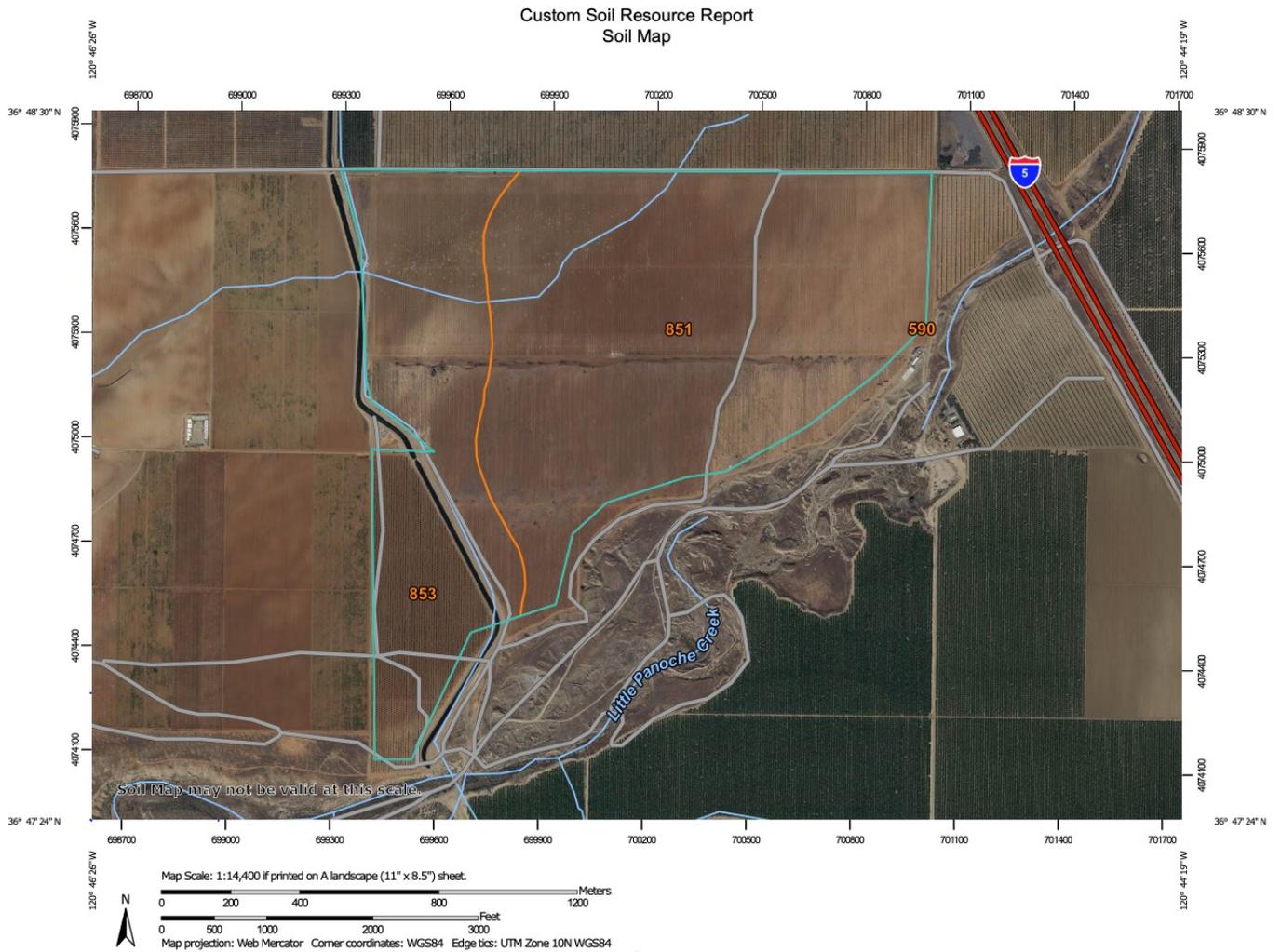
**View of Field N Looking North**



**Additional Irrigation Station with Field N in the Background**

# Soils

The United States Geological Survey (USGS) and Natural Resource Conservation Service (NRCS) have classified the soils for this property depicted in the map and chart below. For more information about how the NRCS rates and measures the quality of the soil, please inquire with Donlon Realty for a more in-depth report.



## Map Unit Legend

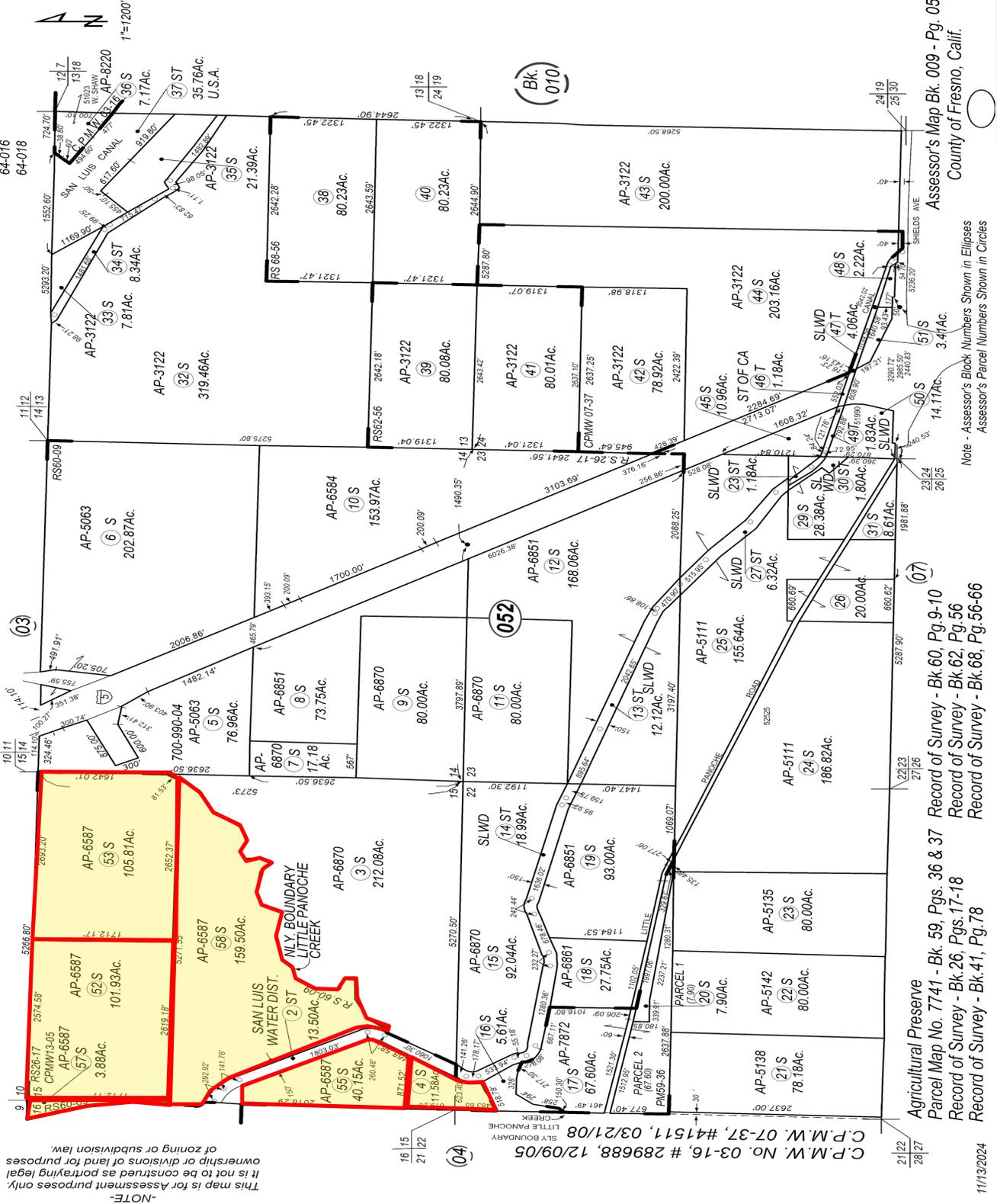
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
590	Cerini-Anela-Fluvaquents, saline-Sodic, association, 0 to 2 percent slopes	0.0	0.0%
851	Los Banos clay loam, 0 to 2 percent slopes	268.1	66.2%
853	Los Banos-Pleito complex, 2 to 8 percent slopes	136.8	33.8%
<b>Totals for Area of Interest</b>		<b>405.0</b>	<b>100.0%</b>

# Assessor's Parcel Map

009-05

Tax Rate Area  
64-016  
64-018

SUBDIVIDED LAND IN POR SEC'S. 13, 14, 15, 16, 22, 23, 24, T. 13S., R. 11E., M.D.B. & M.



**NOTE**  
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

Agricultural Preserve  
Parcel Map No. 7741 - Bk. 59, Pgs. 36 & 37 Record of Survey - Bk. 60, Pg. 9-10  
Record of Survey - Bk. 62, Pg. 56  
Record of Survey - Bk. 68, Pg. 56-66  
Record of Survey - Bk. 41, Pg. 78

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 009 - Pg. 05  
County of Fresno, Calif.

11/13/2024