



**SCHUIL**  
AG REAL ESTATE



## **+/-38.27 Acres – Almonds – Laton, CA**

7476 E Mt Whitney Ave, Laton, CA 93242, USA • 38.27 Acres

Schuil Ag Real Estate

CalBRE: 00845607

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



## LOCATION:

Property is located at 7476 East Mt. Whitney Avenue in Laton, CA.

## SIZE:

+/-38.27 Assessed Acres

## PLANTINGS:

Property is planted to the Independence variety of Almonds. Trees were planted in 2017 with a spacing of 22' x 16'.

## WATER:

Property is located in Laguna Irrigation District, but does not receive any surface water deliveries. It is part of North Fork Kings GSA.

There is one (1) 450 ft. well with a 60 HP variable speed control pump and one (1) recently installed domestic well on the ranch.

Trees are irrigated via flood.

## DWELLING :

There is one dwelling on the property, originally built in 1920.

## SOIL:

Soil information is available upon request.

## LEGAL:

Fresno County APNs: 057-040-24 and 057-040-25

GROUNDWATER  
DISCLOSURE:

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

**The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

## REMARKS:

Discover this fully operational almond ranch situated in the Laguna Irrigation District. This is a high producing orchard, consistently yielding impressive harvests. The included rental home provides an extra source of income. Contact us to arrange a tour and explore the potential of this turnkey property.

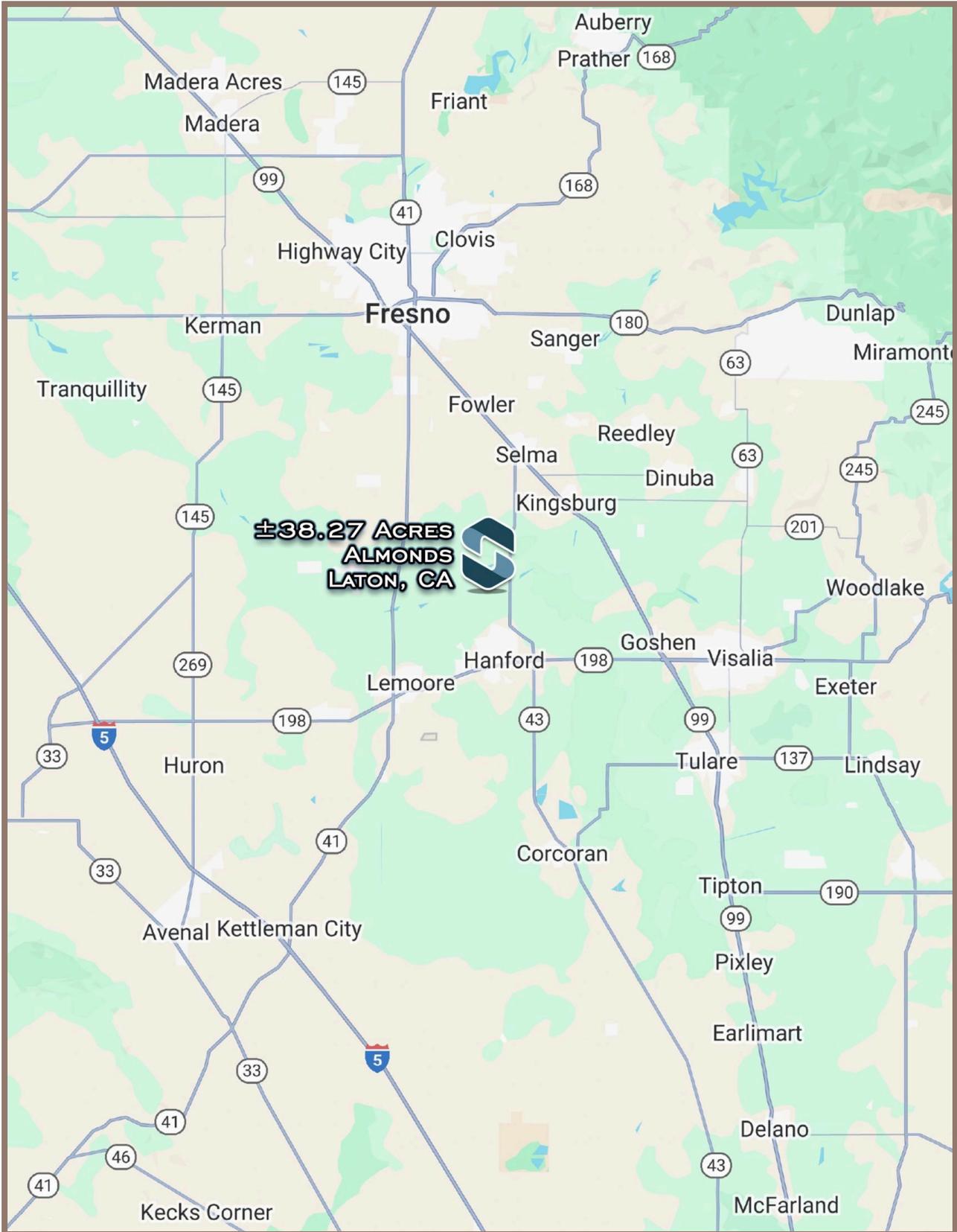
Production records are available upon request.

## PRICE:

**\$1,140,000**

## CONTACT:

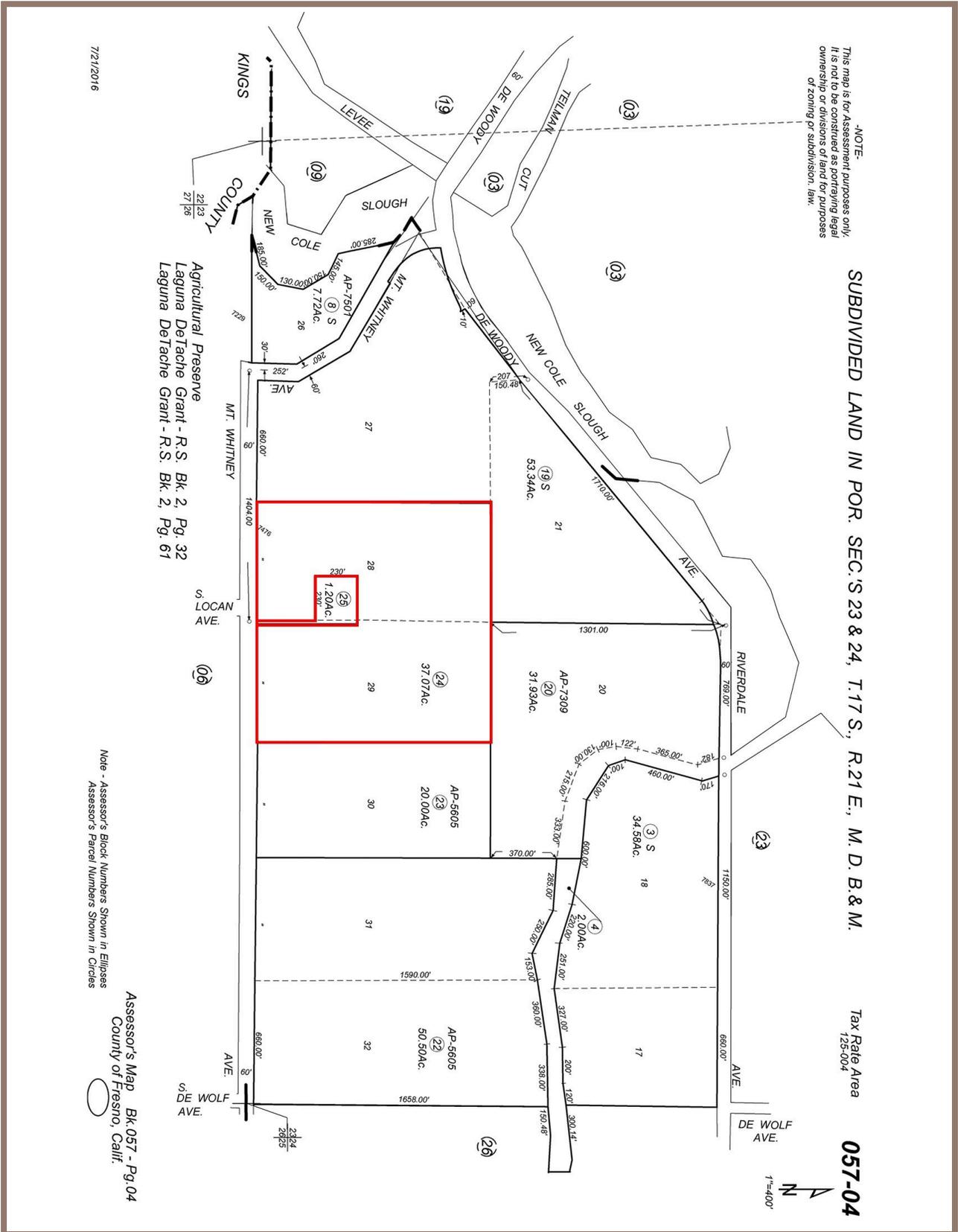
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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Agricultural Preserve  
Laguna Detache Grant - R.S. Bk. 2, Pg. 32  
Laguna Detache Grant - R.S. Bk. 2, Pg. 61

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

Assessor's Map Bk. 057 - Pg. 04  
County of Fresno, Calif.

SUBDIVIDED LAND IN POR. SEC.'S 23 & 24, T.17 S., R.21 E., M. D. B. & M.

Tax Rate Area  
125-004

**057-04**

