

Ron Silva Realty

Peelman Realty

40 AC ALMONDS IN FID

LOCATION: 5055 S. Brawley, Fresno, CA on the southwest corner of Brawley and American Avenues.

APN: 035-300-13s

ZONING: AE-20

PLANTINGS: ½ Nonpareil and ½ Supareil 8 years old

WATER: Property receives Fresno Irrigation District Water
30 H.P. turbine pump and Ag well
Flood irrigated with a valve every row
1 domestic pump and well

SOIL: Grade 1 Hanford Fine Sandy Loam

REMARKS: Young almond orchard with an older home large pole barn and Fenced equipment yard.

TERMS: Cash or new financing

PRICE: \$1,398,000.00 (\$34, 950.00 per acre)

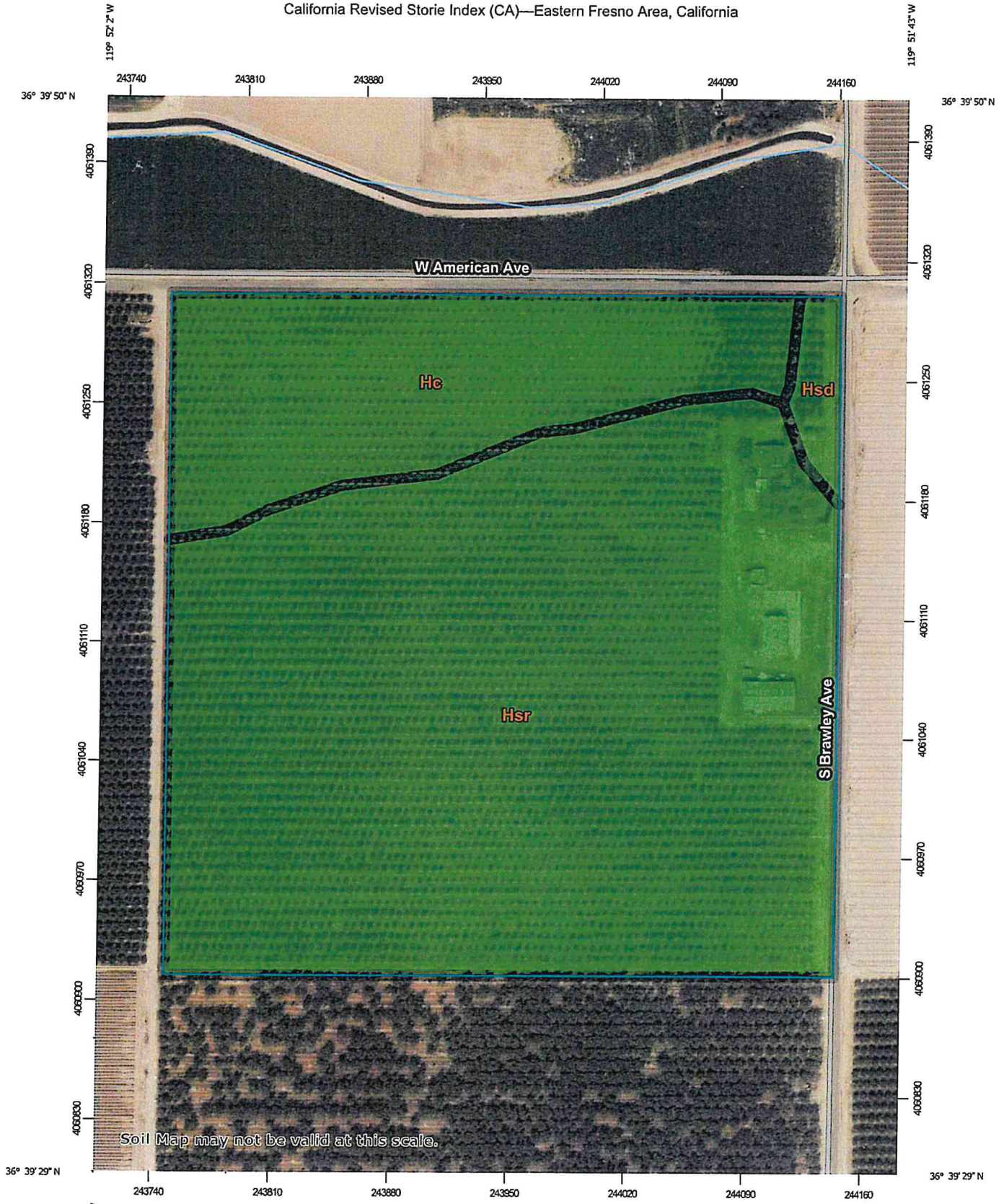
All information shown on this brochure was given to Listing Broker by Seller which is believed to be a reliable source but was not verified by and is not guaranteed by Listing Broker.

Ron Silva GRI/Broker
Lic. # 00587070

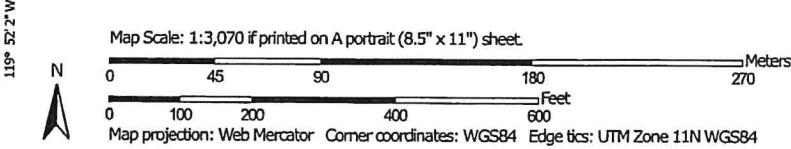
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California Revised Soil Index (CA)—Eastern Fresno Area, California



Soil Map may not be valid at this scale.



California Revised Storie Index (CA)

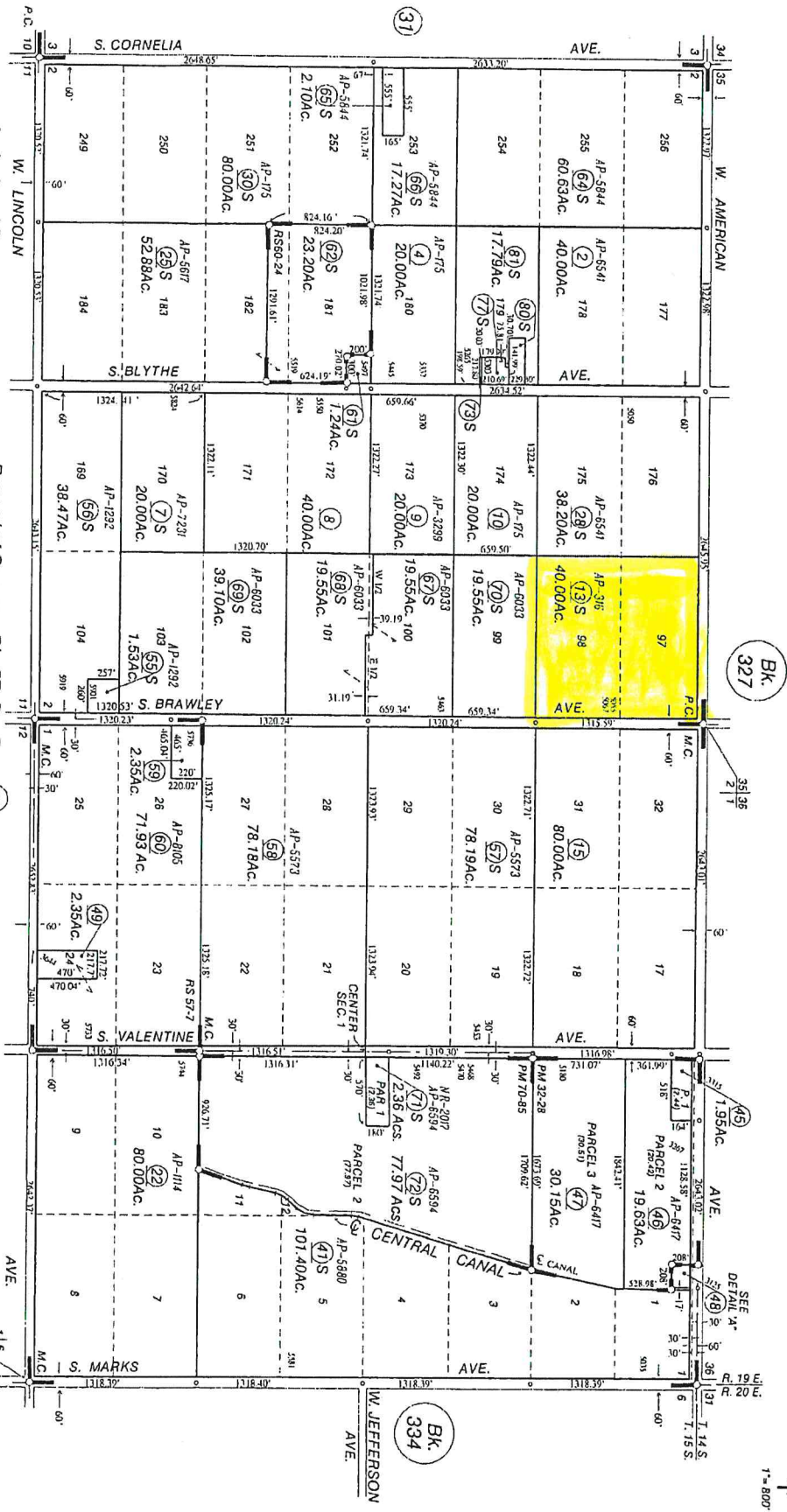
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Hc	Hanford sandy loam	Grade 1 - Excellent	Hanford (85%)	8.6	22.0%
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent	Hesperia (90%)	0.7	1.9%
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent	Hesperia (85%)	29.8	76.1%
Totals for Area of Interest				39.2	100.0%

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.

SUBDIVIDED LAND IN POR. SEC'S 1 & 2, T.15S., R.19E., M.D.B.&M.

Tax Rate Area
 \$8-00-
 \$9-00-3

035-30



11-19-2014 VO

Agricultural Preserve
 Medway Colony - Plat Bk. 2, Pg. 68
 Parcel Map No. 4726 - Bk. 32, Pg. 28
 Parcel Map No. 7988 - Bk. 70, Pg. 85
 Perrin Colony - Plat Bk. 3, Pg. 66

Record of Survey - Bk. 57, Pg. 7
 Record of Survey - Bk. 60, Pg. 24

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.



Assessor's Map Bk. 035 - Pg. 30
 County of Fresno, Calif.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, encumbrances or other matters shown thereon.