



2265 W Dinuba Ave Fresno, CA 93706

\$675,000

Do not miss this opportunity to purchase a well farmed almond orchard and equipment yard with shop, pole barn and office. These almonds were planted in 2014 and are irrigated with dual drip irrigation and a 15 HP pump. Tree spacing is 22x14 with 141 trees to the acre. Roughly 13+- Acres are planted to almonds with the remaining acreage dedicated to the equipment yard. Schedule your appointment to see this unique agricultural property today!

Directions: Head down HWY 41 to Manning Ave. Head west on Manning ave to West Ave. Head south on West ave to Dinuba Ave. Head west on Dinuba Ave and the property will be on the South side of the street.

ML#:591802		Cross Street	Marks Ave
Property Type	Farm	County	Fresno
Property Subtype	Nut Crops	School District	Washington unified
APN	33804079S	High School	Washington Union
Lot Sq Ft (approx)	869893	Junior High School	Washington Colony
Price/Acre	19.9700	Grade School	Washington Colony
	33,800.70		

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