



8520 S Madera Ave Kerman, CA 93630

\$9,837,460

A rare opportunity to own 394.43+- Acres of prime open farm ground and almonds with a beautiful 3,225 square foot custom home. 256+- Acres is dedicated to open farm ground that is currently planted to alfalfa. There is 113+- Acres of Almonds with an array of varieties ranging from Nonpareil, Aldrich, Wood Colony and Monterey. 4 Agricultural pumps and wells provide plenty of water for the flood irrigation system that is connected so that at any time one of the agricultural pumps and wells may provide water. The 1,600-panel solar system helps provide power to operate the farming operation. The homestead is a 4 bedroom and 3 bathroom custom home built in 2014 loaded with upgrades, owned solar, and an equipment yard. Conveniently located on Madera Ave (HWY 145) and near Manning Avenue and McMullin Grade it is commuter friendly. Don't miss out on this amazing farm and homestead located in the central valley!
Directions: From the intersection of Manning Avenue and Highway 145 take Highway 145 north. The property is located on the east side of Highway 145.

ML#:606488		Cross Street	Manning Avenue
Property Type	Farm	County	Fresno
Property Subtype	Irrigated Field Crop	School District	Kerman
APN	03506122S	High School	Kerman
Lot Sq Ft (approx)	17181371	Junior High School	Kerman
	394.4300	Grade School	Kerman-Floyd
Price/Acre	24,940.95		

Presented By: **Ronnie Silva** Lic: 01399739


Primary: 559-970-6910
 Secondary: 559-485-0759

Fax:
 E-mail: ronnie@ronsilvarealty.com

Ron Silva Realty, Inc Office Lic.: 01514246

5021 S. Elm
 Fresno, CA 93706
 559-485-0759

See our listings online:
<http://www.ronsilvarealty.com>



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