



SCHUIL
AG REAL ESTATE



+/-518.3 Acres – Almonds and Row Crops – Fresno County, CA

W Stutz Ave & S Colusa Ave, California 93210,
USA • 518.3 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the southeast corner of w Stutz Ave and S Colusa Ave, and north of Cole Ave in Fresno County, CA.

SIZE:

+/-518.3 Assessed Acres

PLANTINGS:

Property consists of:

- +/-127.4 acres of mature almonds planted in 2014: 50% Non Pareil, 25% Monterey, 25% Wood Colony
- +/-120.7 acres of young almonds planted in 2021: 50% Non Pareil, 25% Monterey, 25% Wood Colony
- +/-248.6 acres of open land planted to row crops.

See Aerial Map for details.

WATER:

Property has one (1) ag well and is located in Westlands Irrigation District.

The orchards are irrigated via drip irrigation systems that consist of a filtration system with water distributed to the orchards via underground PVC main lines and laterals to risers, with two above ground emitters.

The cropland is irrigated via buried drip systems that consist of aboveground and underground pipeline with drip tape running down the rows.

LEGAL:

Fresno County APNs: 065-040-48S, 065-040-49S, 065-040-50S and 065-040-51S

SOILS:

Property has primarily Grade 1 – Excellent soils.

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.

PRICE:

\$7,500,000

CONTACT:

Scott Schuil
559-859-9734

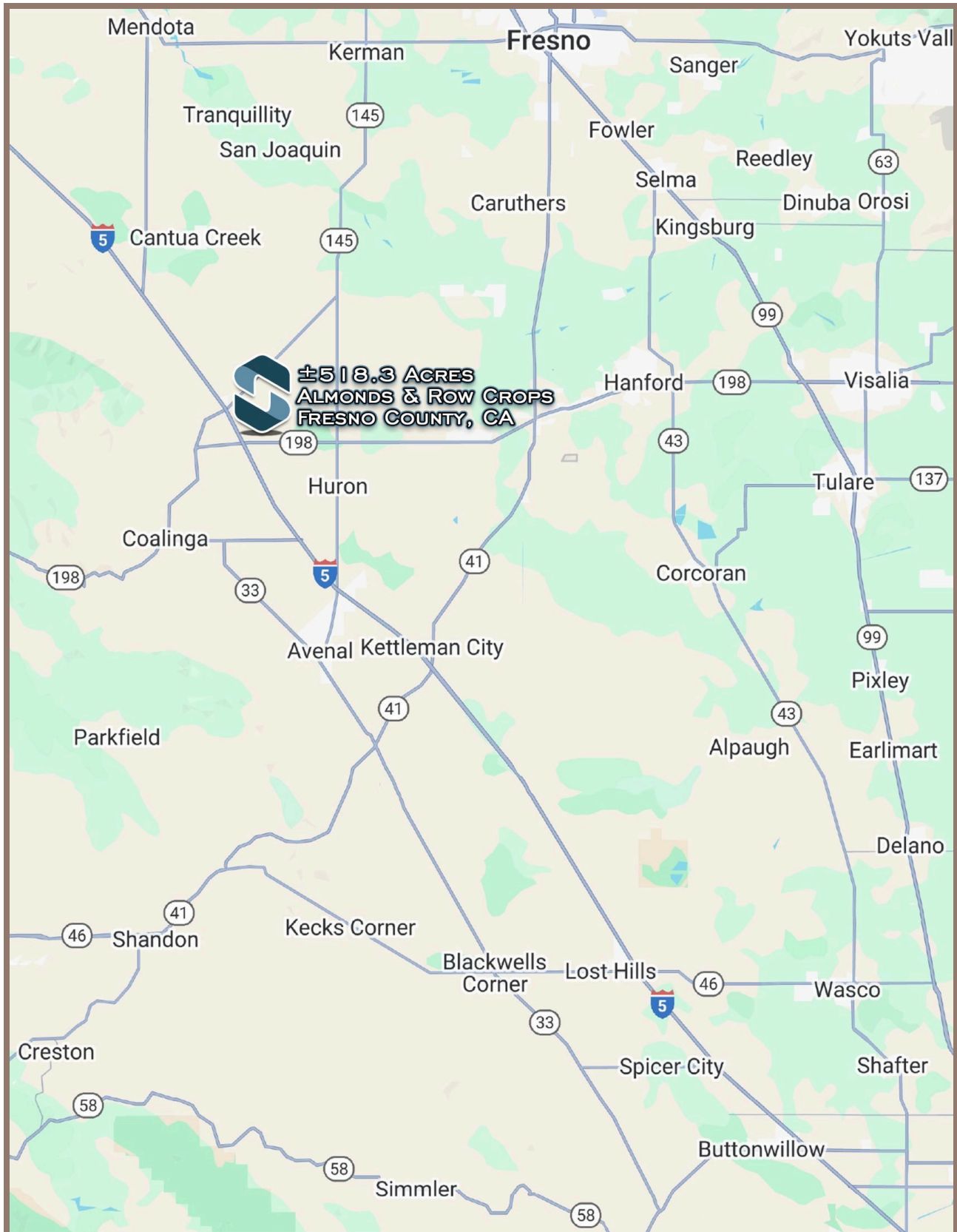
scott@schuil.com
CalBRE #01877812

Jonathan Verhoeven
559-707-5658

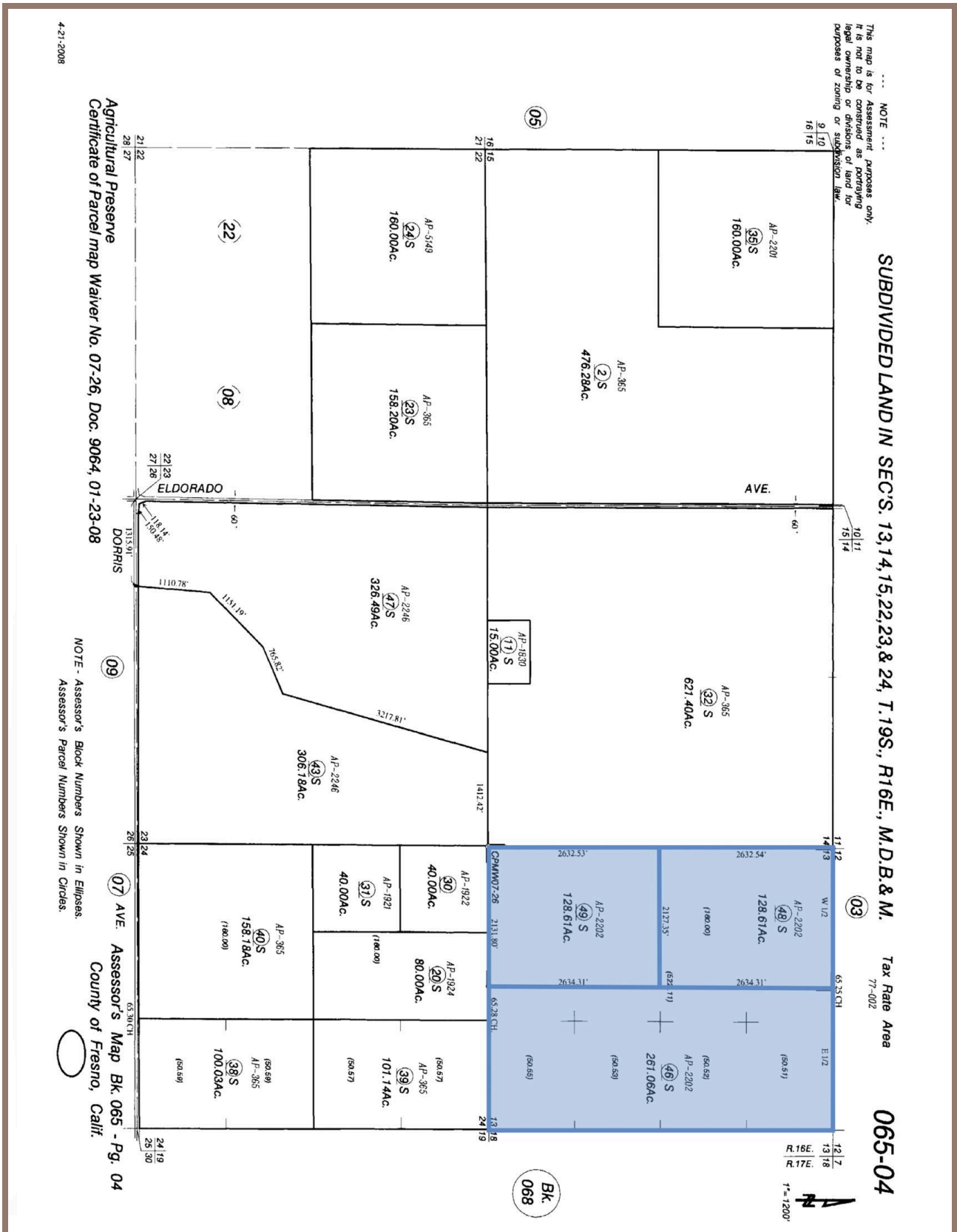
jonathan@schuil.com
CalBRE #01966852

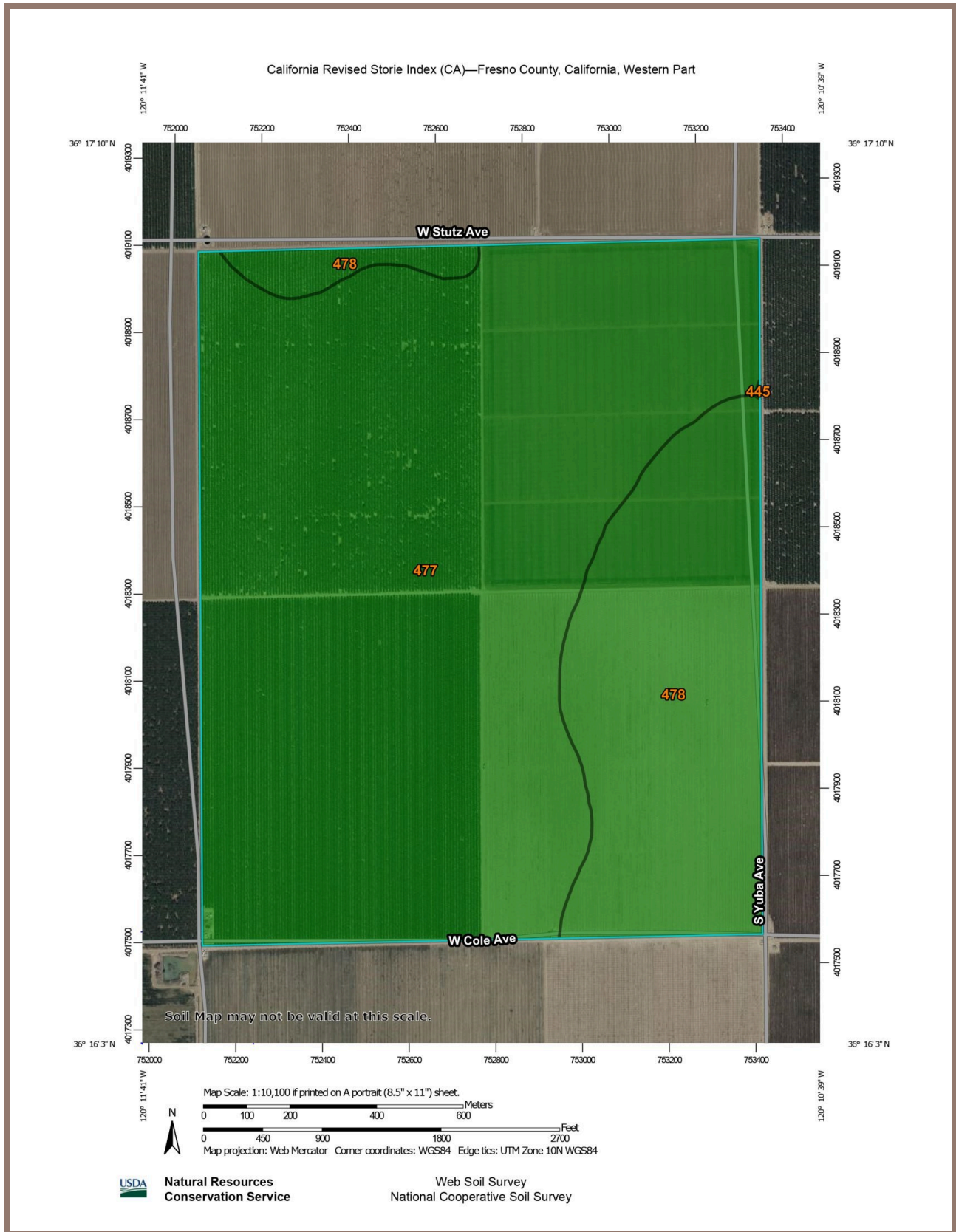
Marc Schuil
559-280-1750

marc@schuil.com
CalBRE #00815172









California Revised Storie Index (CA)—Fresno County, California, Western Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
445	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Excelsior (85%)	0.1	0.0%
477	Westhaven clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Westhaven, clay loam (85%)	383.2	75.0%
478	Cerini sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Cerini (90%)	127.4	25.0%
Totals for Area of Interest				510.8	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/28/2026
Page 3 of 4

