




0 S Westlawn Ave Fresno, CA 93706

\$3,923,700

130 +/- Acres of planted independence almonds. All acreage is irrigated via drip irrigation. A new well has been installed in 2023. The well is powered with a diesel engine. Almonds were planted in 2016. Five years of production reports are available upon request from buyer. This almond orchard is well taken care of with the owner being up to date with weed control and all orchard maintenance.

Directions: From Manning Avenue take Westlawn Avenue and the property is located on the east side of the road.

ML#:625150		Cross Street	Manning Avenue
Property Type	Farm	County	Fresno
Property Subtype	Nut Crops	School District	Caruthers Unified
APN	03535030S	High School	Caruthers
Lot Sq Ft (approx)	5697212	Junior High School	Caruthers
	130.7900	Grade School	Caruthers
Price/Acre	30,000.00		

<p>Presented By:</p>  <p>October 2025</p>	<p>Ronnie Silva Lic: 01399739</p> <p>Primary: 559-970-6910 Secondary: 559-485-0759</p> <p>Fax: E-mail: ronnie@ronsilvarealty.com</p>	<p>Ron Silva Realty, Inc Office Lic.: 01514246</p> <p>5021 S. Elm Fresno, CA 93706 559-485-0759</p> <p>See our listings online: http://www.ronsilvarealty.com</p>
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