

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Almonds & Vineyard in Future Development Area



**90.29± Acres
Fresno County, California**

- Within Selma Sphere of Influence
- Consolidated Irrigation District
- Home + 2 mobile homes

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Almonds & Vineyard in Future Development Area

90.29± Acres

\$3,940,600

LOCATION:

Approximately ½ mile north of Dinuba Ave on the east side of McCall Ave.

DESCRIPTION:

Land within the Sphere of Influence of the City of Selma, CA consisting of 3 separate parcels. Parcel 1 consists of 19.7± acres of Thompson vineyard, Parcel 2 consists of 40.59± acres of almonds and Parcel 3 consists of 30± acres of Thompson vineyard. Owner will consider offers on individual parcels.

LEGAL:

Fresno County APN's: 358-021-23, 25 and 39. Located in a portion of Section 29, T15S, R22E, M.D.B.&M.

ZONING:

RA for parcel 1 (19.7± acs.) and AE-20 for parcel 2 (40.59± acs.) and parcel 3 (30± acs.).

PLANTINGS:

Parcel 1 consists of 19.7± acres of Thompson Vineyard, planted early 1960's, 12' x 8' spacing.

Parcel 2 consists of 40.59± acres of Almonds planted in 2015 to Shasta, Nonpareil and Supereil, 22' x 13' spacing.

Parcel 3 consists of 30± acres, Thompson Vineyard, planted early 1960's, 12' x 6' spacing.

WATER:

The parcels receive water from the Consolidated Irrigation District. Additionally there are two pumps and wells for irrigation and for domestic use; (1) 15 HP submersible pump along with a domestic pump within the same well at the almonds distributing water via double line drip. The domestic pump serves the 2 story, single family home plus 2 mobile homes. The 30± acre parcel has no well but receives CID water. The 19.7± acre has a 10 HP submersible pump for flood irrigation.

SOILS:

Parcel 1, 19.7± ac., Delhi loamy sand, Grade 2, Hanford fine sandy loam, Grade 1, Tujunga loamy sand, Grade 2

Parcel 2, 40.59± ac., Delhi sand, Grade 3, Dello loamy sand, Grade 3, Hanford fine sandy loam, Grade 1, Pollasky sandy loam and fine sandy loam, Grade 1, Tujunga loamy sand, Grade 2

Parcel 3, 30± ac. Hanford fine sandy loam, Grade 1, Tujunga loamy sand, Grade 2

**BUILDINGS/
IMPROVEMENTS:**

Parcel 2 has one single family home, 2 story, 2,000± square feet that rents for \$500/month and two mobile homes that rent for \$350/month each.

The 30± acre parcel has an abandoned home with no value.

PRICE/TERMS:

\$3,940,600 all cash at close of escrow. Owner to be reimbursed for cultural costs incurred toward the 2019 crop.

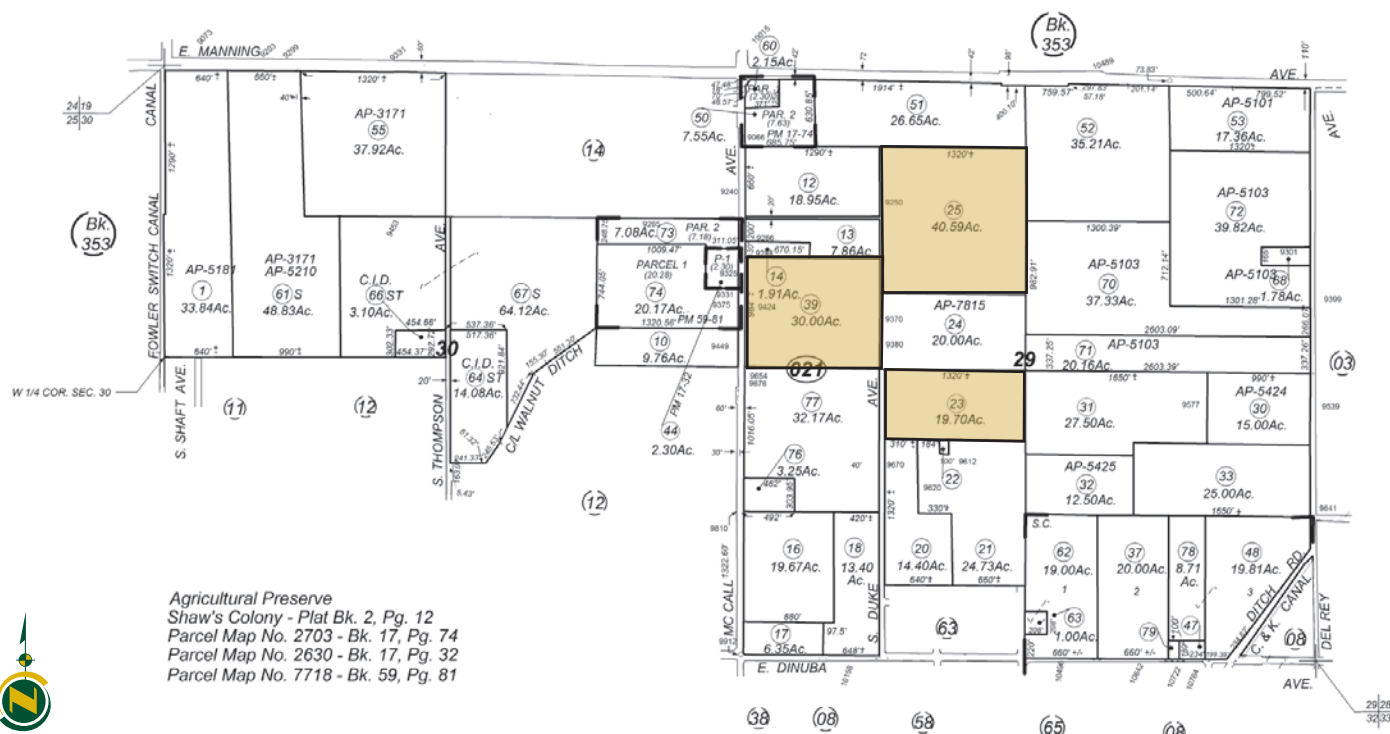
ASSESSOR'S PARCEL MAP

-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 & POR. SEC. 29 & 30, T. 15 S., R. 22 E., M.D.B. & M.

Tax Rate Area
180-000

358-02



SPHERE OF INFLUENCE MAP

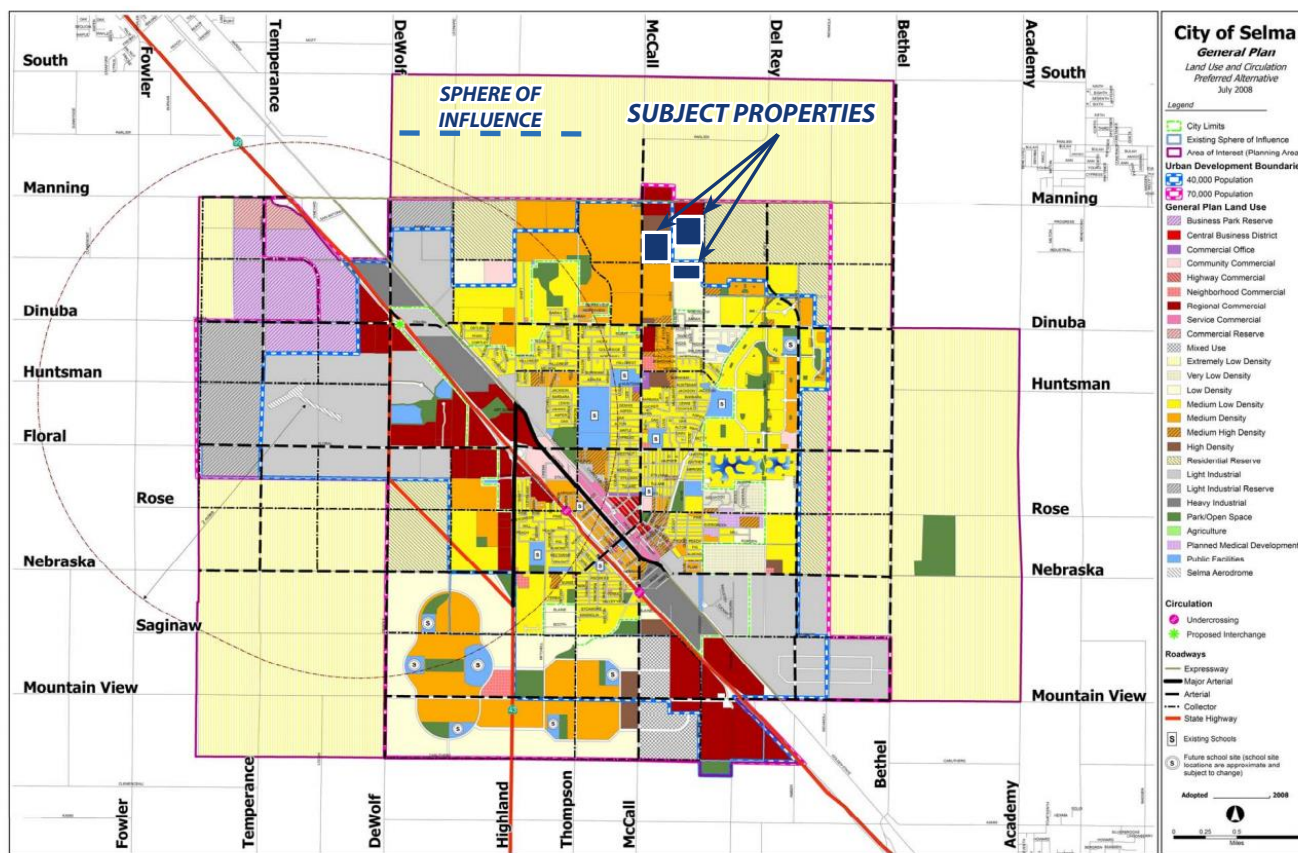
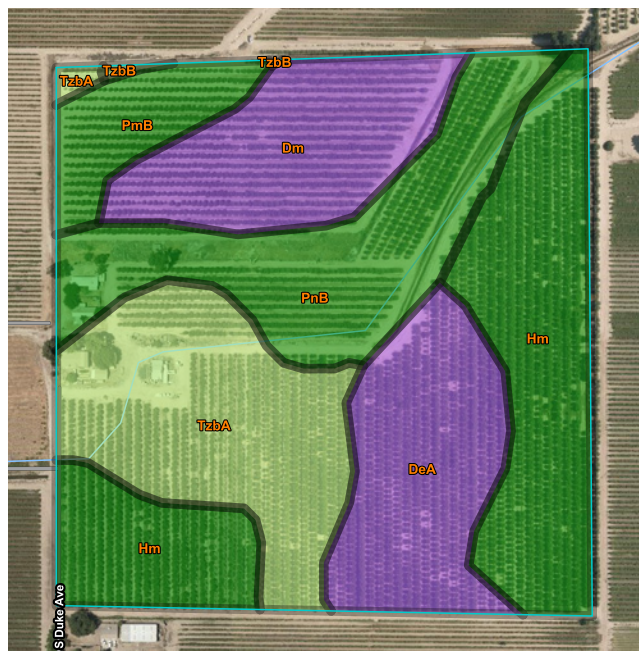


Figure 2-4

PROPOSED LAND USE AND CIRCULATION

SOILS MAPS



SOILS LEGEND, 40.59± Acs.

Hm = Hanford fine sandy loam, Grade 1
TzbA = Tujunga loamy sand, Grade 2
PnB = Pollasky fine sandy loam, Grade 1
DeA = Delhi sand, Grade 3
Dm = Dello loamy sand, Grade 3
PmB = Pollasky fine sandy loam, Grade 1
TabB = Tujunga loamy sand, Grade 2



SOILS LEGEND, 30± Acs.

Hm = Hanford fine sandy loam, Grade 1
TzbA = Tujunga loamy sand, Grade 2



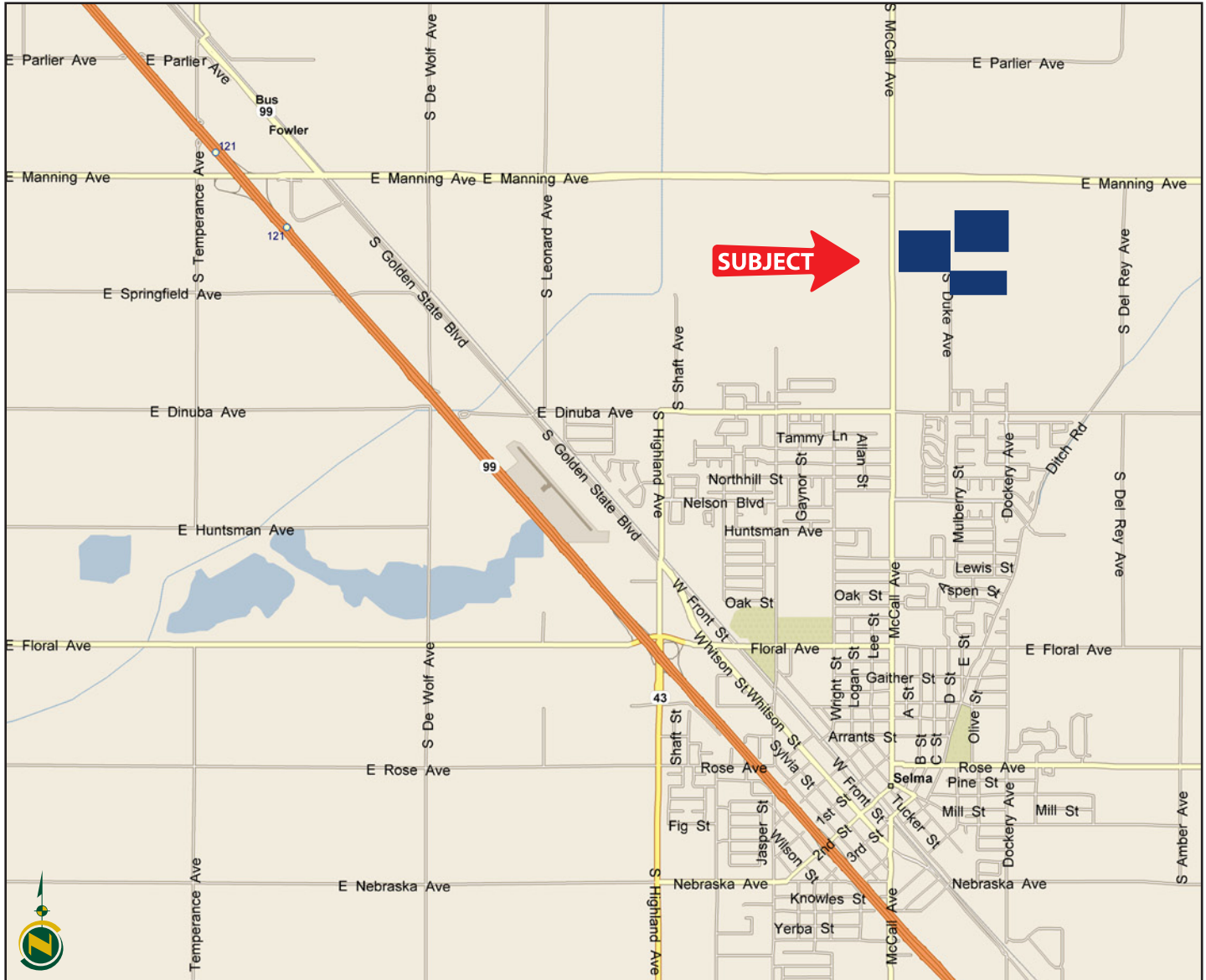
SOILS LEGEND, 19.7± Acs.

Hm = Hanford fine sandy loam, Grade 1
DhA = Delhi loamy sand, Grade 2
TzbA = Tujunga loamy sand, Grade 2

PROPERTY PHOTOS



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



**Download Our
Mobile App!**

<http://snap.vu/oue>

Download on the
App Store

GET IT ON
Google Play

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.