

FOR SALE



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Del Rey Table Grapes



**38.50± Acres
Fresno County, California**

- Consolidated Irrigation District
- Chruuch Water Rights
- Vineyard & 4 rental homes

**Exclusively Presented By:
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CA DRE #00020875



Del Rey Table Grapes

38.50± Assessed Acres

\$1,195,000

LOCATION:

Property is located on the southeast corner of Jefferson and McCall Avenues approximately 1/2 mile west of the City of Del Rey and 4± miles north of Selma.

DESCRIPTION:

38.50± assessed acres with Crimson Seedless grape vineyard and (4) rental homes.

LEGAL:

Fresno County APN: 350-020-12. Located in a portion of Section 5, T15S, R22E, M.D.B.&M.

ZONING:

AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size)

PLANTINGS:

Crimson table grapes (See planting map for additional info)

WATER:

Subject Property is located within Consolidated Irrigation District with Church Water Rights. Additionally there is (1) submersible irrigation pump and (1) domestic pump and well.

SOILS:

Ex – Exeter Loam
Hm – Hanford Fine Sandy Loam

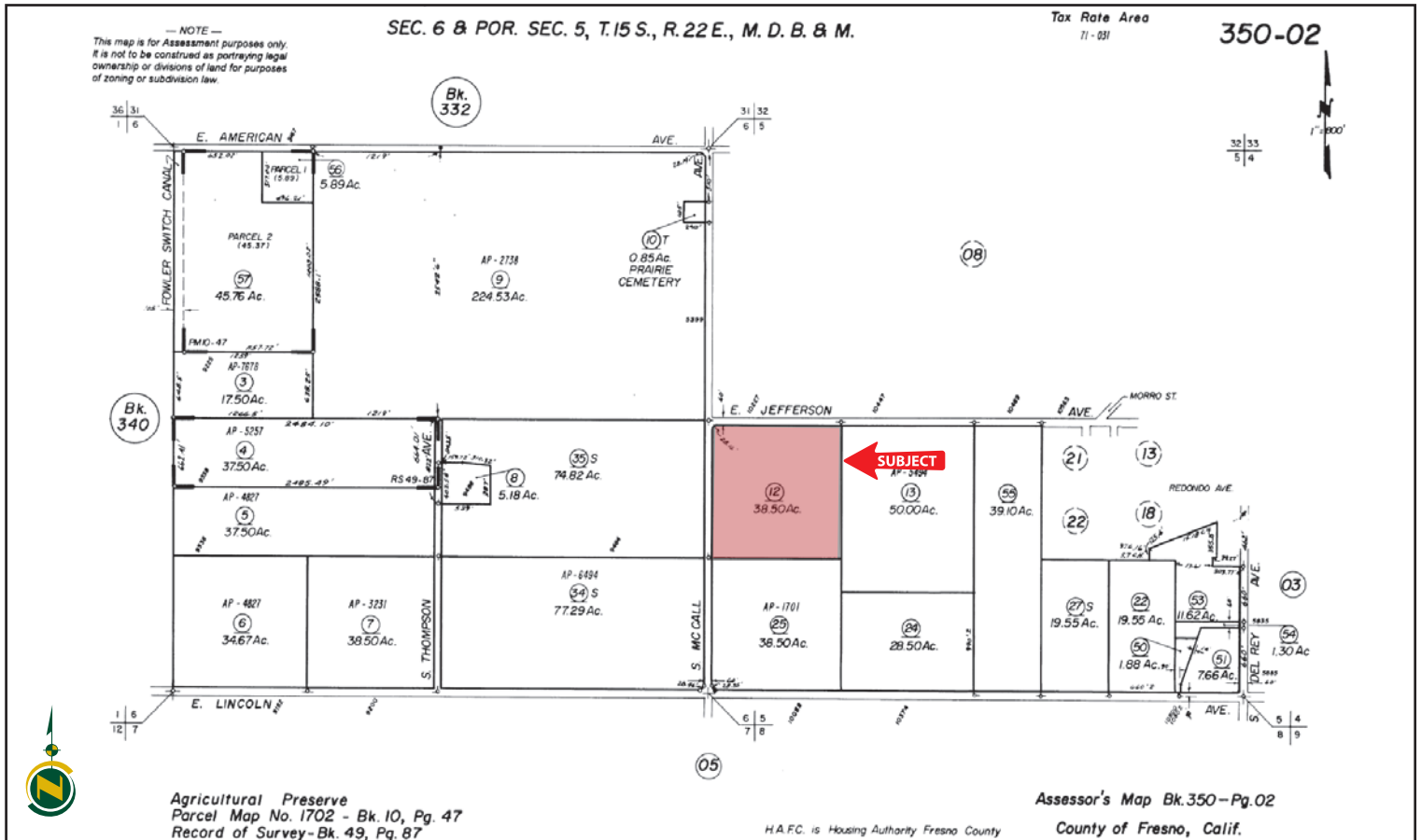
**BUILDINGS/
IMPROVEMENTS:**

(4) Rental homes with current rental rate of \$2,265/month total
(1) Storage shed

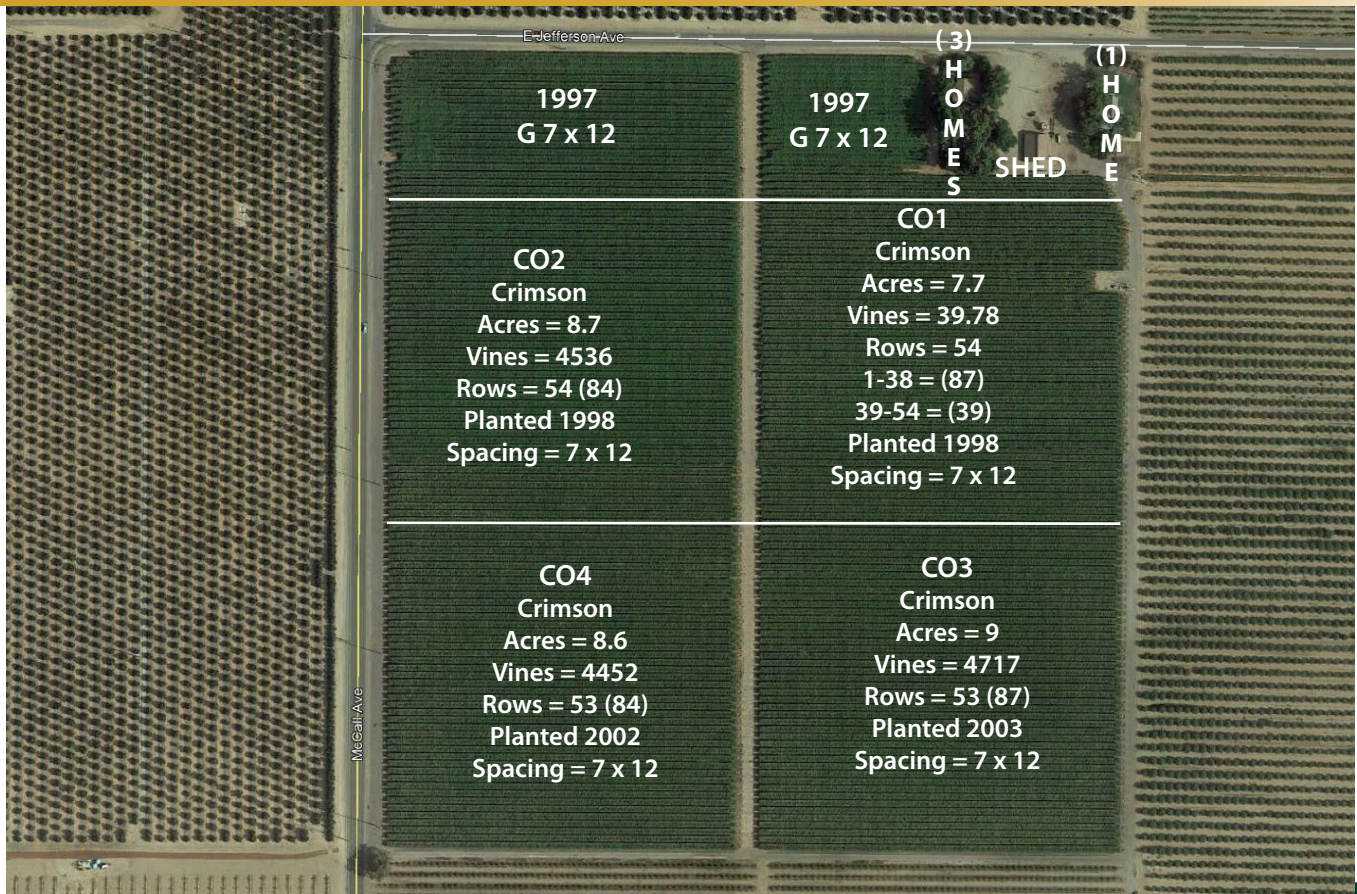
PRICE/TERMS:

\$1,195,000 cash to seller at close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2020 crop.

ASSESSOR'S PARCEL MAP



PLANTING MAP



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

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