

**FOR SALE**



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# Church Water Rights Ranch



**51.60± Acres**  
**Fresno County, California**

- Consolidated Irrigation District
- Two Shops
- Two Rental Homes
- Good Soils
- Ruby Red Wine Grapes

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CA DRE #00020875



# Church Water Rights Ranch

**51.60± Acres**

**\$1,799,000**

## DESCRIPTION:

This wine grape opportunity is located in the highly desired Consolidated Irrigation District with Church Water Rights. The ranch is planted to Ruby Red wine grapes and also has two shop buildings. The vineyard is set up with a very nice filtration and injection system to irrigate the field through a drip system. The field can also be flood irrigated through another irrigation system. The property also has two rental homes.

## LOCATION:

The property is located on the north side of East Adams Avenue between South Del Rey Avenue and South Indianola Avenue. The street address is 11200 E. Adams Avenue, Del Rey, CA 93616.

## LEGAL:

Fresno County APN's: 350-061-45 and 46, approximately 51.60± acres located in a portion of Section 9, Township 15S, Range 22E, MDB&M.

## ZONING:

AE 20 - Agriculture Exclusive 20 acre. The parcels are not under the Williamson Act Contract.

## PLANTINGS:

Approximately 48± acres planted to Ruby Red wine grapes in 2011.

## SOILS:

Hanford find sandy loam.

Hanford fine sandy loam, silty substratum.

Tujunga loamy sand, 0 to 3 percent slopes.

## WATER:

One ag pump and well complete with filter and injection system, Consolidated Irrigation District with Church Water Rights.

## BUILDINGS:

Residence built in 1977 is wood frame has 3 bedrooms and 2.5 bathrooms that is approximately 1,707± sq. ft. The garage is 576± sq. ft. It is currently rented.

Modular home is rented and is approximately 1,200± sq. ft.

Shop next to home is metal frame on cement slab with two garage doors and one sliding door. It is approximately 1,800± sq. ft.

The second free standing shop is also metal framing and metal roof on a cement slab with one roll up door and two man doors. It is approximately 1,200± sq. ft.

## PRICE/TERMS:

\$1,799,000 all cash or terms acceptable to seller.



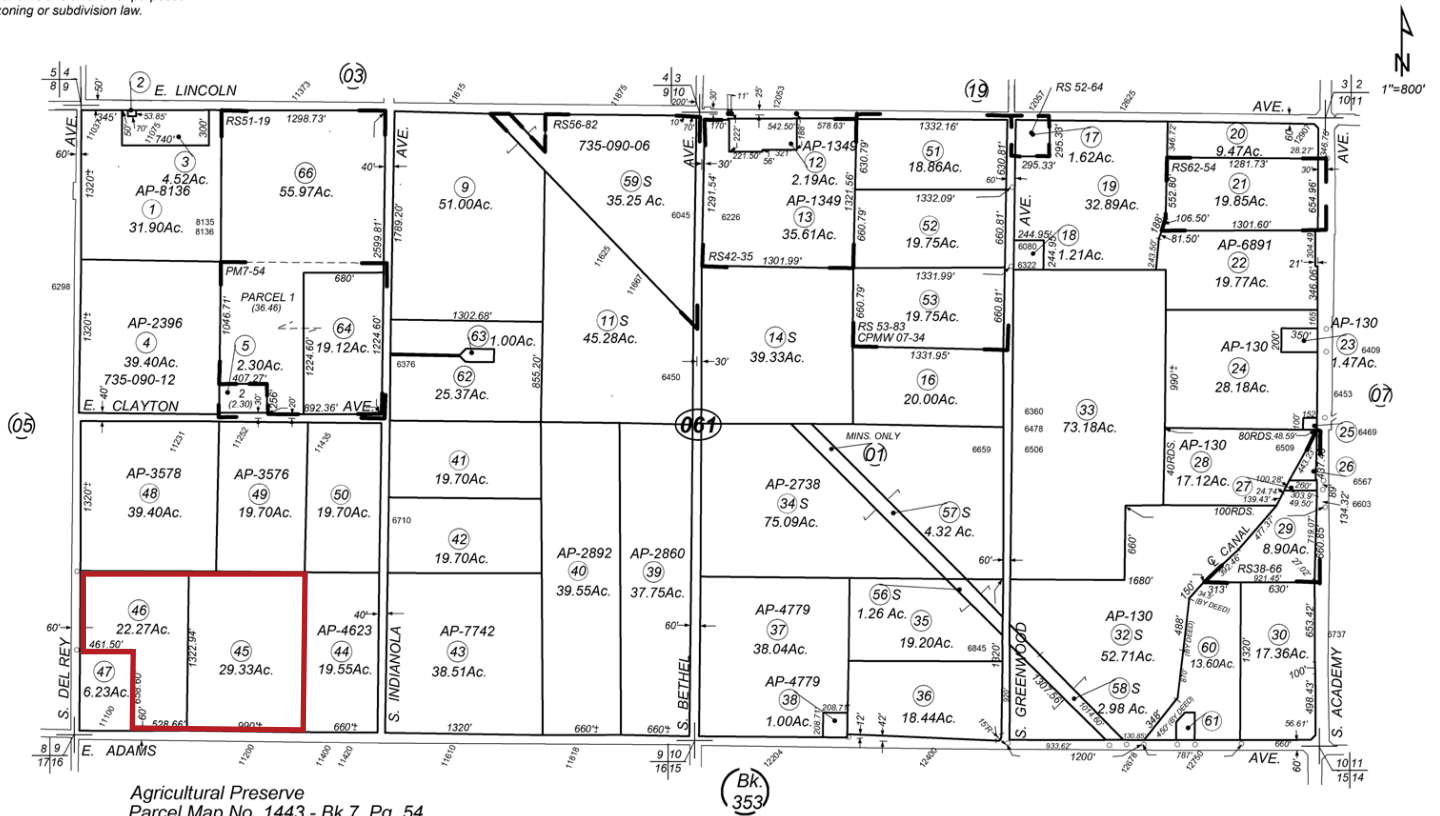
# ASSESSOR'S PARCEL MAP

**-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.

SEC. 9 & 10, T.15S., R.22E., M.D.B. & M.

Tax Rate Area  
71-000

**350-06**



Agricultural Preserve  
Parcel Map No. 1443 - Bk. 7, Pg. 54  
Record of Survey - Bk. 38, Pg. 66  
Record of Survey - Bk. 42, Pg. 35  
Record of Survey - Bk. 51, Pg. 19  
Record of Survey - Bk. 52, Pg. 64

Record of Survey - Bk. 53, Pg. 83  
Record of Survey - Bk. 56, Pg. 82  
Record of Survey - Bk. 62, Pg. 54  
Certificate of Parcel Map Waiver No. 07-34, Doc. 73158, 5-20-08

Assessor's Map - Bk. 350 - Pg. 06  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

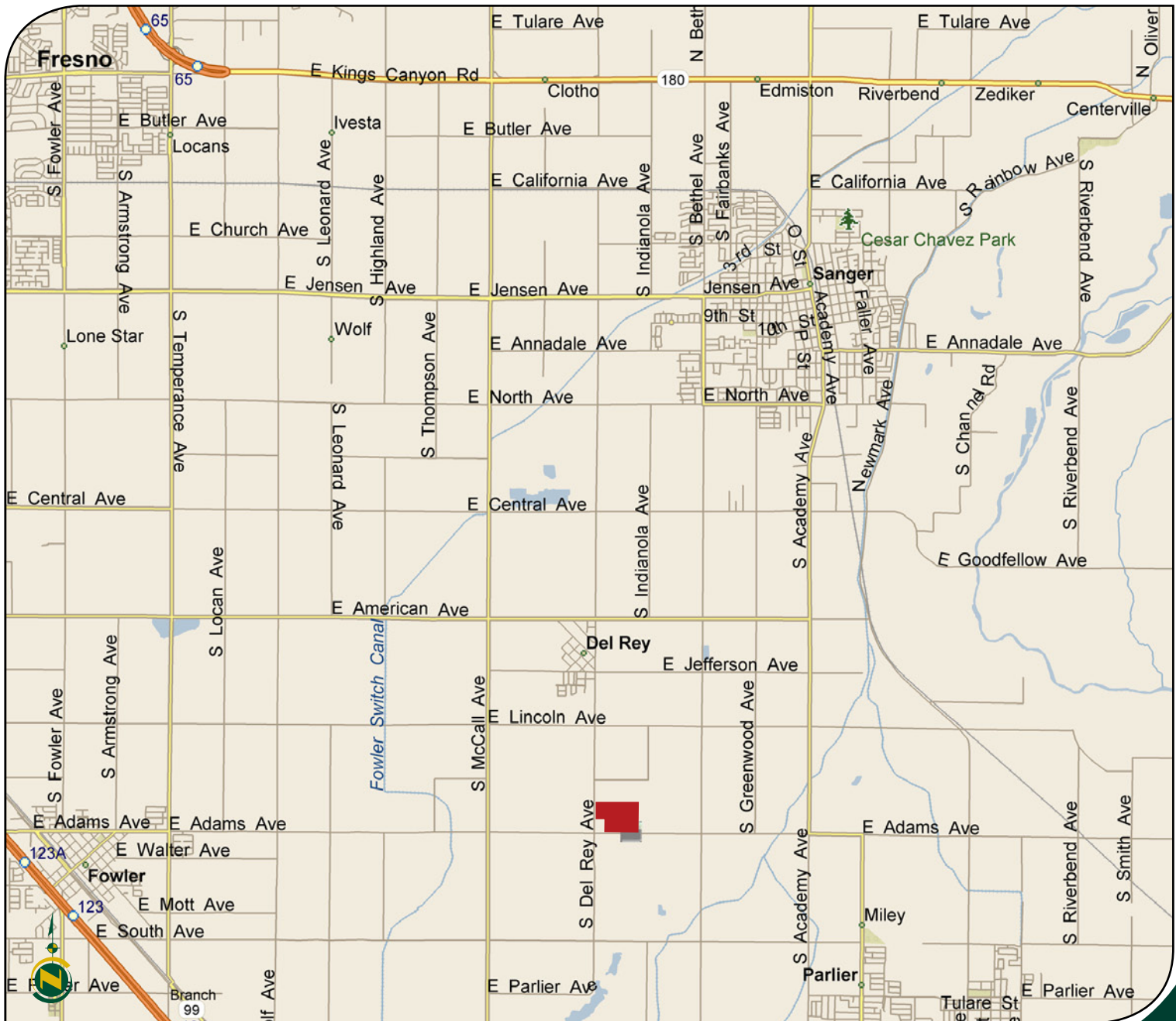


5/21/2019

## 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

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