

FOR SALE



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Vineyard in Future Development Area



**49.70± Acres
Fresno County, California**

- Within Selma Sphere of Influence
- Consolidated Irrigation District
- Mature Thompson vineyards

**Exclusively Presented By:
Pearson Realty**



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Vineyard in Future Development Area

49.70± Acres

\$1,485,000

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 2 separate parcels. Parcel 1 consists of 19.7± acres of Thompson vineyard and Parcel 2 consists of 30± acres of Thompson vineyard. Owner will consider offers on individual parcels.

LEGAL:

Fresno County APN's: 358-021-23 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 (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 30± acres, Thompson Vineyard, planted early 1960's, 12' x 6' spacing.

WATER:

The parcels receive water from the Consolidated Irrigation District. 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, 30± ac. Hanford fine sandy loam, Grade 1, Tujunga loamy sand, Grade 2

**BUILDINGS/
IMPROVEMENTS:**

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

PRICE/TERMS:

\$1,485,000 all cash at close of escrow. Owner to be reimbursed for cultural costs incurred toward the 2020 crop.

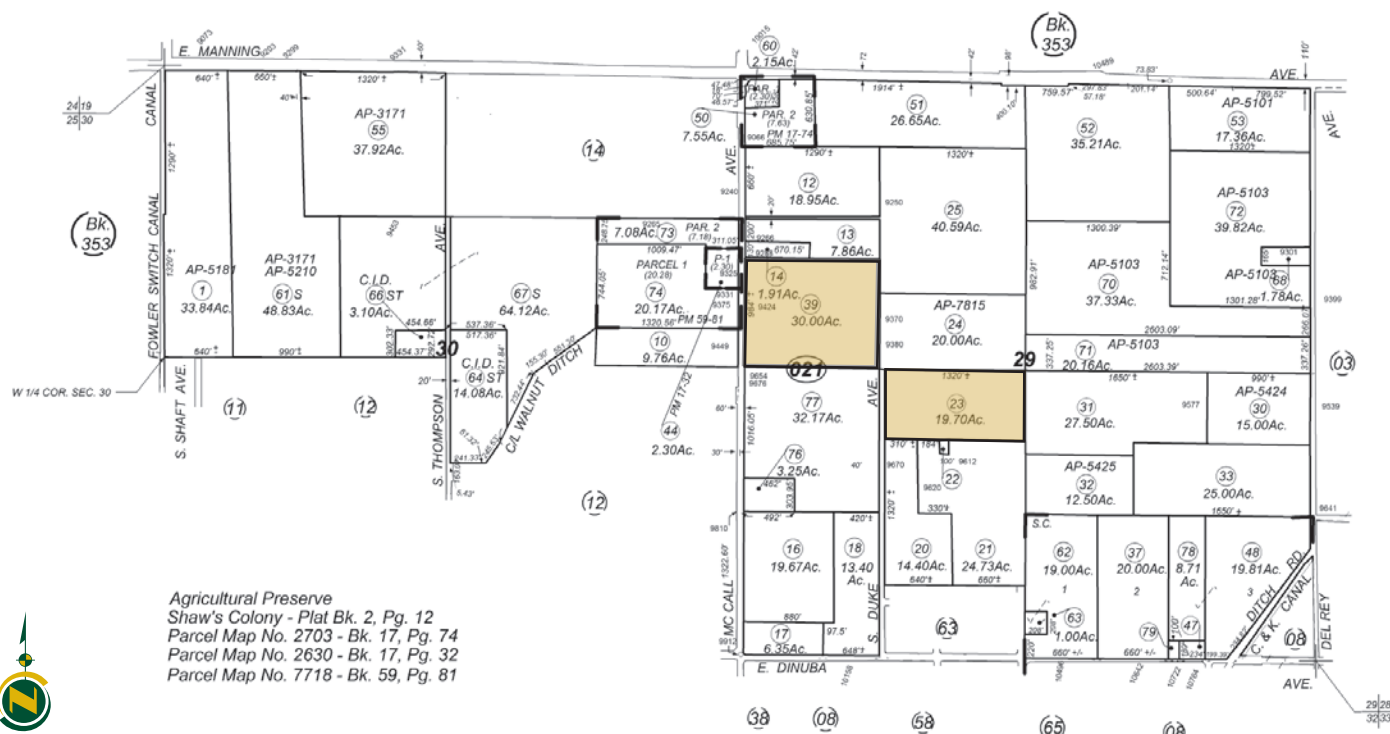
ASSESSOR'S PARCEL MAP

-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

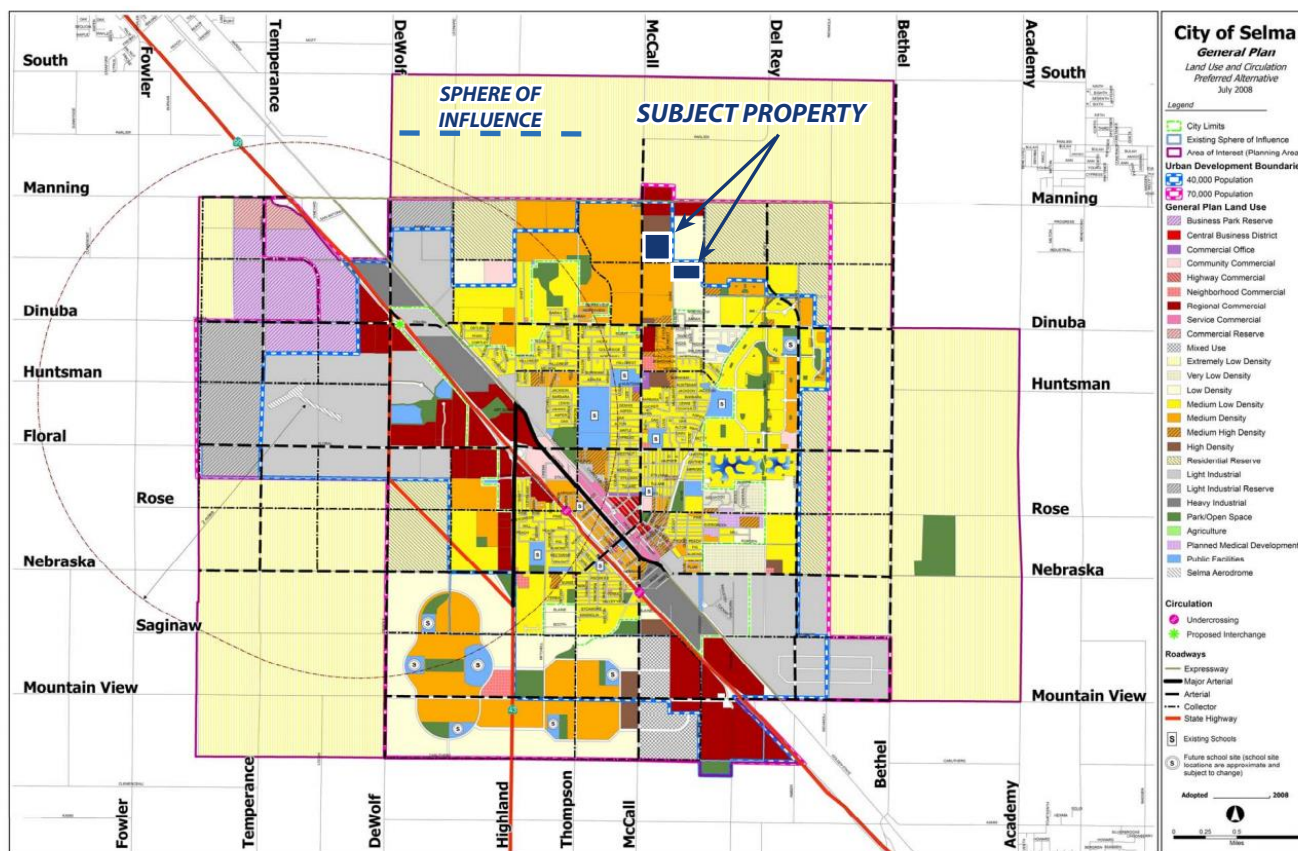


Figure 2-4

PROPOSED LAND USE AND CIRCULATION

SOILS MAPS



SOILS LEGEND, 30± Acs.
Hm = Hanford fine sandy loam, Grade 1
TzbA = Tujunga loamy sand, Grade 2

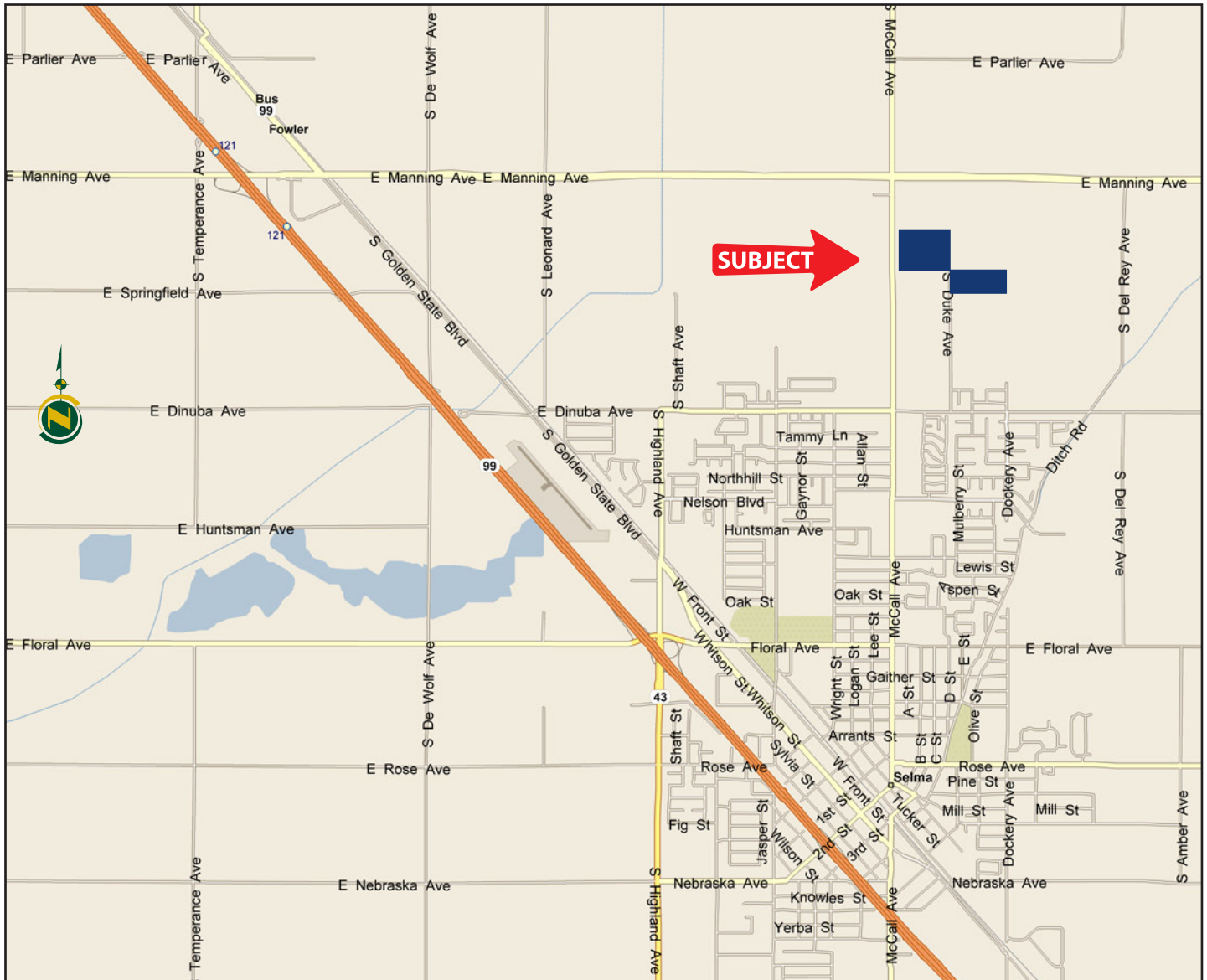


SOILS LEGEND, 19.7± Acs.
Hm = Hanford fine sandy loam, Grade 1
DhA = Delhi loamy sand, Grade 2
TzbA = Tujunga loamy sand, Grade 2

PROPERTY PHOTO



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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