

FOR SALE



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AGRICULTURAL PROPERTIES
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Selma Vineyard & Rental Home with C.I.D. Water



**40.00± Acres
Fresno County, California**

- Consolidated Irrigation District
- Home and Shop
- Pumps and Wells
- Good Soils and Growing Location

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Selma Vineyard & Rental Home with C.I.D. Water

40.00± Acres

\$1,220,000

DESCRIPTION:

This property is located in the highly desired Consolidated Irrigation District. The area is also known to be a good farming area for a wide variety of permanent plantings. The property also has a residence that is being rented for \$1,000 per month. The farm also has an ag pump and well with a good ground water table.

LOCATION:

This property is located on the north side of E. Huntsman Avenue between S. Greenwood Avenue and S. Bethel Avenue. The street address is 12338 E. Huntsman Avenue, Selma, CA 93662.

LEGAL:

Fresno County APN: 358-270-12, approximately 40.00± acres located in a portion of section 34, Township 15S, Range 22E, MDB&M.

ZONING:

AE-20, Agricultural Exclusive, 20 acre. The parcel is under the Williamson Act Contract.

PLANTINGS:

Mature Fiesta raisin vineyard.

SOILS:

Delhi sand, 0 to 3 percent slopes, MLRA 17
Delhi loamy sand, 0 to 3 percent slopes, MLRA 17
Delho loamy sand, 3 to 9 percent slopes

WATER:

One ag pump and well with a filter station and injection system. One domestic pump and well. Consolidated Irrigation District water available. Vineyard is being irrigated through a drip irrigation system.

BUILDINGS:

Residence built in 1969 is wood frame structure has 3 bedrooms and 1.5 bathrooms. The home is approximately 1,011± sq. ft. The garage is 420± sq. ft. The residence is currently occupied by a tenant.

Three sided metal building tractor and equipment shed sits on a cement slab.

PRICE/TERMS:

\$1,220,000 all cash or terms acceptable to seller.

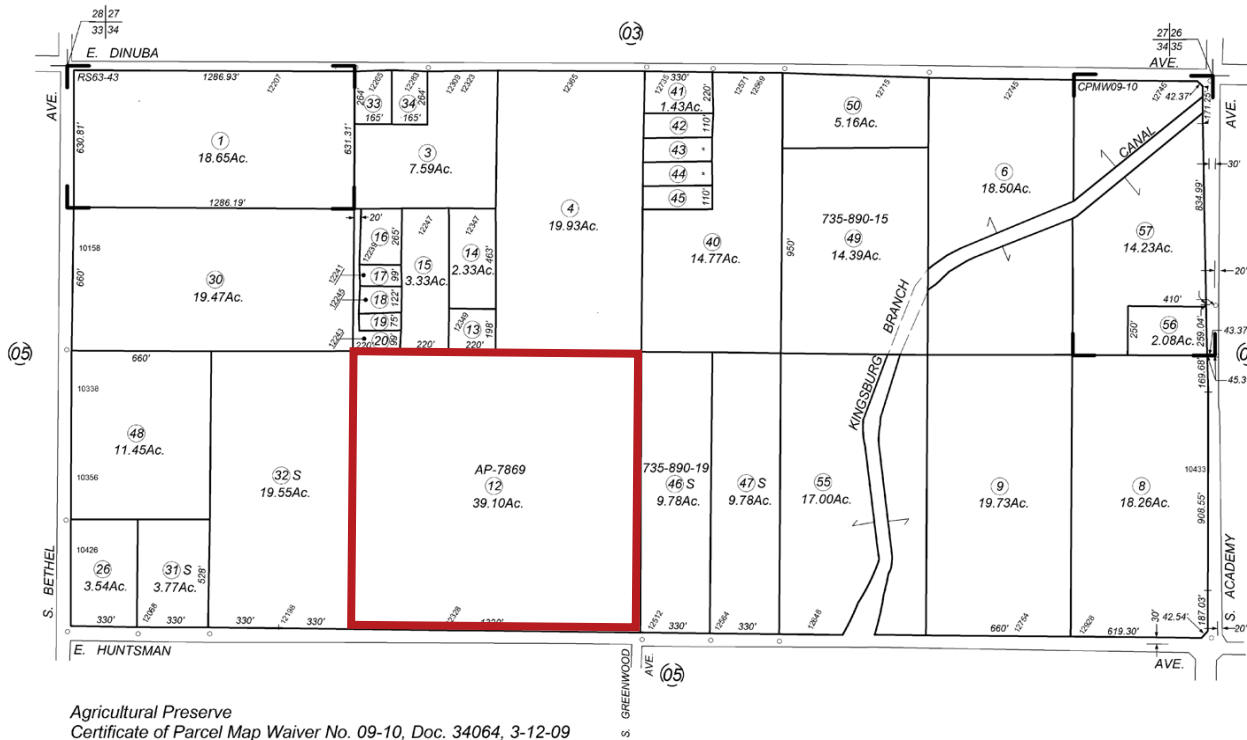
ASSESSOR'S PARCEL MAP

-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.

POR. SEC. 34, T. 15 S., R. 22 E., M.D.B. & M.

Tax Rate Area
180-000

358-27



Agricultural Preserve
Certificate of Parcel Map Waiver No. 09-10, Doc. 34064, 3-12-09
Record of Survey - Bk. 63, Pg. 43

Assessor's Map Bk. 358 - Pg. 27
County of Fresno, Calif.

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

PHOTOS



LOCATION MAP



REGIONAL 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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