



**PEARSON
REALTY**

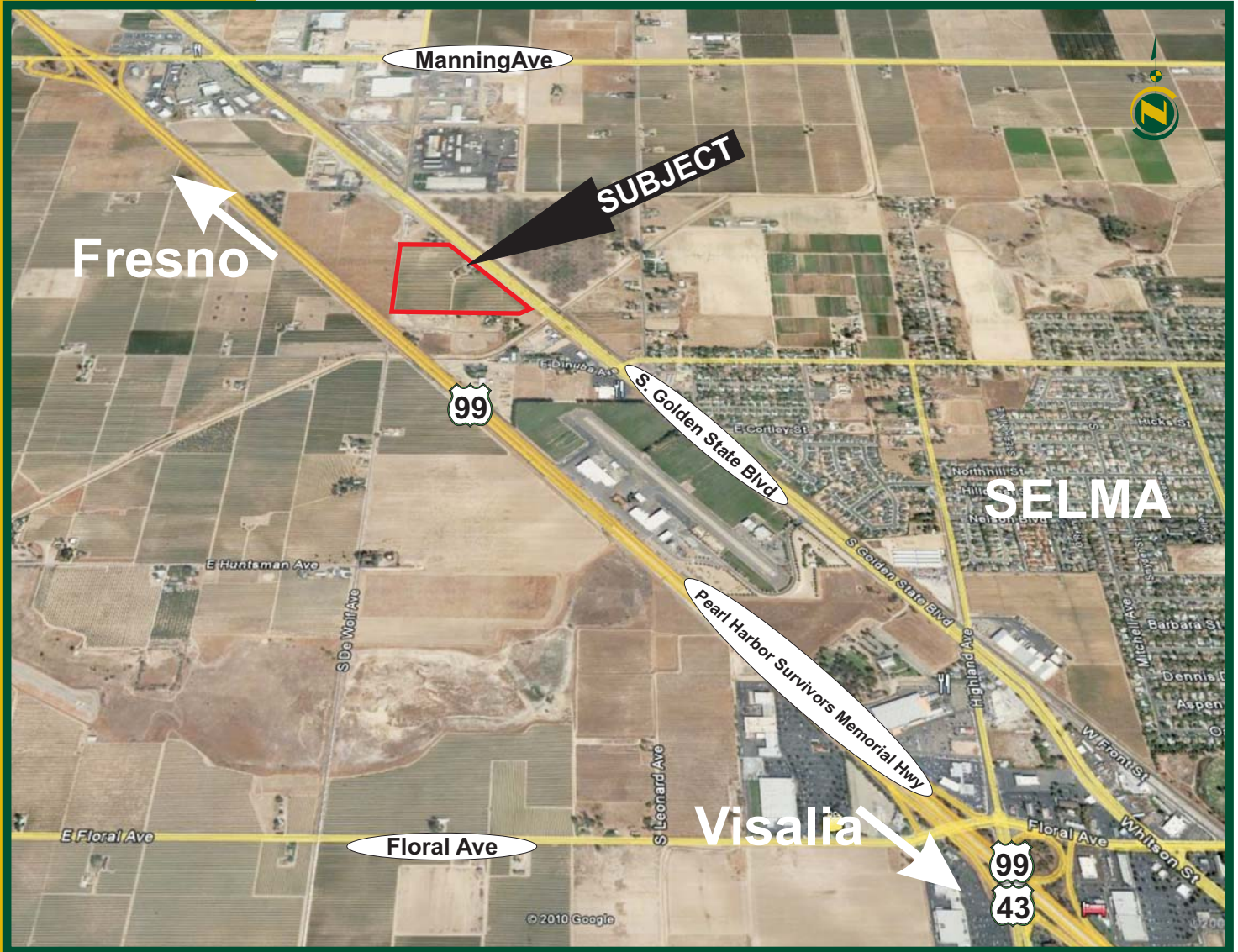
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

For Sale

California's Largest Ag Brokerage Firm

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Highway 99 Prime Development Potential



Exclusively Presented By:
PEARSON REALTY

26.95± Acres, Fresno County, California



HIGHWAY 99 PRIME DEVELOPMENT POTENTIAL

26.95± Acres

\$2,290,000

- DESCRIPTION:** The 26.95± acre is currently being farmed. The property is well positioned in the Central Valley for manufacturers and distribution facilities to deliver their products to the entire California marketplace.
- LOCATION:** The property is located in the heart of the Central Valley between the cities of Selma and Fowler, California. It has good highway access from both the new California Highway 99 freeway and the old Highway 99. The property is in the City of Selma General Plan.
- TRAFFIC COUNTS:** Approximately 40,813± cars per day pass through Floral and Highway 99. Approximately 28,029± cars pass through Manning and Highway 99. (Source: California Department of Transportation)
- LEGAL:** 26.95± acre parcel in a portion of Section 25, Township 15S, Range 21E, MDB&M.
- SOILS:** Delhi loamy sand, 3 to 9% slopes
Hanford sandy loam
Delhi loamy sand, 0 to 3% slopes
- WATER:** The property is located in the Consolidated Irrigation District but currently receives no water. The Thompson Raisin grapes are being irrigated by a well with a 45HP diesel pump through concrete piping. The home also has a domestic well and pump.
- PLANTINGS:** Thompson Raisin grapes
- BUILDINGS:** One country home approximately 2,200 square feet with 3 bedrooms, 2 baths, kitchen, dining and living rooms. One wood frame metal covered shop approximately 24' x 30'. One uninhabited older home approximately 1,000 square feet.
- ZONING:** The property is currently zoned AL-20 and is in the City of Selma General Plan Industrial Reserve. It is not under the Williamson Act.
- UTILITIES:** Natural gas and electricity is provided by P. G. & E. Phone service is provided by Verizon. The property currently has a septic tank but has access to city sewer lines.
- PRICE/TERMS:** \$2,290,000 cash or terms acceptable to Seller.
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HIGHWAY 99 PRIME DEVELOPMENT POTENTIAL



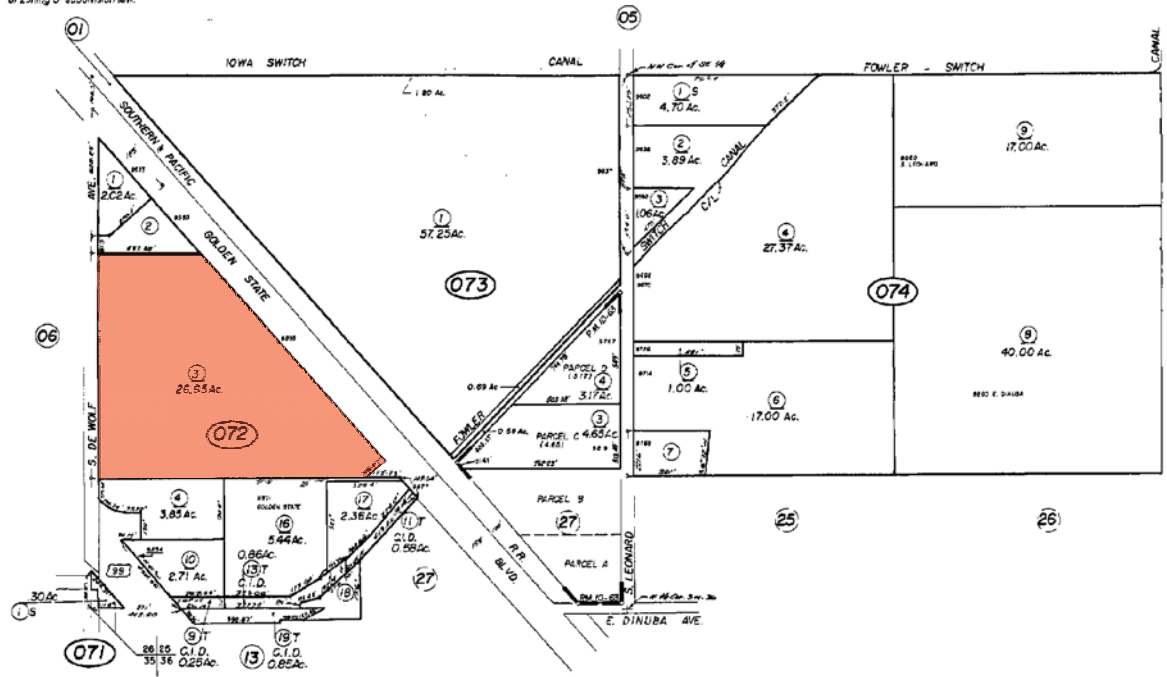
ASSESSOR'S PARCEL MAP

DR. SEC. 25, T. 15 S., R. 21 E., M.D.B. & M.

Tax Area
 11-015 180-000
 11-013 180-003
 11-014 180-005

348-07

ownership or divisions of land for purposes of zoning or subdivision law.



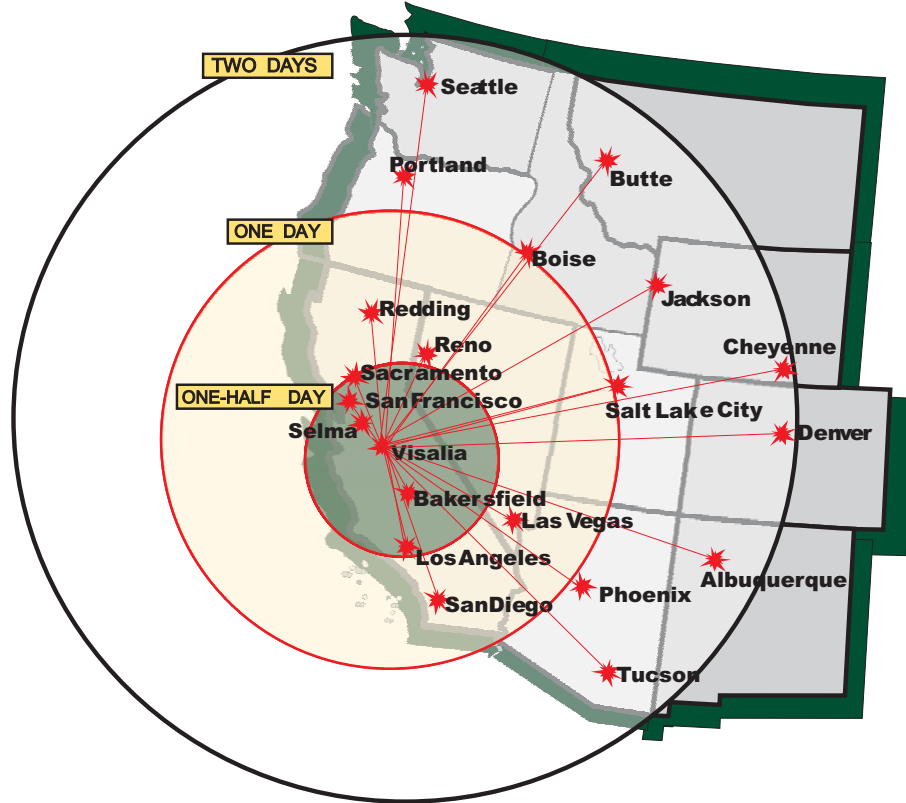
Bk 358

Agricultural Preserve
 Parcel Map No. 1695 - Bk 10, Pg. 63

Assessor's Map Bk 348 - Pg. 07
 County of Fresno, Calif.

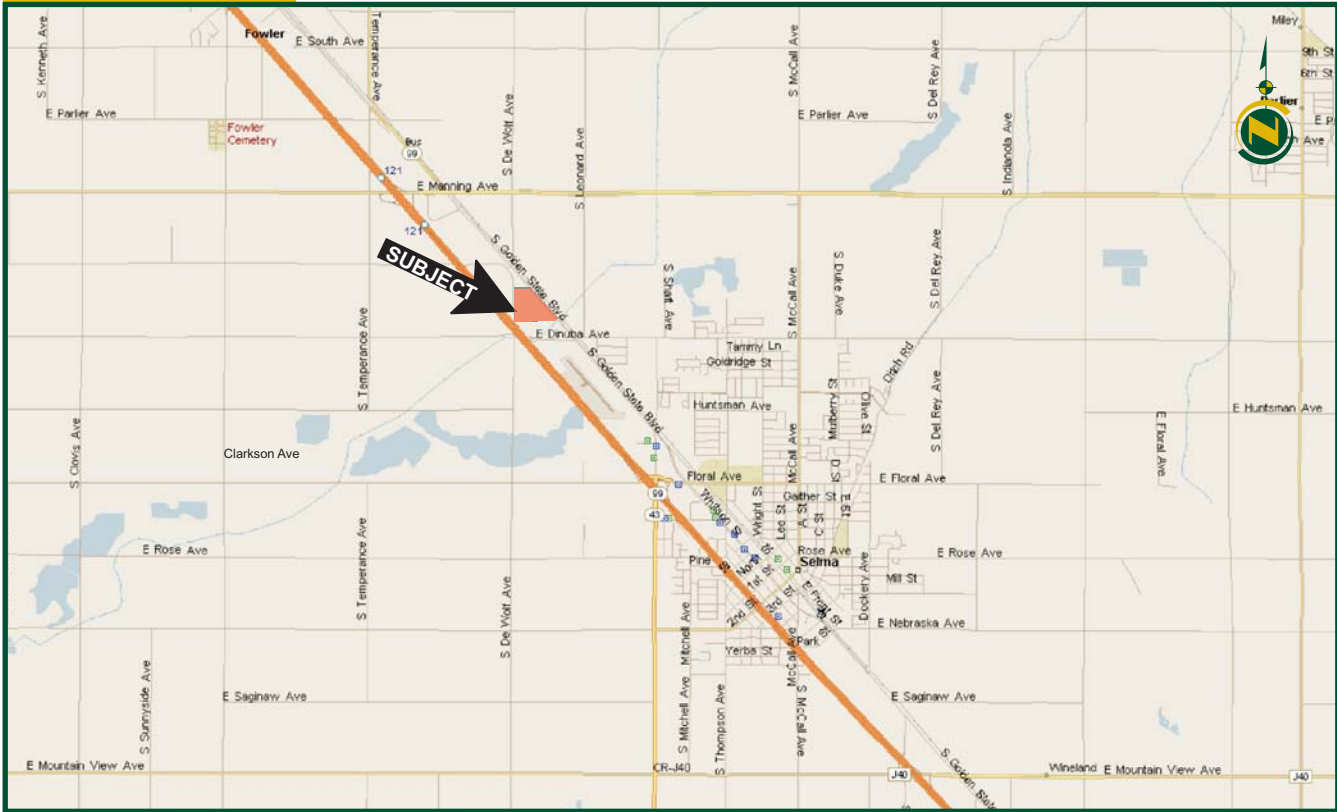
FEB 2 0 2009

REGIONAL TRUCK DISTRIBUTION MAP





LOCATION MAP



REGIONAL LOCATION MAP



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.

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