

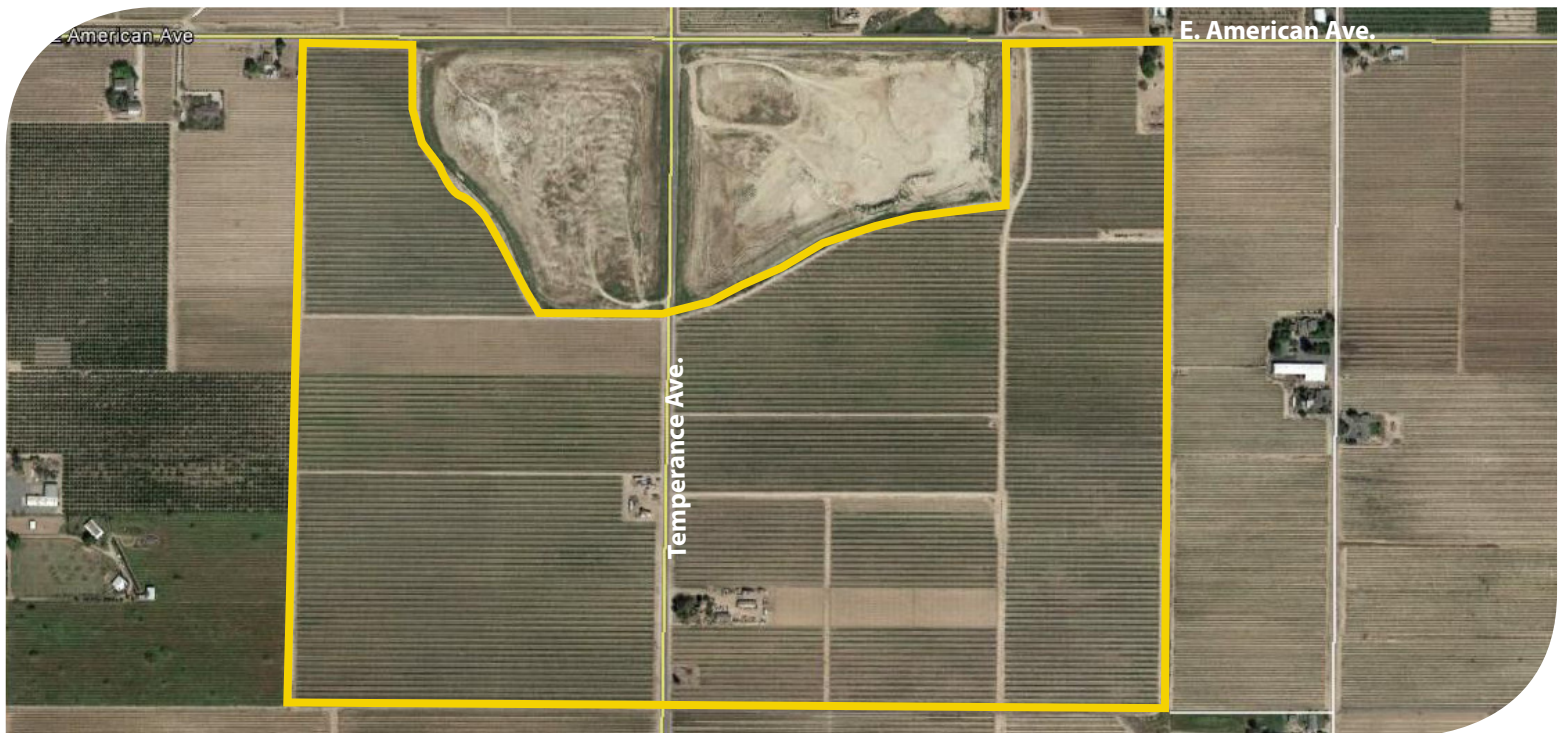


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**FOR SALE**

# Temperance Ranch



**162.49± Acres**  
**Fresno County, California**

**Exclusively Presented By:**  
**Pearson Realty**

- New 13,000 S.F. aluminum solar panel pole barn
- Four pumps and wells
- Excellent soils
- 6 Varieties of table grapes



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# Temperance Ranch

**162.49± Acres**

**\$6,093,375**  
**(\$37,500/Ac.)**

**LOCATION:**

Southwest and southeast corners of Temperance and American Avenues, Fowler, CA.

**LEGAL:**

Fresno County APN's: 340-020-58 and 340-030-02, 04, 32 & 33. Located in portions of Sections 2 and 3, T15S, R21E, M.D.B.&M.

**PLANTINGS:**

<u>Variety</u>	<u>Acreage</u>	<u>Planted</u>	<u>Spacing</u>
Flame Seedless	15.00±	2009	6' x 12'
Flame Seedless	15.00±	2011	6' x 12'
Flame Seedless	9.00±	2005	6' x 12'
Princess	7.50±	2014	6' x 12'
Princess	13.00±	2003	6' x 12'
Summer Royal	20.00±	2000	6' x 12'
Autumn King	22.00±	2011	5' x 12'
Vintage Red	15.00±	2010	7' x 12'
Crimson Seedless	30.00±	2007	6' x 12'
Open ground	9.00±	In progress	

**PRODUCTION:**

Available upon request.

**WATER:**

Consolidated Irrigation District. 139.85± acres receives water at \$23 per acre. 22.64± acres does not receive District water and is charged \$9.20 per acre. Ranch is adjacent to 2 large C.I.D. recharge ponds. Four pumps and wells. Please refer to planting map for descriptions. Ranch is on drip, but is also set up for flood irrigation.

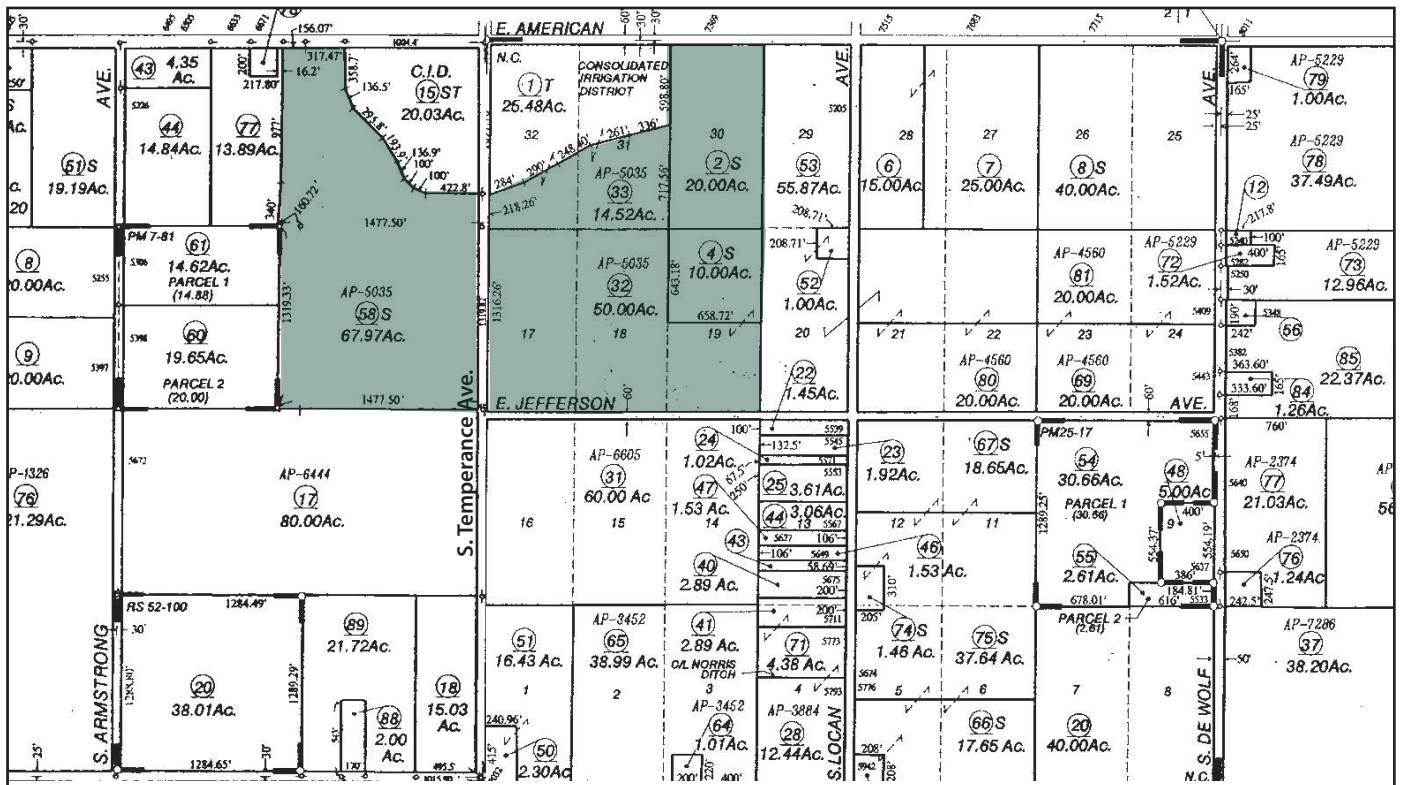
**SOILS:**

Delhi loamy sand, 0-3% slopes  
Hesperia sandy loam  
Hanford sandy loam  
Delhi loamy sand, 3-9% slopes  
Dello loamy sand  
Hanford sandy loam, silty substratum  
Delhi sand, 0-3% slopes  
Delhi sand, 3-9% slopes

**BUILDINGS/  
IMPROVEMENTS:**

New 13,000 S.F. aluminum pole barn with 320 Sunpower 327 watt modules with SMA inverters to power all pump meters on the ranch. Two older homes, shop and mobile home.

# ASSESSOR'S PARCEL MAP



# PLANTING MAP

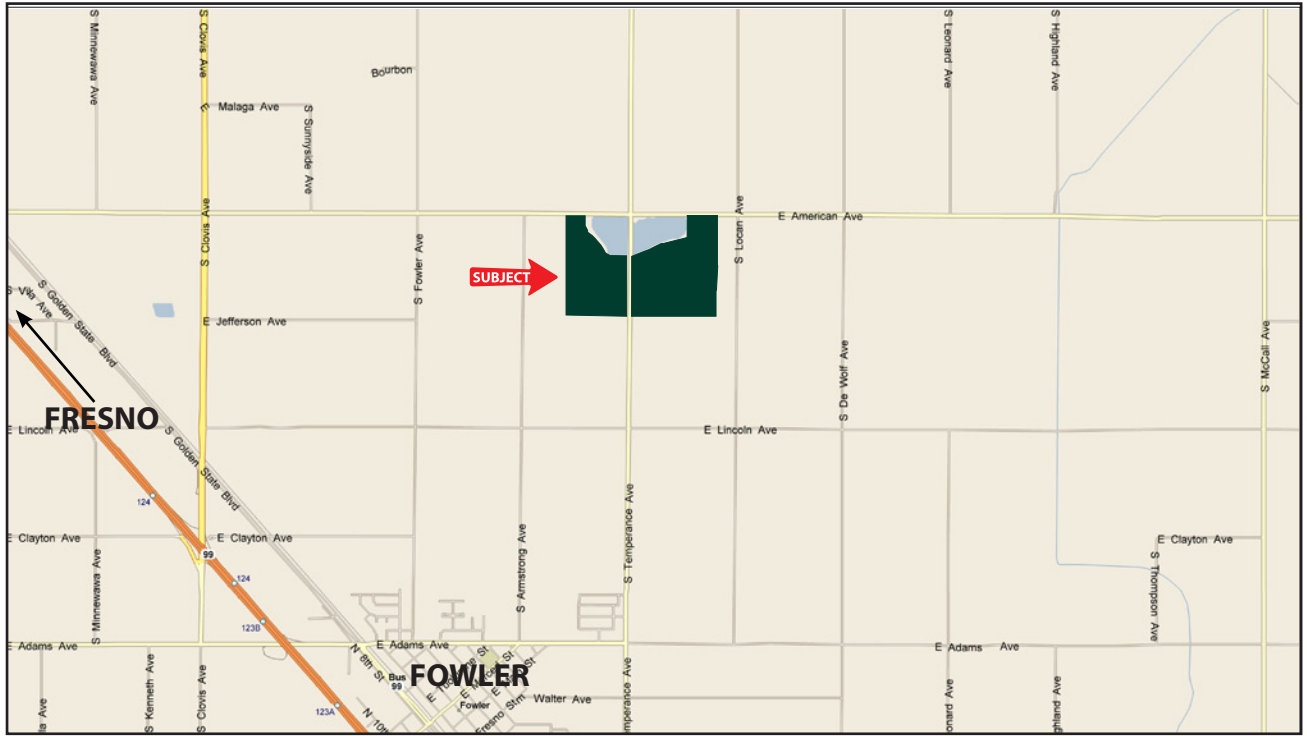


**TEMPERANCE RANCH**  
**162.49 ACS.**





# LOCATION MAP



# REGIONAL MAP

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainably 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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