

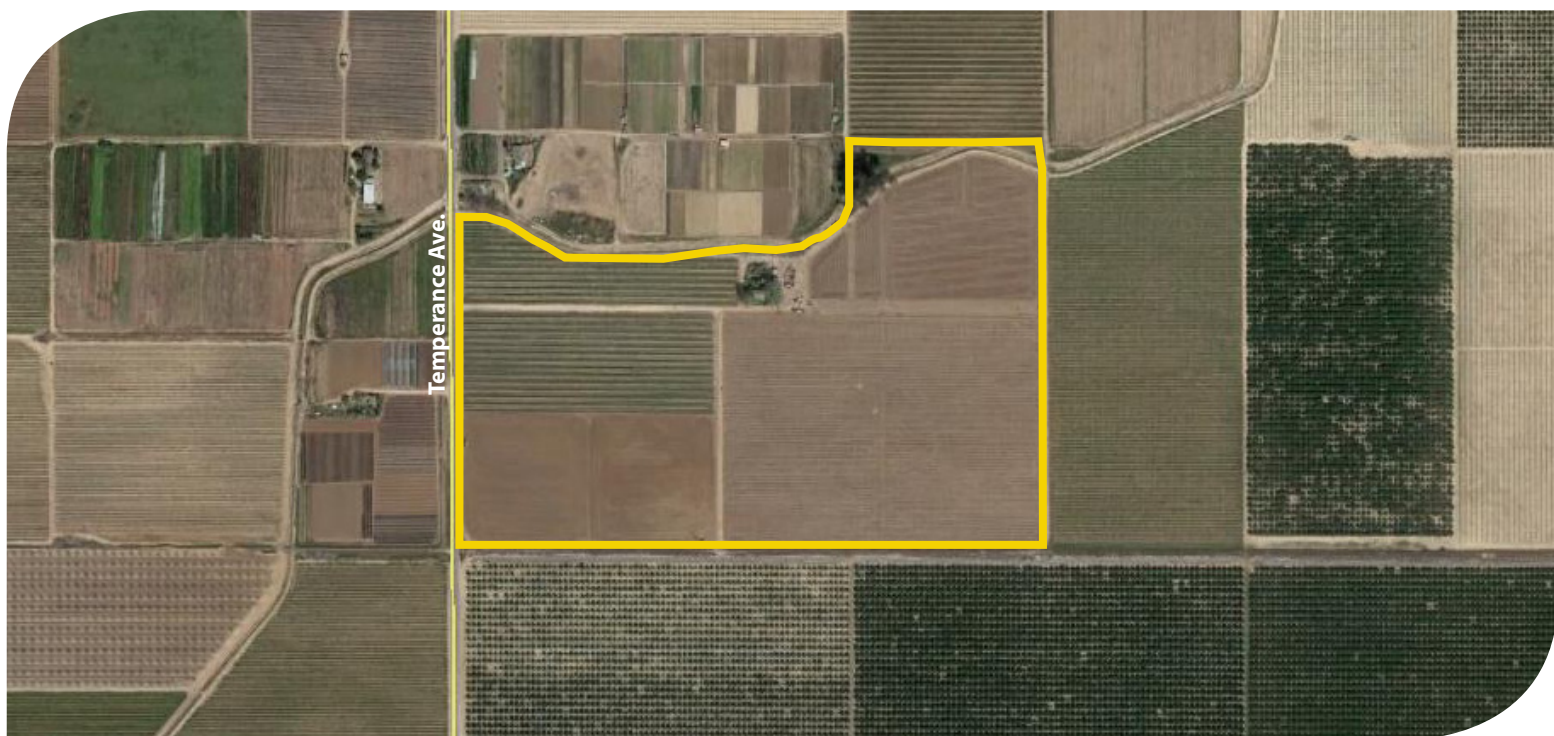


**PEARSON
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FOR SALE

Tri Boro Ranch



47.75± Acres
Fresno County, California

- Fresno Irrigation District
- Three table grape varieties
- Great location

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CA BRE #00020875



Tri-boro Ranch

47.75± Acres

\$1,671,250
(\$35,000/Ac.)

LOCATION:

The property is located on the east side of Temperance Avenue approximately one half mile south of E. Jensen Avenue.

LEGAL:

Fresno County APN: 316-060-48. Located in a portion of Section 23, T14S, R21E, M.D.B.&M.

PLANTINGS:

<u>Variety</u>	<u>Acreage</u>	<u>Planted</u>
Flame Seedless	12.00±	Mature
Autumn King	15.50±	2015
Vintage Red	19.00±	2013

PRODUCTION:

Available upon request

WATER:

Fresno Irrigation District. F.I.D. canal is adjacent to the property. There is a 15 HP deep well turbine pump, a 20 HP submersible and a 10 HP booster. Need a motor for F.I.D. lift pump. The ranch is set up for drip and flood irrigation.

SOILS:

Grangeville fine sandy loam, over traver soils, 0 to 1 percent slopes
Grangeville fine sandy loam, 0 to 1 percent slopes
Tujunga loamy sand, 0 to 3 percent slopes
Fresno and El Peco fine sandy loams, slightly saline-alkali, 0 to 1 percent slopes

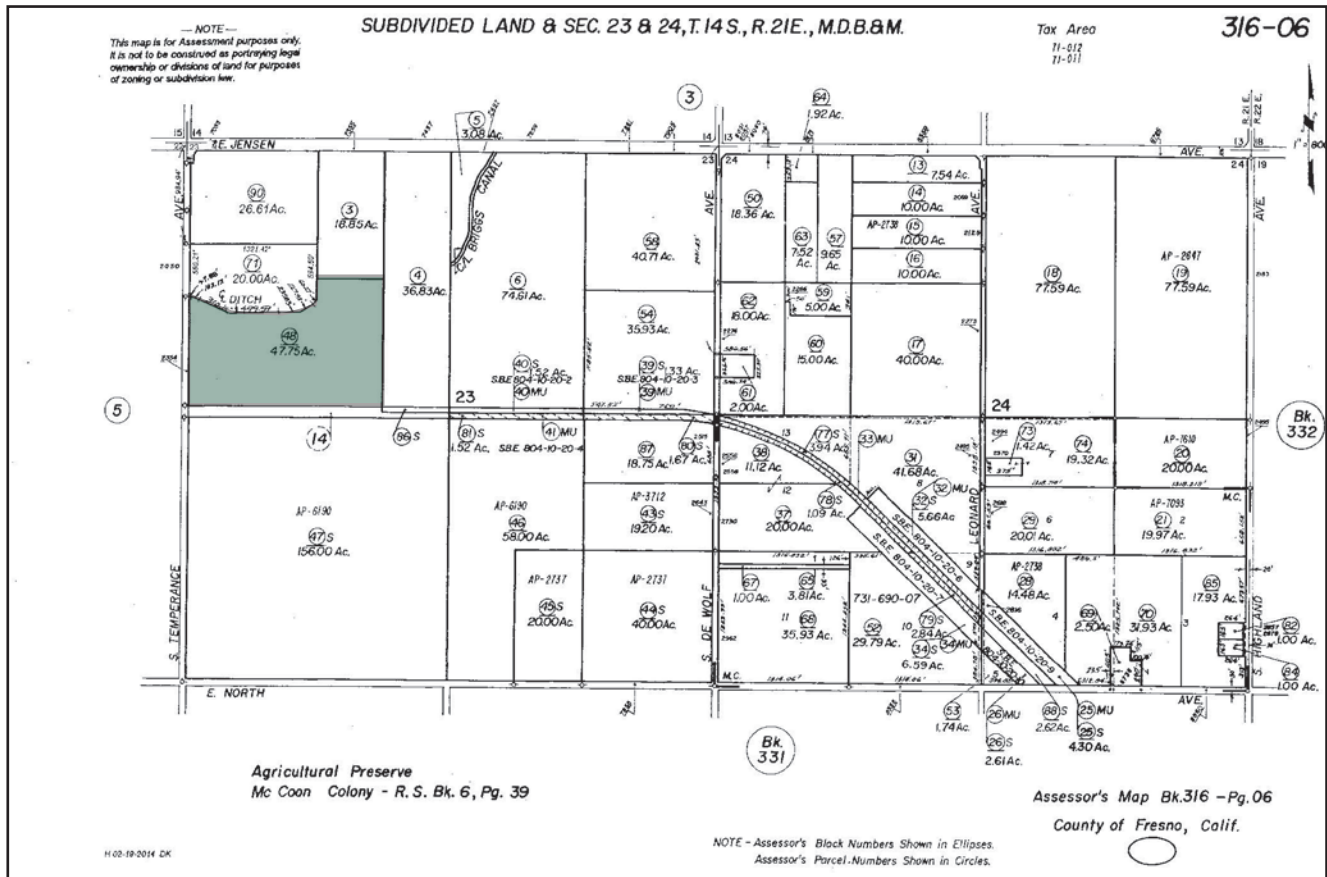
**BUILDINGS/
IMPROVEMENTS:**

Older home.

PRICE/TERMS:

\$1,671,250 All cash. Buyer to reimburse Seller for all cultural costs incurred toward the 2017 crop.

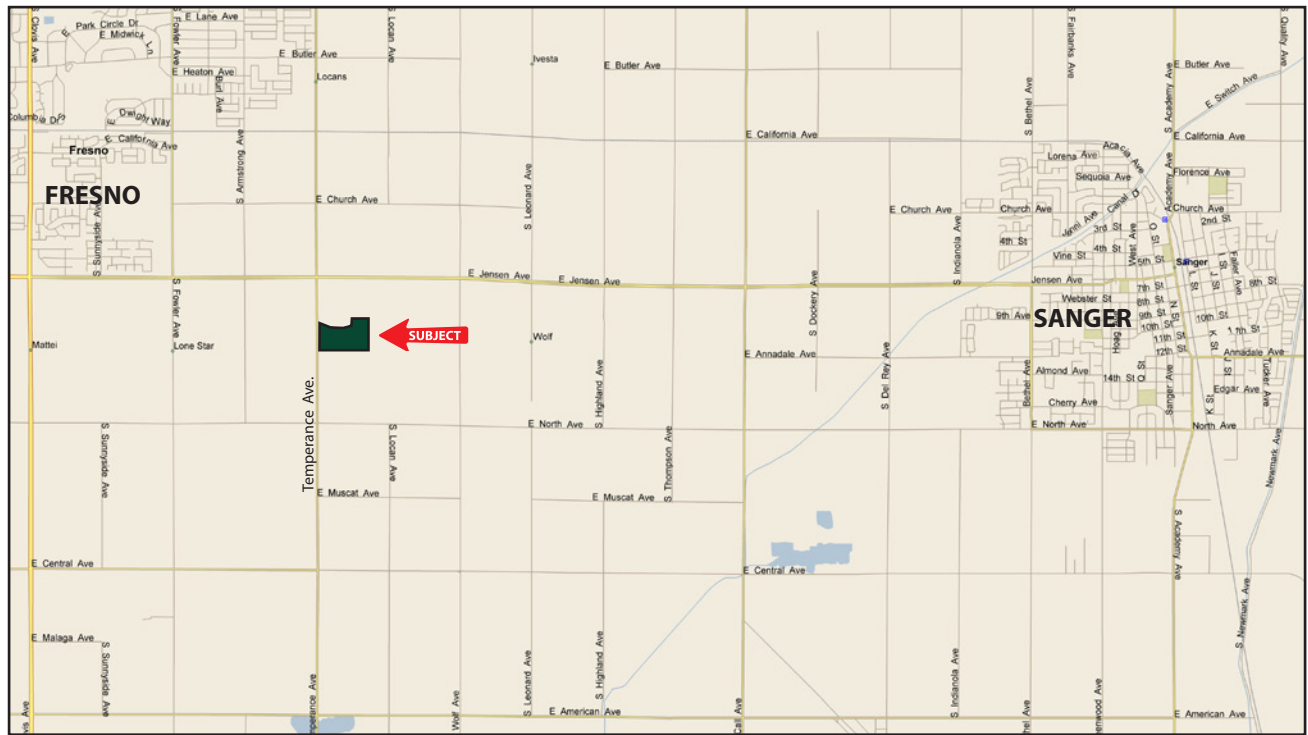
ASSESSOR'S PARCEL MAP



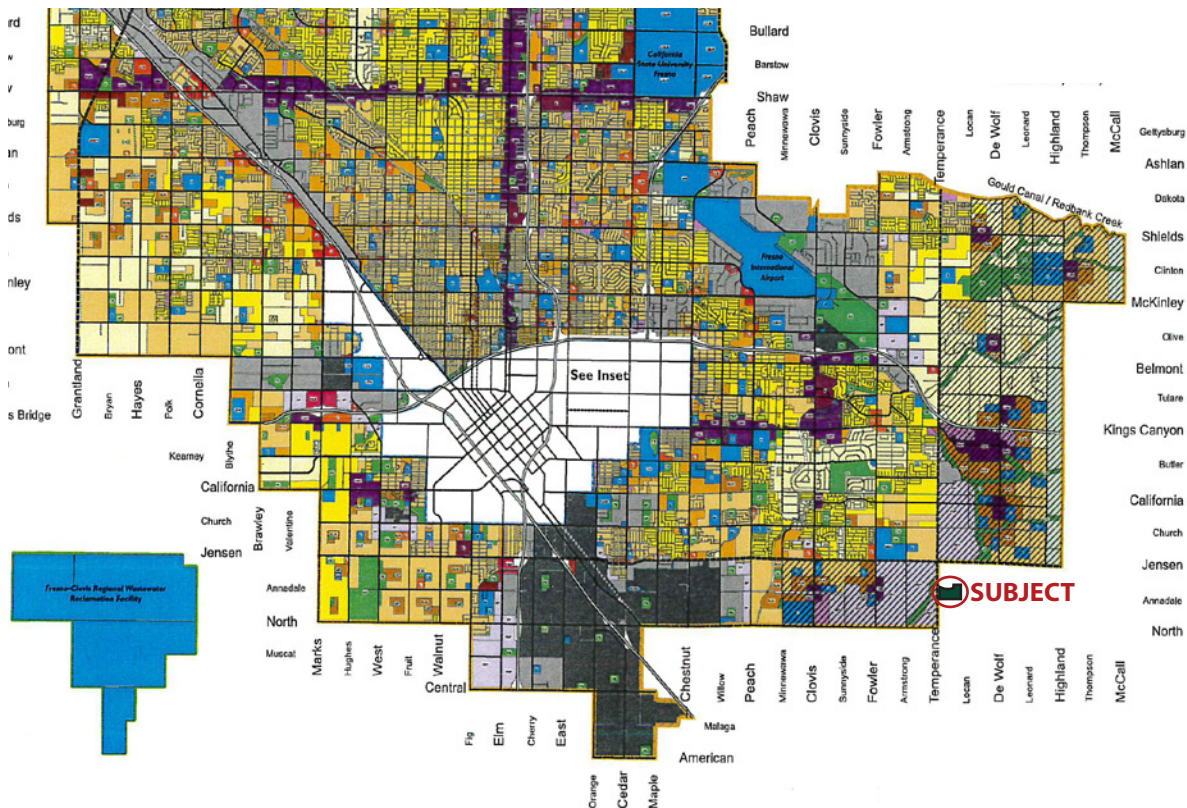
PLANTING MAP



LOCATION MAP



FRESNO SPHERE OF INFLUENCE 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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