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FOR SALE

Kerman Thompsons



**37.83± Acres
Fresno County, California**

- Fresno Irrigation District water
- Great soils for multiple crops
- Great location northeast of Kerman

**Exclusively Presented By:
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CA BRE #00020875



Kerman Thompsons

37.83± Acres

\$1,361,880
(\$36,000/ac.)

LOCATION:

Property is located on the northeast corner of Howard and Belmont Avenues, Kerman, Ca. 93630.

LEGAL:

Fresno County APN: 016-170-63s and 69s. Located in a portion of Section 33, T13S, R18E, M.D.B.&M.

PLANTINGS:

The property is planted to Thompson Seedless grapes, planted in 1983. Spacing is: Rows 1-53, 12' x 8'; rows 54-224, 11.5' x 6'. Wood and metal stakes are used throughout the vineyard. Rows 1-66 have 18" T-Bar crossarms. The balance of the vineyard does not have crossarms.

WATER:

The property is located within the Fresno Irrigation District and receives water at \$40.38 per acre.
(1) 20 HP turbine pump.

SOILS:

Hanford sandy loam, silty substratum, Grade 1, Excellent
Hanford sandy loam, Grade 1, Excellent

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,361,880 All cash.

NOTE:

Owners are in the process of completing a property line adjustment. The tentative new property lines are shown on the ranch map and may change slightly. This process could take up to six months or more to complete. Buyer will need to enter into an easement agreement with Seller for ingress and egress on the east side of subject and for pipeline use. Also, Buyer will need to participate in future F.I.D. pipeline replacement as it is a private line. Owner will build a fence on the property line surrounding the south and east borders of his house and shop area.

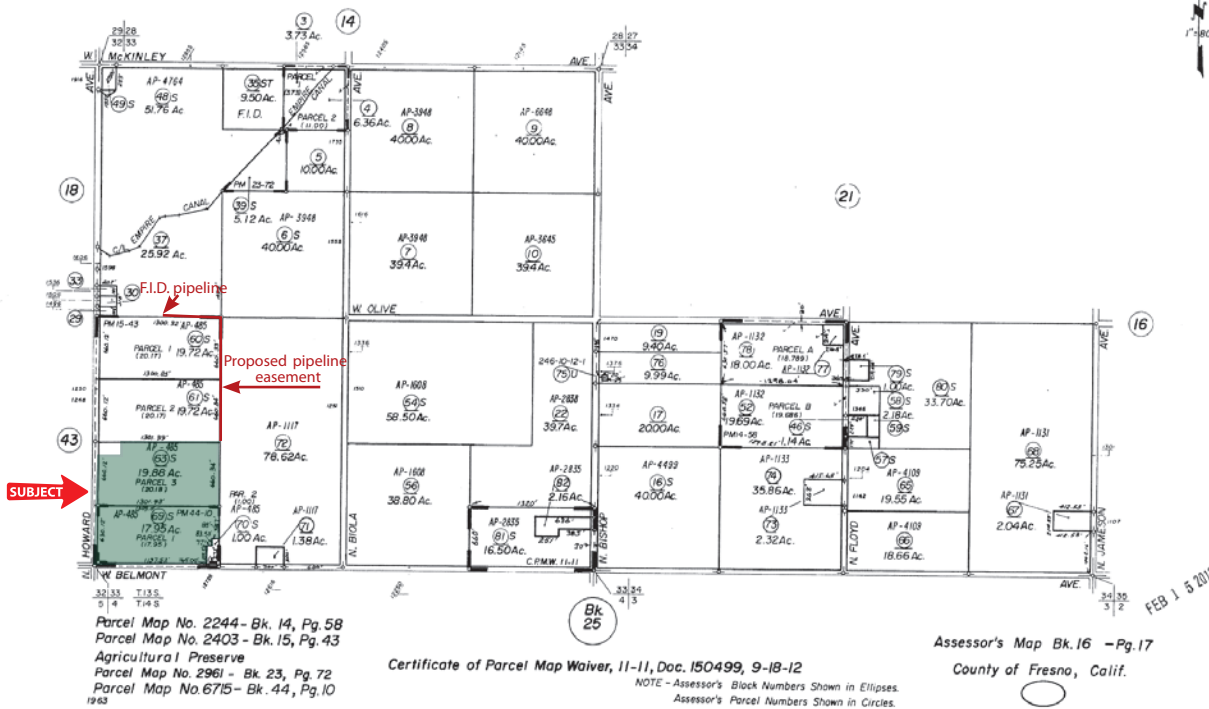
ASSESSOR'S PARCEL MAP

SEC. 33, & POR. SEC. 34, T.13S., R.18E., M.D.B.&M

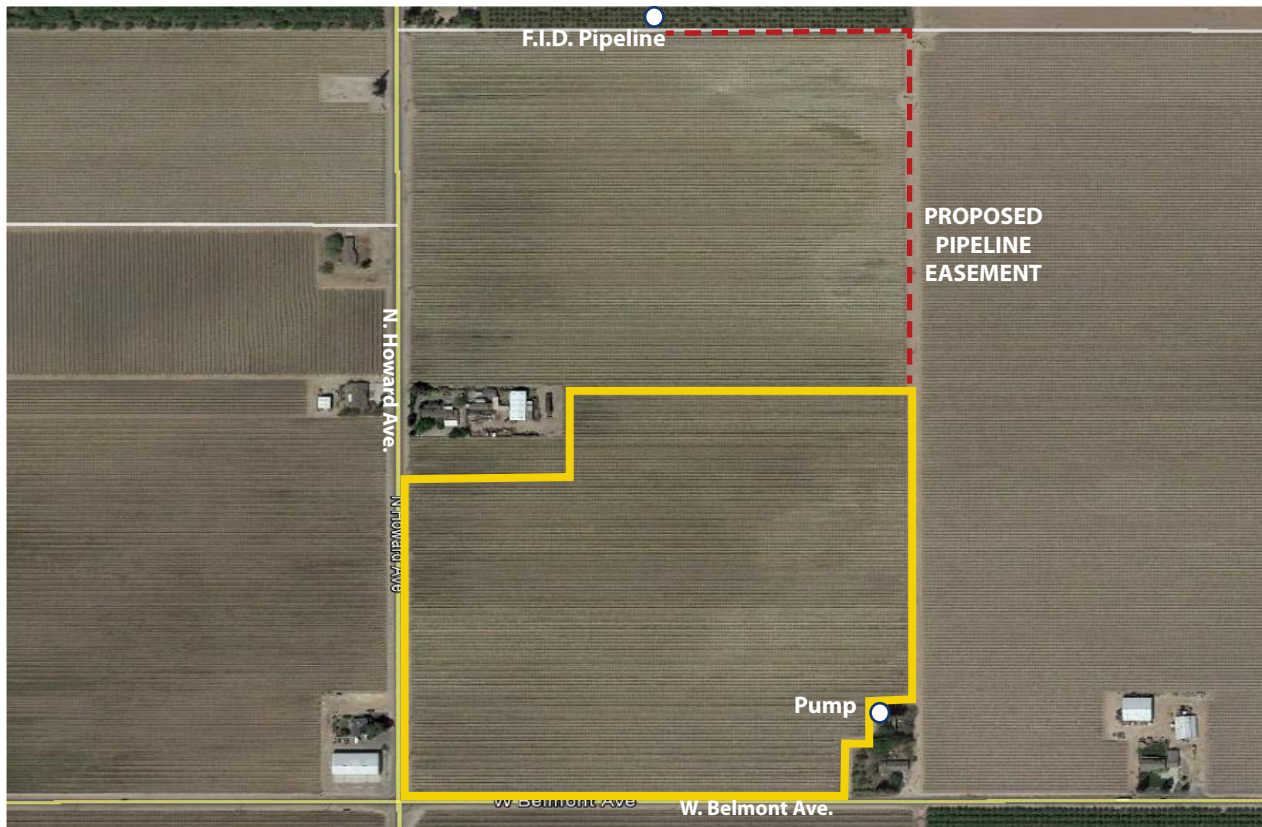
Tax Area
62-007
120-009

16-17

— 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.



PLANTING MAP



LOCATION MAP



SOILS MAP

SOILS LEGEND

**Hg - Hanford sandy loam,
silty substratum
Grade 1
Storie Index 90**

**Hc - Hanford sandy loam
Grade 1
Storie Index 95**



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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FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

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BAKERSFIELD

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