

FOR SALE



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AGRICULTURAL PROPERTIES
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Elm Ave. Vineyard & Residence



30.00± Acres
Fresno County, California

- Two story, 5 bdrm. residence
- Fresno Irrigation District
- (1) Ag deep well & (1) domestic pump & well

Exclusively Presented By:
Pearson Realty



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CA BRE #00020875



Elm Ave. Vineyard & Residence

30.00± Acres

\$920,000

LOCATION:	A well located Thompson seedless vineyard with residence adjacent to the community of Easton. Commonly referred to as 6398 S. Elm Ave. Fresno, CA 93706. The ranch is located on the east side of Elm Ave. at the northeast corner Elm and Clayton Avenues.
LEGAL:	Fresno County APN 334-110-20. Located in a Portion of Section 10, T15S, R20E, M.DB.&M.
ZONING:	AE 20 (Agriculture Exclusive, 20 acre minimum parcel size. Property is in the Williamson Act with an Agricultural Preserve Contract.
PLANTINGS:	Mature Thompson seedless vineyard, east/west rows, 8' X 11" spacing, single wire trellis.
WATER:	The property irrigates from 1 agricultural deep well and Fresno Irrigation District service, 1- 2 hp domestic pump/well. Vineyard can be watered by either flood or drip irrigation.
SOILS:	Mostly Delhi loamy sand, 0 to 3% slopes, some Hesperia fine sandy loam moderately deep, and less than 1 acre of Delhi sand, 0 to 3% slopes.
BUILDINGS/ IMPROVEMENTS:	2236± sq. ft. two story, 5 bdrm., 1 bath. residence built in 1906. There are also out buildings included on the property.
PRICE/TERMS:	\$ 920,000 cash or terms agreeable to the Seller at close of escrow. The 2017 crop is currently under a lease.

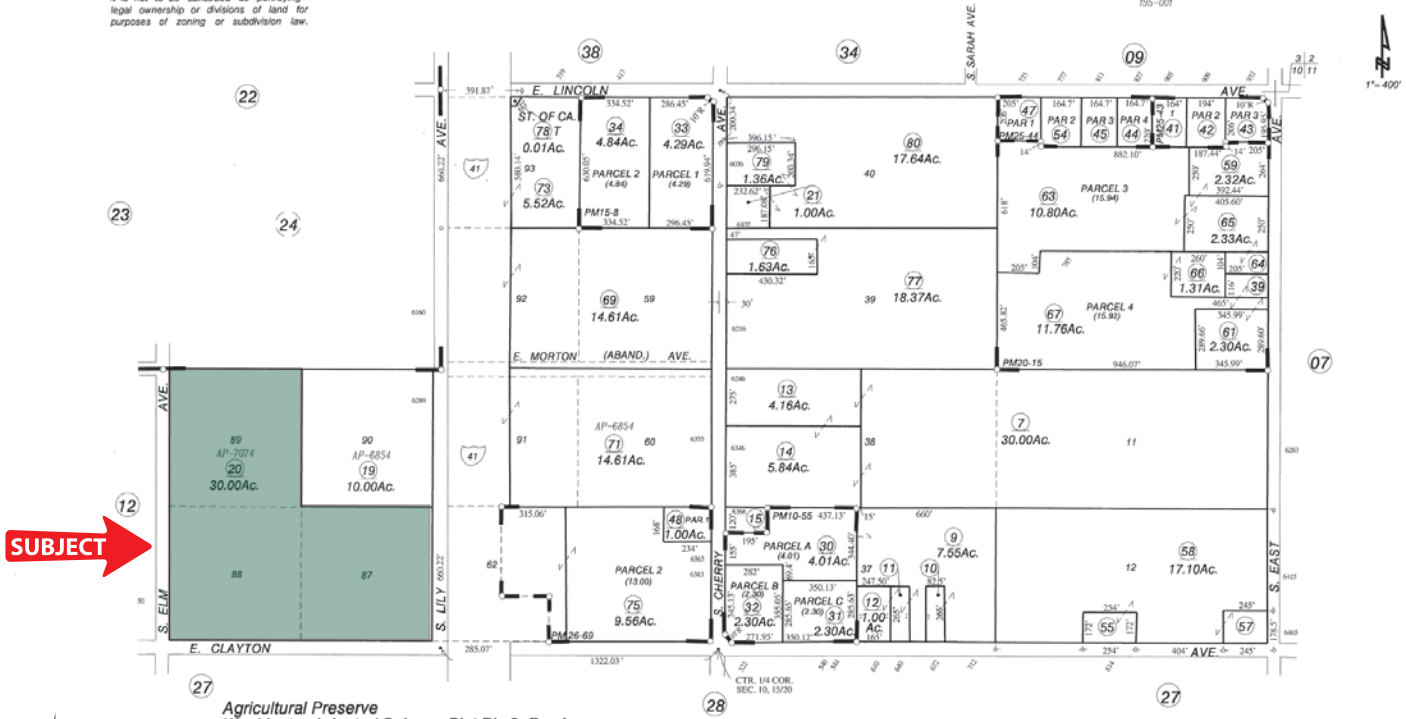
ASSESSOR'S PARCEL MAP

*** 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.

SUBDIVIDED LAND IN POR. SEC. 10, T.15 S., R. 20 E., M.D.B. & M.

Tax Rate Area
 155-000
 155-001

334-11



SUBJECT →

99 Agricultural Preserve
 AP-7074
 20 30.00Ac
 90 AP-6854
 19 10.00Ac

Washington Irrigated Colony - Plat Bk. 2, Pg. 4
 Parcel Map 1511 - Bk. 10, Pg. 55
 Parcel Map 2346 - Bk. 15, Pg. 8
 Parcel Map 2851 - Bk. 20, Pg. 15
 Parcel Map 3325 - Bk. 25, Pg. 43
 Parcel Map 3324 - Bk. 25, Pg. 44
 Parcel Map 4138 - Bk. 26, Pg. 69

Assessor's Map Bk. 334 - Pg. 11
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

PLANTING MAP

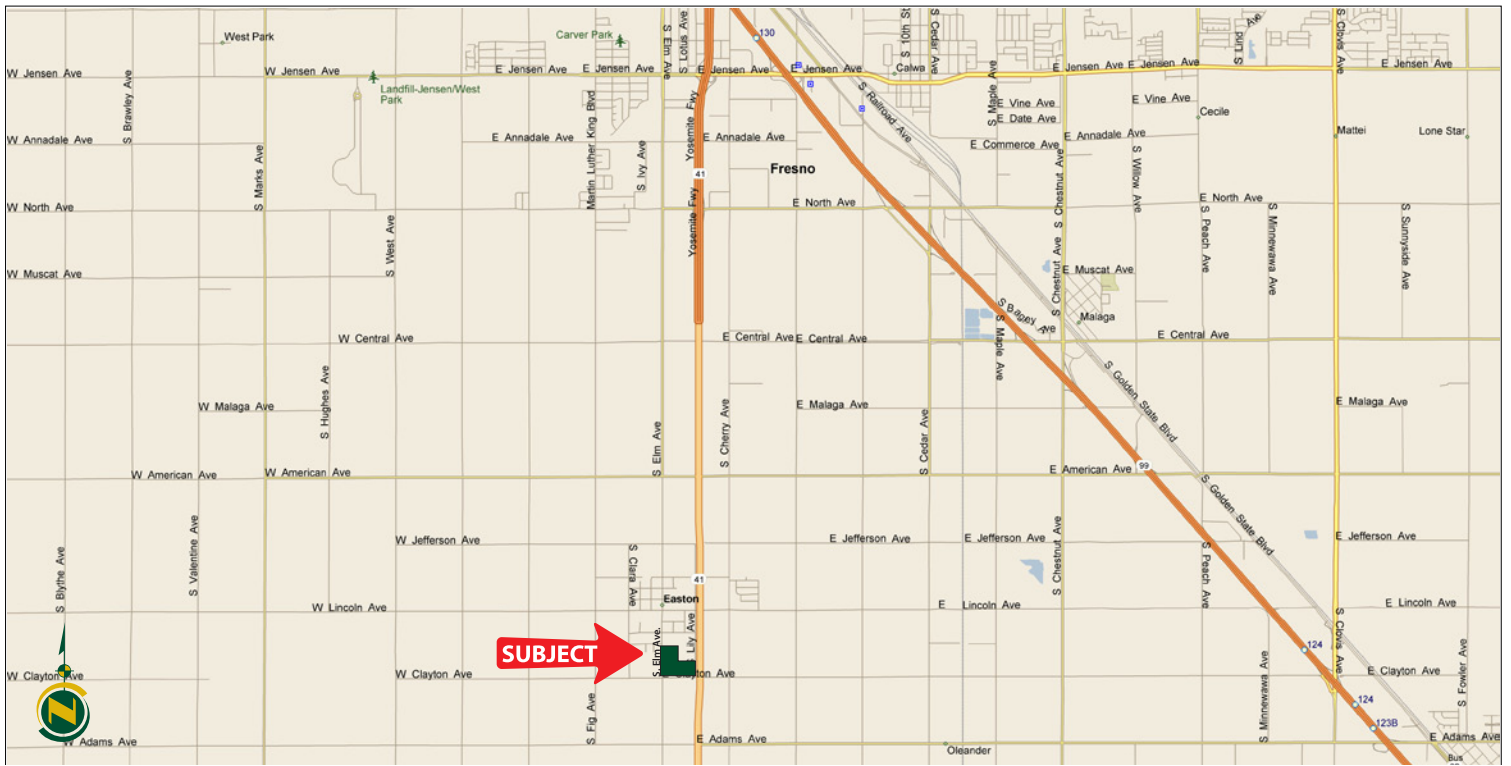
SOILS LEGEND

- DhA - Delhi loamy sand Grade 2 (67.7%)**
- Hst - Hesperia fine sandy loam Grade 1 (30.6%)**
- DeA - Delhi sand Grade 3 (1.7%)**



may not be valid at this scale.

LOCATION MAP



REGIONAL 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.

Offices Serving The Central Valley

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

VISALIA
3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 159
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661.334.2777



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