

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Selma Vineyard & Open



34.67± Acres
Fresno County, California

- Consolidated Irrigation District
- 15 HP Irrigation Pump & Well
- Drip Irrigation

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Selma Vineyard & Open

34.67± Acres

\$890,000
(\$25,671/ac.)

LOCATION:

The north side of Rose Avenue and the east side of Bethel Avenue.
Approximately 1.5 miles east of the City of Selma, CA.

LEGAL:

Fresno County APN: 393-031-27s. The property is located in the SW 1/4 of the NW 1/4 of Section 3, T16S, R22E, M.D.B.&M.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is not in the Williamson Act contract.

PLANTINGS:

<u>Acres</u>	<u>Crop</u>	<u>Variety</u>
17.00±	Grapes	Thompson Seedless
10.00±	Grapes	Selma Petes

Balance open, unplanted and avenues.

Note: Buyer to verify the planted acres

WATER:

Consolidated Irrigation District.
(1) 15 HP irrigation pump and well
Drip irrigation.

SOILS:

Hanford fine sandy loam
Delhi loamy sand, 3 to 9% slopes
Tujunga loamy sand, 0 to 3% slopes
Dello loamy sand
Delhi loamy sand, 0 to 3% slopes

**BUILDINGS/
EQUIPMENT:**

None.

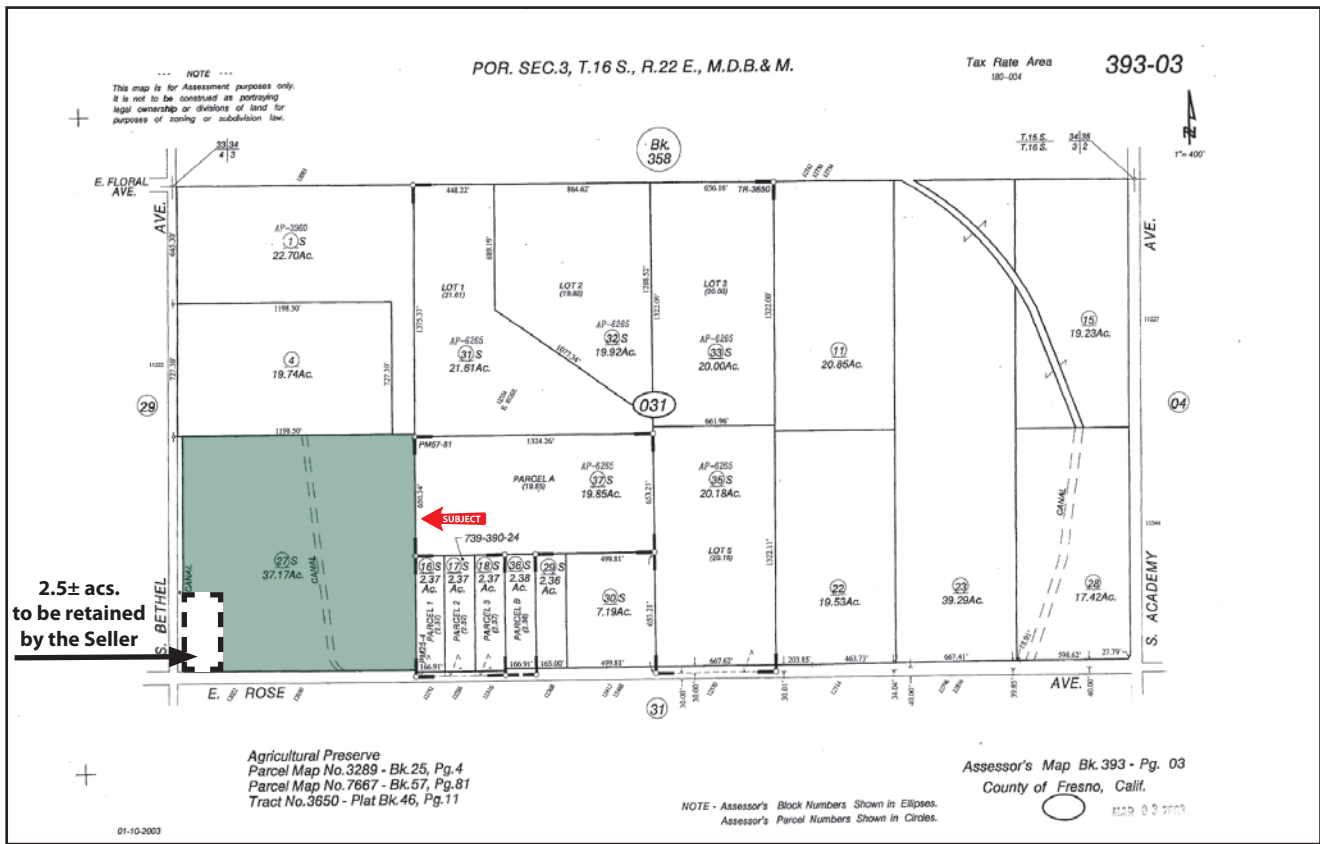
PRICE/TERMS:

\$890,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2017 crops.

NOTE:

Seller has applied for a zone variance to parcel off 2.5± acres with the homes and shop adjacent to the 34.67± acre vineyard. Seller's obligation to sell the property is conditioned upon Fresno County's approval and completion of the parcel application.

ASSESSOR'S PARCEL MAP



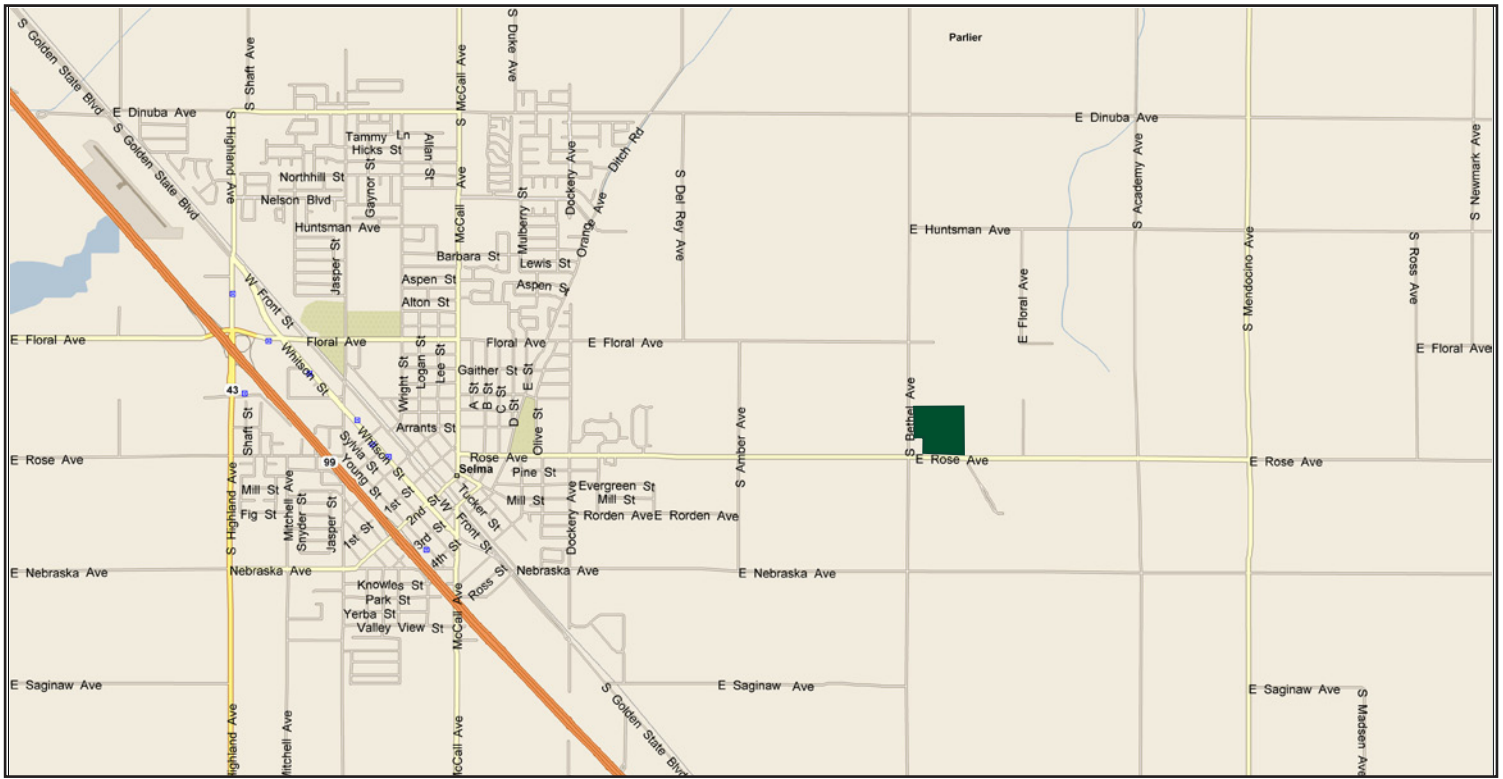
SOILS MAP

Map Legend

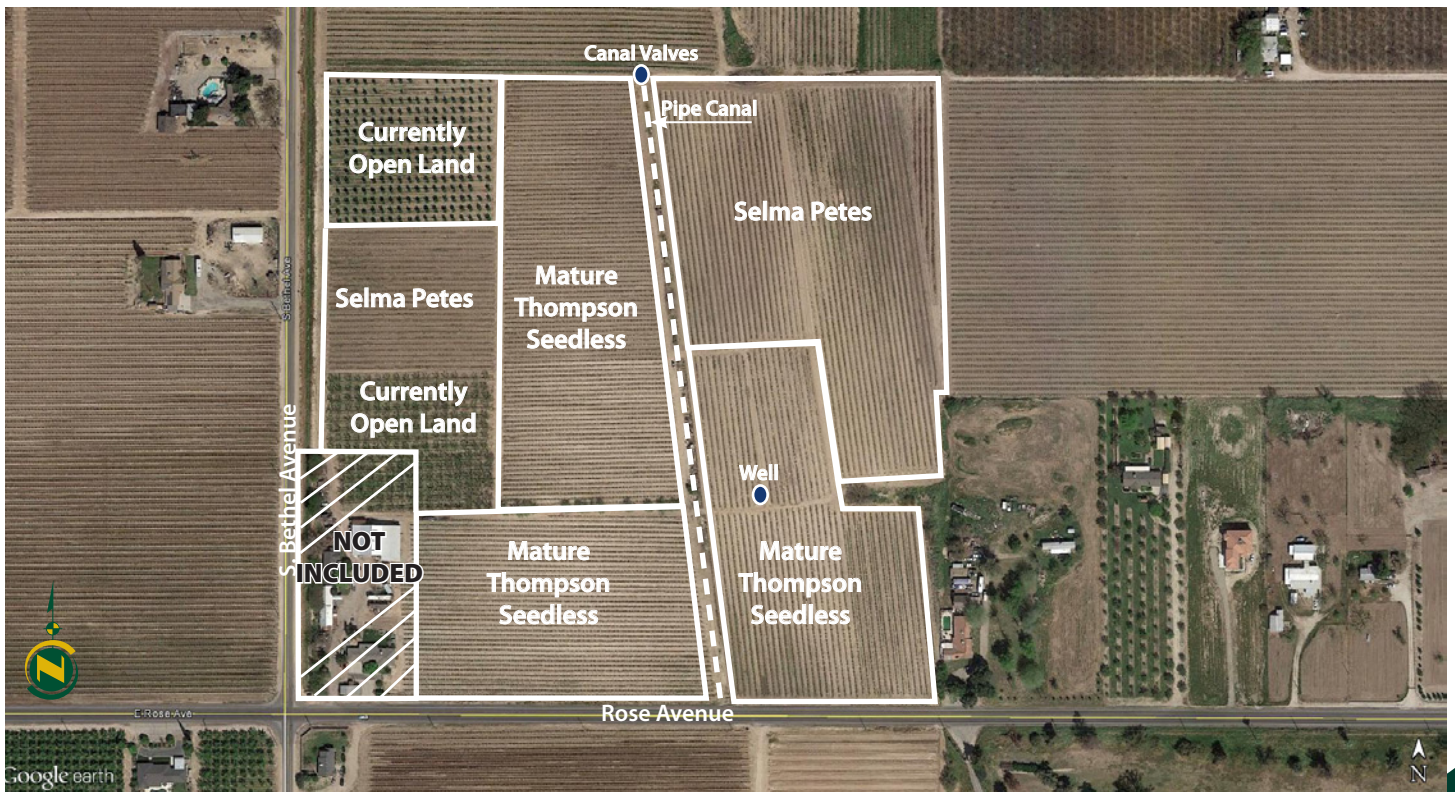
- Hm - Hanford fine sandy loam
Grade 1
- DhB - Delhi loamy sand
Grade 2
- TzbA - Tujunga loamy sand
Grade 2
- Dm - Dello loamy sand
Grade 3
- DhA - Delhi loamy sand
Grade 2
- DeB - Delhi sand
Grade 3



LOCATION MAP



PLANTING 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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