

**FOR SALE**



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# Kingsburg Treefruit & Home



**38.67± Acres**  
**Fresno County, California**

- Consolidated Irrigation District
- (1) Irrigation pump and well
- 1,800± sq. ft. ranch style home
- 8,000± sq. ft. storage building

**Exclusively Presented By:**  
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CA BRE #00020875



# Kingsburg Treefruit & Home

**38.67± Assessed Acres**

**\$1,314,780**  
**(\$34,000 per acre)**

**LOCATION:**

The west side of Del Rey Avenue, 1/4 mile north of Elkhorn Avenue, approximately 2 miles west of the City of Kingsburg.  
Address: 16567 S. Del Rey Avenue, Kingsburg, CA.

**LEGAL:**

A portion of the NE 1/4 of the SE 1/4 of Section 32, T16S, R22E, M.D.B.&M.  
Fresno County APN: 393-142-21s.

**ZONING:**

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

**PLANTINGS:**

Approx.

<u>Acres</u>	<u>Variety</u>	<u>Crop</u>	<u>Age</u>
10.5±	Superior	White Peach	2010±
5.0±	Angel Fire	Peach	2010±
6.4±	Golden Grenade	Plum	2017 (Grafts)
3.3±	Snow Blaze	White Peach	2008±
3.5±	Kylese	Apricot	2010±
1.6±*	Sterling*	White Peach	2015±
5.7±	Open land		

\*Also includes some nectarine varieties.

**PRODUCTION:**

Available upon request.

**WATER:**

Consolidated Irrigation District.  
(1) 25 HP irrigation pump and well.  
(1) domestic pump and well.  
Drip irrigation system.

**SOILS:**

Delhi loamy sand, 3-9% slopes.  
Delhi loamy sand, 0-3% slopes.  
Hesperia fine sandy loam, moderately deep.  
Delhi sand, 0-3% slopes

**BUILDINGS:**

Residence - An 1,800± sq. ft. ranch home with 3 bedrooms and 1 3/4 baths, constructed in 1947. The enclosed patio features an indoor barbecue.

Storage Building - An 8,000± sq. ft. wood construction building with metal roof and siding and a concrete floor.

**PRICE/TERMS:**

\$1,314,780 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2018 crop season. A long-term lease on the adjoining 33.00± acres of treefruit is available to be assumed by a Buyer at the close of escrow.



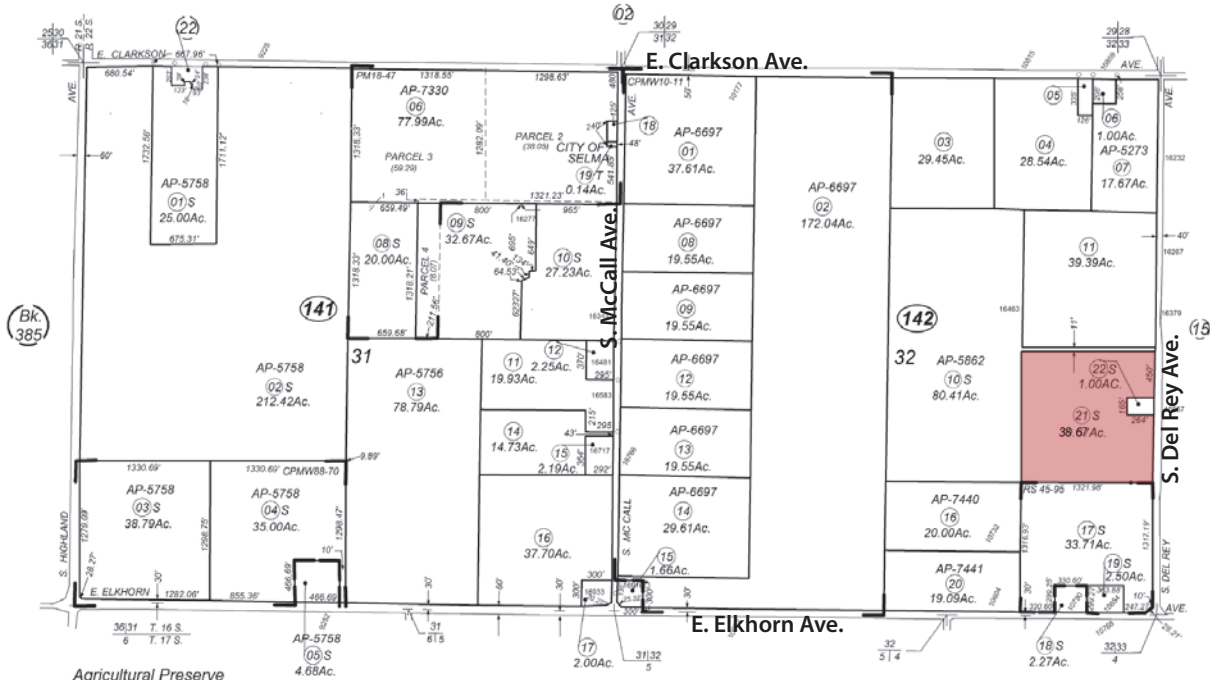
# ASSESSOR'S PARCEL MAP

**-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 SEC. 31 & 32, T.16S., R.22E., M.D.B.&M.

Tax Rate Area  
11-007  
121-001  
121-002

**393-14**



Agricultural Preserve  
Certificate of Parcel Map Waiver No. 10-11, Doc. 145048, 10-26-11  
Certificate of Parcel Map Waiver No. 88-70, Doc. 111733, 09-17-90  
Parcel Map No. 26 - Bk. 18, Pg. 47  
Record of Survey - Vol. 45, Pg. 95

Assessor's Map Bk.393 - Pg.14  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

## PROPERTY PHOTOS





# AERIAL MAP



# PROPERTY PHOTOS



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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