

FOR SALE



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AGRICULTURAL PROPERTIES
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Kerman Vineyard



**60.00± Acres
Fresno County, California**

**Exclusively Presented By:
Pearson Realty**

- Well manicured Thompson vineyard
- (1) submersible irrigation pump & well
- (1) Metal shop/storage building



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Kerman Vineyard

60.00± Assessed Acres

\$1,560,000
(\$26,000/Acre)

LOCATION:

The property is located west of North Butte Ave and south of West Dakota Ave. Address is 20241 W. Dakota Avenue, Kerman CA 93630.

DESCRIPTION:

A nicely manicured mature Thompson Seedless vineyard.

LEGAL:

The W 3/4 of the N ½ of the SE ¼ of Section 19, T13S, R17E. Fresno Co. APN: 015-240-02s.

ZONING:

Zoned AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size).

PLANTINGS:

Mature Thompson Seedless vineyard.

WATER:

(1) Submersible irrigation pump and well and (1) domestic well. Property is flood irrigated with a valve every row.

SOILS:

Hesperia sandy loam
Hesperia sandy loam, moderately deep
Hesperia sandy loam, shallow
All soils are Grade 1. See Soils Map

**BUILDINGS/
IMPROVEMENTS:**

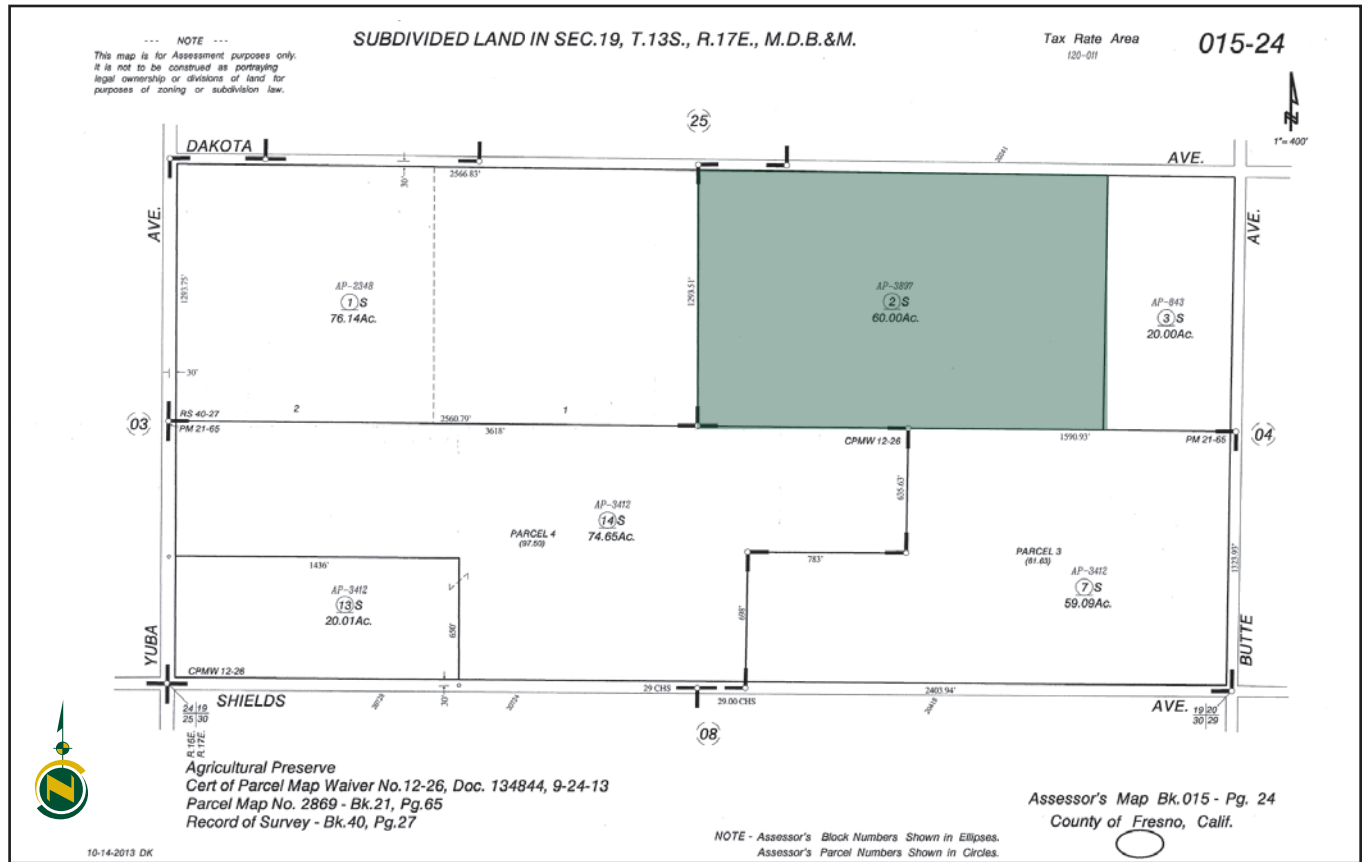
One metal shop/storage building approximately 3,900± sq. ft.

PRICE/TERMS:

\$1,560,000 All cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred toward the growing crops.



ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



LOCATION MAP



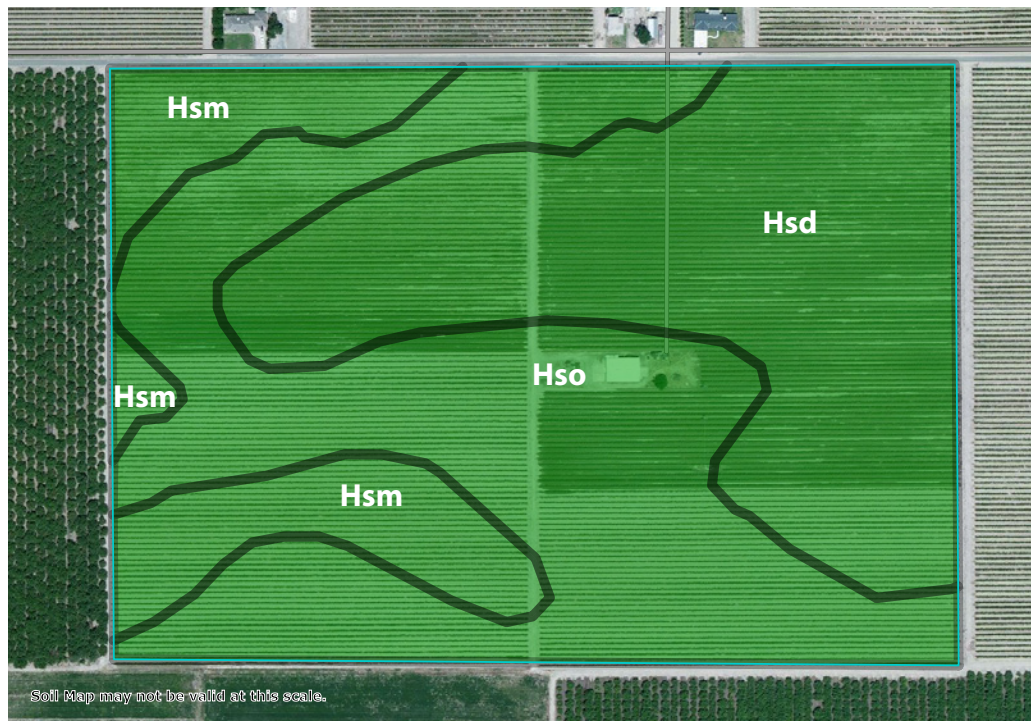
SOILS MAP

Soils Legend

**Hsm = Hesperia sandy loam
moderately deep
Grade 1, Excellent**

**Hso = Hesperia sandy loam
shallow
Grade 1, Excellent**

**Hsd = Hesperia sandy loam
Grade 1, Excellent**



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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