

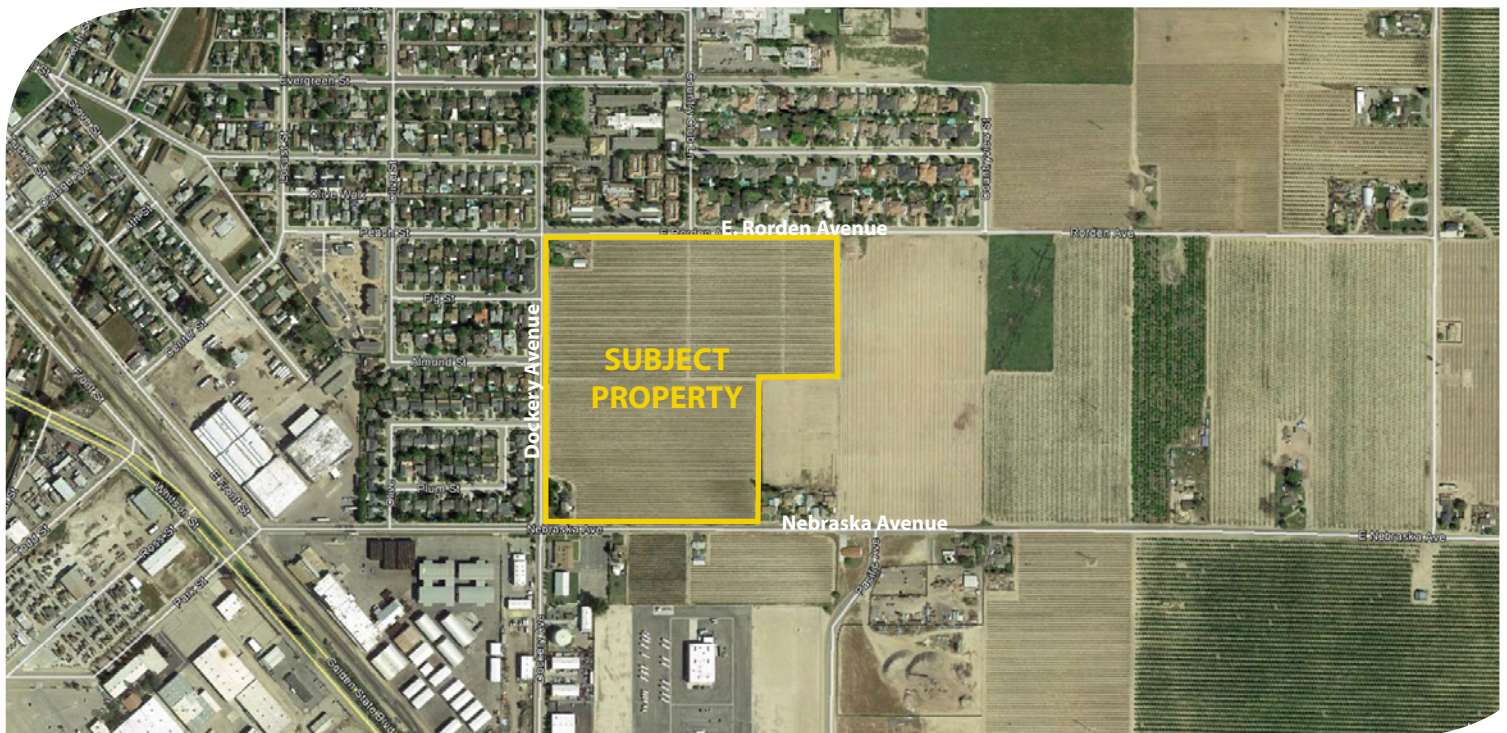
FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Selma Vineyard & Future Development



31.54± Acres
Fresno County, California

Exclusively Presented By:
Pearson Realty

- Located within City of Selma Sphere of Influence
- Adjacent to Residential Development
- Consolidated Irrigation District



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Selma Vineyard & Future Development

31.54± Acres

\$1,577,000

LOCATION:

Subject property is located on the south side of Rorden Avenue, north side of Nebraska Avenue, and east side of Dockery.
Physical address: 1297 Rorden Ave., Selma, CA 93662 .

DESCRIPTION:

Thompson Seedless vineyard with 2 homes, in the City of Selma Sphere of Influence, and adjacent to residential developments on two sides of the property. Selma approved 2035 General Plan designates property as "very low density", R-1-12 zoning (12,000 sq. ft. minimum sized lots).

LEGAL:

Fresno County APN's: 389-030-21s and 389-250-11. Located in a portion of Section 5, T16S, R22E, M.D.B.&M.

PLANTINGS:

Thompson Seedless grapes.

WATER:

(2) Submersible pumps and wells
(2) Domestic pumps and wells
Subject property is located within Consolidated Irrigation District and receives surface water when available.

SOILS:

See Soils Map

BUILDINGS:

(1) 1,316± sq. ft. 3 bedroom, 2 bath home
(1) 793± sq. ft. 2 bedroom, 1 bath home

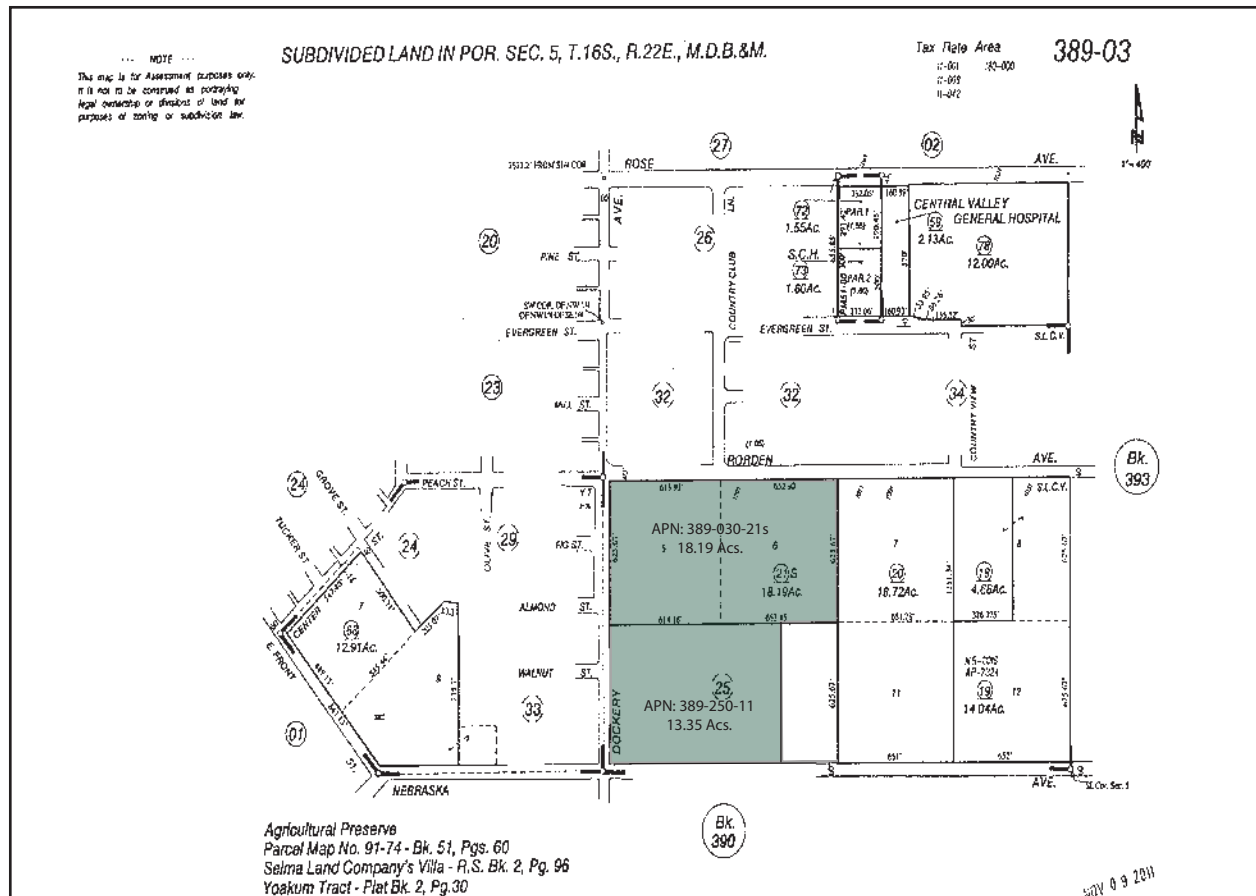
PRICE/TERMS:

\$1,577,000 cash to seller at close of escrow. Buyer to reimburse seller for all cultural costs incurred towards 2018 crop.

NOTE:

Subject property and all buildings are being sold in their current "as is" condition. Seller makes no representations or warranties in regards to the condition of the property.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS LEGEND

**Hsr = Hesperia fine sandy loam
Grade 1**

**Hm = Hanford fine sandy loam
Grade 1**

**DhA = Delhi loamy sand
Grade 2**

**Hc = Hanford sandy loam
Grade 1**



Soil Map 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
Bakersfield, CA 93301
661.334.2777



**Download Our
Mobile App!**

<http://snap.vu/oue>

Download on the
App Store

GET IT ON
Google Play