

FOR SALE



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Earlimart Table Grapes and Home



18.68± Acres
Tulare County, California

- District Water, DEID
- Nice Home & Shop
- Good Income

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Earlimart Table Grapes and Home

18.68± Acres

\$533,000

LOCATION:

16730 Avenue 48, Earlimart, CA 93219. The property is located on the north side of Avenue 48, ¼ mile west of Road 168, 3 ½ miles east of Earlimart, CA.

DESCRIPTION:

A well maintained and professionally managed Table Grape vineyard consisting of Crimson Seedless planted in 1999. Last 3 years production average was 995 boxes per acre. A 2,200± sq.ft., 3 bedroom, 2 bath house recently updated with new flooring, carpet and paint. A new composite shingle roof was put in one year ago. A large metal shop with canopy and concrete floor is adjacent to the house. Seller has some farm equipment that has been used to farm this vineyard but is not included in the sale.

LEGAL:

Tulare County APN 319-040-019, 18.92± acres as per the new survey in 2017. The property is enrolled in the Williamson Act.

PLANTINGS:

Crimson Seedless Table Grapes planted in 1999. Spacing 12x6. Trellis is a Double T cross arm with 42" top and 30" bottom cross arm. The variety is planted on its own root. Production records provided upon request.

WATER:

Delano-Earlimart Irrigation District with one shared ag well. The vineyard is irrigated from the District outlet and filter system to drip hose at every row. The ag well presently does not work and vineyard has had ample water from the District. The ag well needs a submersible pump installed to provide any water. A shared domestic well provides water to both houses.

BUILDINGS:

This 2,200±sq.ft. home was built approximately 45 years ago, has central air/heat, new flooring hardwood and carpet, new paint, 1 yr old roof. A small office with its own entrance is connected to the north side of the house. A small cellar and metal shed for yard equipment is located next to the office. The larger metal shed is approximately 1,000 sq.ft. and totally enclosed with sliding doors. An enclosed compressor room is attached on the west side. On the east side a canopy approximately 760±sq. ft. and has a concrete slab for more equipment storage.

SOILS:

Akers-Akers, Saline-Sodic, 0 to 2% slopes.

PRICE/TERMS:

\$533,000 cash at close of escrow.

NOTES:

The 2018 crop is included with cultural reimbursement to Seller.

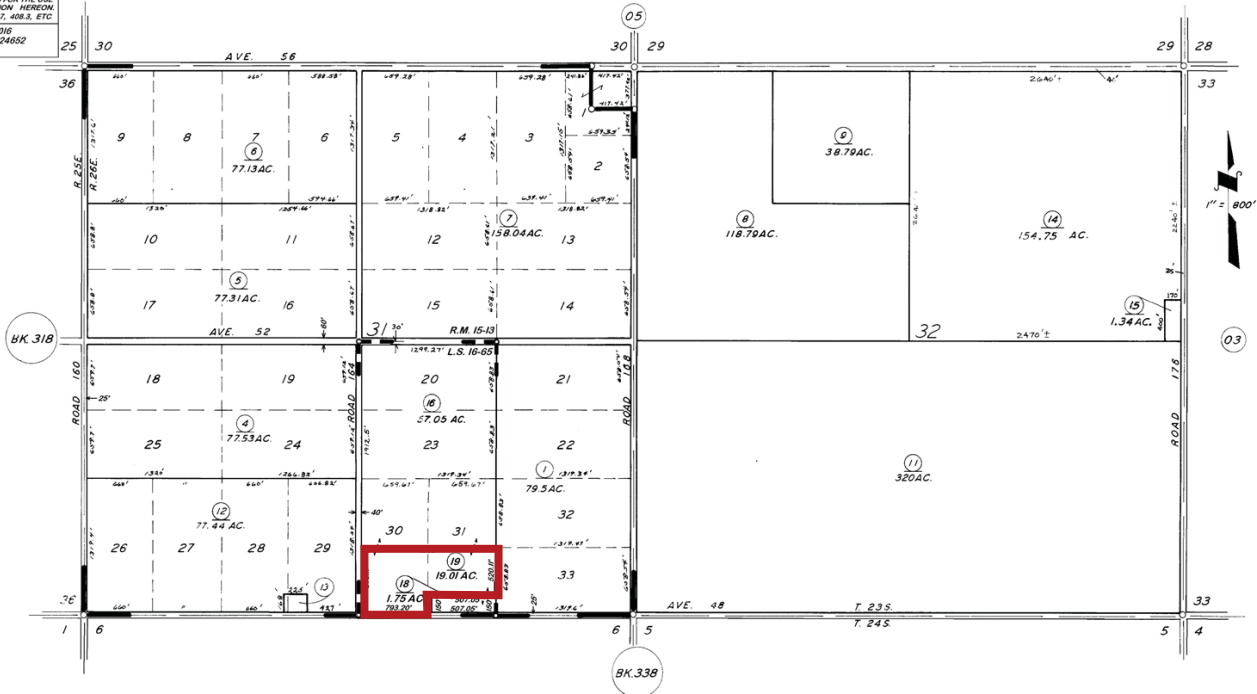


ASSESSOR'S PARCEL MAP

SEC'S. 31 & 32, T.23S., R.26E., M.D.B. & M.

TAX CODE AREA **319-04**
75-002

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON. P.S.T. CODE SEC. 307, 408.3, ETC.
REVISED: 06/28/2016
REASON: 2016-0024852
CAD TECH: ASB



WHITE RIVER COL. NO. 3 R.M. 15-13.
RECORD OF SURVEY L.S. 16-65

ASSESSOR'S MAPS BK. 319, PG. 04.
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

PROPERTY PHOTOS



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.

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