



Huntsman Ave. Vineyard & Home

40.00± Acres

\$1,340,000

LOCATION:

Parcel is located on the south side of Huntsman Ave between Fowler Avenue and Clovis Avenue. Address is 5627 E. Huntsman Ave, Fowler, Ca 93625. It is 3.5± miles west of Selma.

DESCRIPTION:

The property includes two homes, solar and a Thompson Seedless vineyard.

LEGAL:

Fresno County APN 348-160-14. Located in a portion of Section 33, T15S, R21E, M.D.B.&M.

ZONING:

AE-20 (Agriculture Exclusive 20 Acres). The property is not in the Williamson Act.

SOILS:

100% Grade 1 Hanford Sandy Loam.

WATER:

Property has a 15 HP irrigation pump and well with full entitlement from Consolidated Irrigation District. Located in the Central Kings GSA and has a Soil Agricultural Groundwater Banking Index (SAGBI) of 93, which is considered excellent. Drip irrigation.

PRICE/TERMS:

\$1,340,000 does not include the 2018 crop. In order to retain the 2018 crop, the price is \$1,440,000.

NOTES:

Buyer must agree to allow the tenant to stay in the home until January 31, 2019, and Buyer must take over monthly solar lease. Property being sold "as is" and without any warranties or Seller improvements. Please do not disturb tenants.

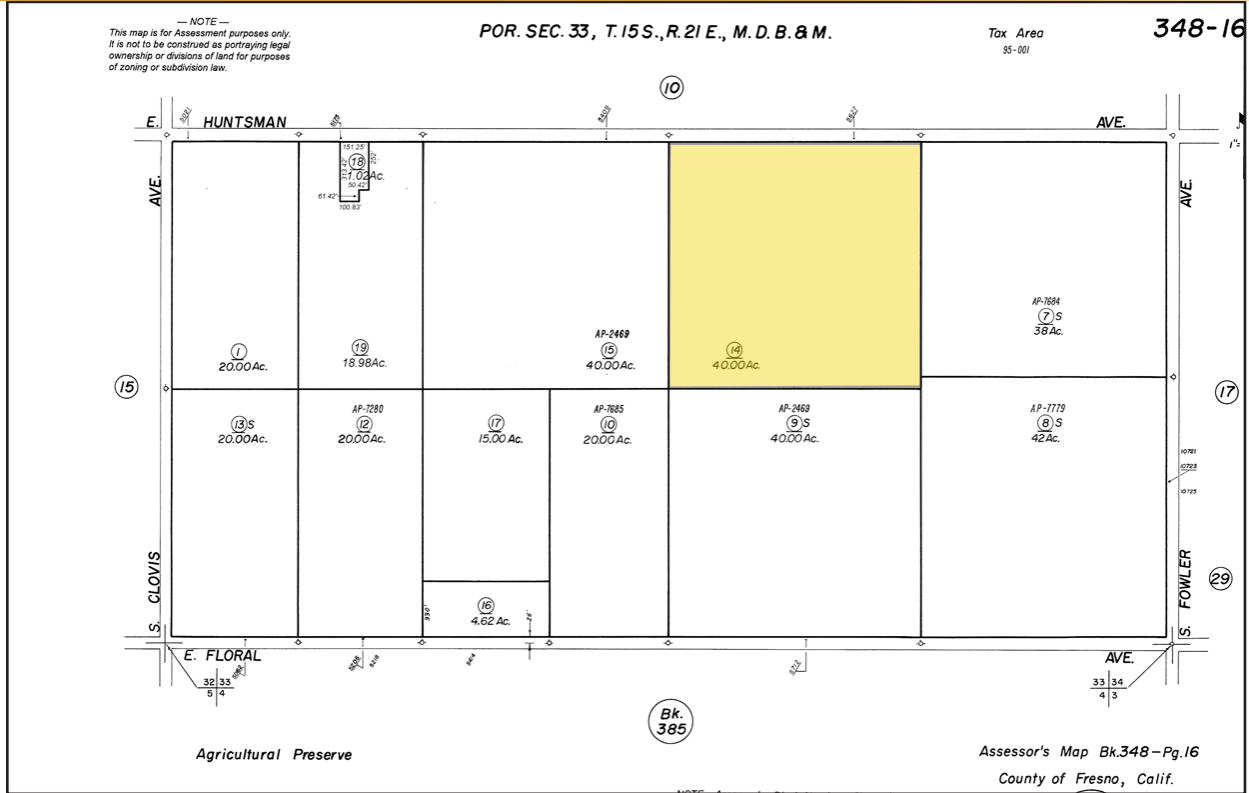
OWNER:

Chehal

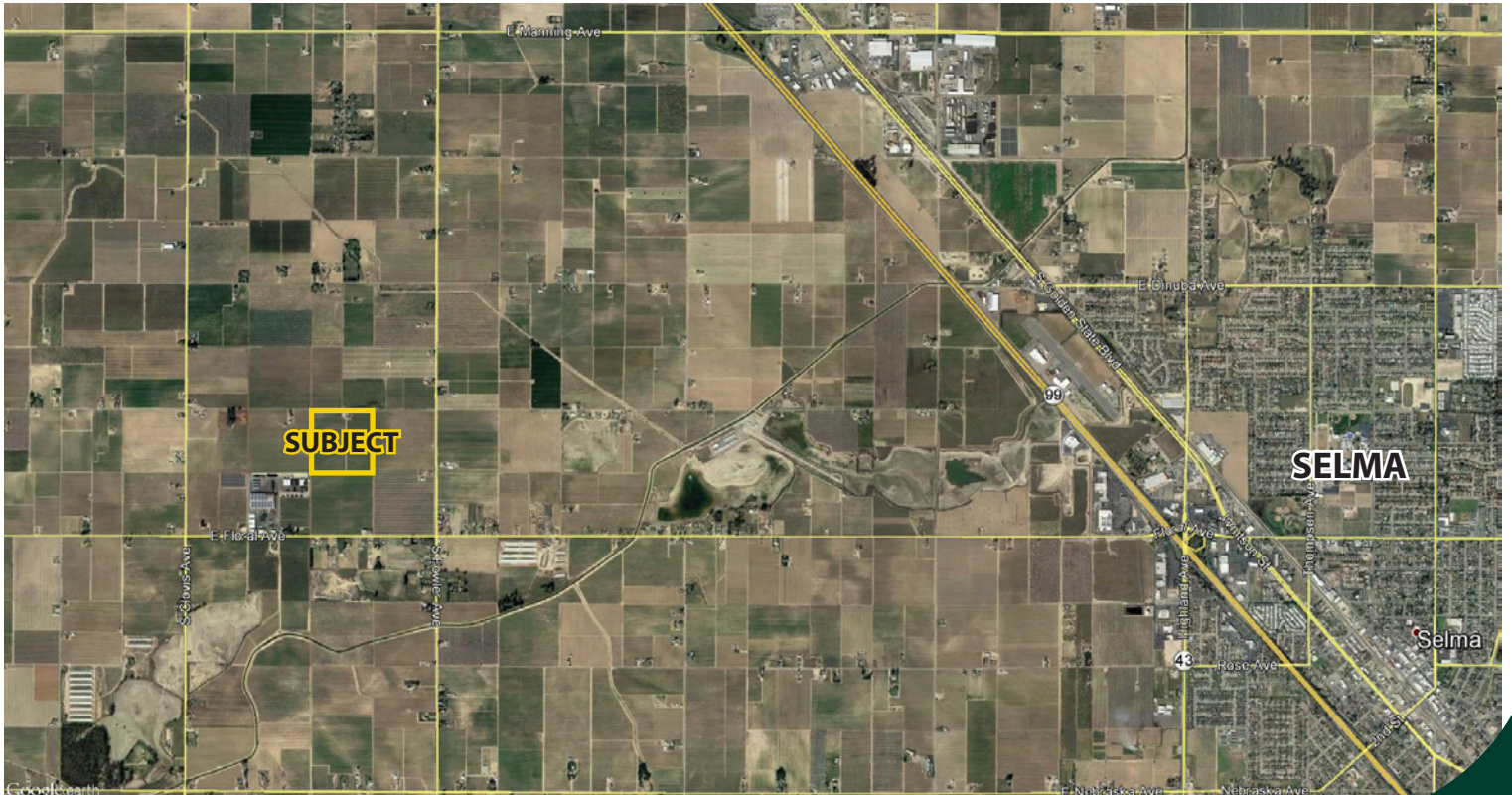
LISTED: Grosz and Kevorkian

DATES: June 2, 2018

ASSESSOR'S PARCEL MAP



LOCATION MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
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