

FOR SALE



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Peach on Earth Orchard & Residence



18.81± Acres
Fresno County, California

- Fresno Irrigation District
- (1) ag pump & well & (1) domestic well
- Large custom home

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Peach on Earth Orchard & Residence

18.81± Acres

\$1,459,000

LOCATION:

4941 N. Dower Avenue, Fresno, CA 93722

The property is located on the west side of Dower Avenue at the SWC of Dower and Shaw Avenue.

DESCRIPTION:

The orchard is planted to peaches, nectarines (both yellow and white varieties), apricots, pluots, plums, lemons and Tango mandarins. The custom designed residence was built in 2005 and is 3,505± sq. ft. with 4 bedrooms, 3 1/2 baths and a super-size garage.

LEGAL:

Fresno County APN: 016-091-63 & 64, 18.81± acres in the N 1/2 of the NE 1/4 of the NW 1/4 of Section 14, T13S, R18E, M.D.B.&M. The property lies within the Ag Preserve (Williamson Act).

WATER:

Fresno Irrigation District. Receives surface water from the district. In addition to F.I.D., there is a 25 HP pump on the 243± ft. well which serves the orchard. The domestic well has a 3 HP pump and pressure system with a soft water and filter system which services the residence. Orchard is flood irrigated.

SOILS:

Predominately Hanford sandy loam, silty substratum. Some Hanford coarse sandy loam and Hanford fine sandy loam, silty substratum.

**BUILDINGS/
IMPROVEMENTS:**

The residence front entrance is through a courtyard which opens to the large living room with a gas fireplace. The adjoining dining room has a wood burning stove. The large kitchen has granite countertops, a center island with sink, 5-burner gas stove, 2 electric ovens, microwave, walk-in pantry, custom designed adjoining lounge area and bar. Three bedrooms adjoin on the south side of the residence. The master bedroom has a private bath with separate shower and Jacuzzi. The guest bath and one bedroom with private bath, separate shower and Jacuzzi adjoins on the north side of the living area along with the laundry room.

PRICE/TERMS:

\$1,459,000 cash and/or terms agreeable to the Seller. Buyer to reimburse Seller for all 2021 crop expenses. Those inspecting the residence will need to be pre-qualified in advance.



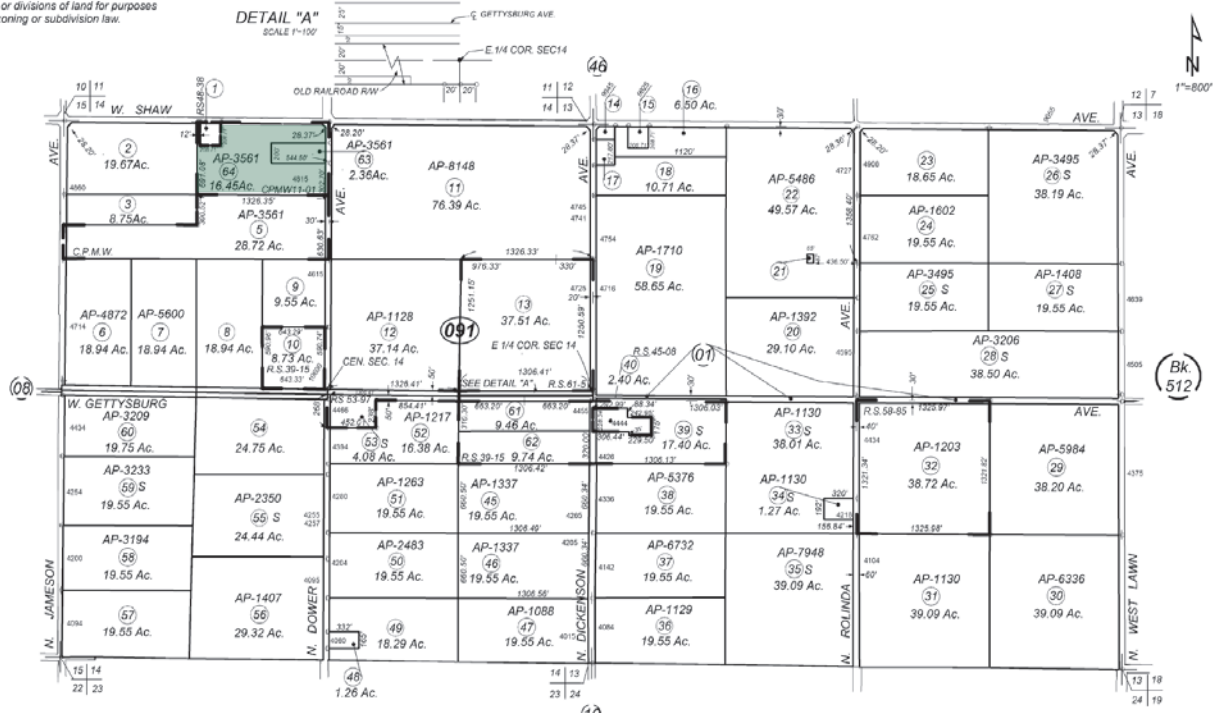
ASSESSOR'S PARCEL MAP

-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.

SEC'S. 13 & 14, T.13 S., R.18 E., M.D.B. & M.

Tax Rate Area
62-009

016-09



Agricultural Preserve
Certificate of Parcel Map Waiver No. 01-35 - Doc. No. 176772, 10-08-02
Certificate of Parcel Map Waiver No. 11-01 - Doc. No. 22750, 02-15-12
Record of Survey - Bk. 39, Pg. 15
Record of Survey - Bk. 45, Pg. 8

Record of Survey - Bk. 58, Pg. 85
Record of Survey - Bk. 61, Pg. 5

Assessor's Map Bk. 016 - Pg. 09
County of Fresno, Calif.

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

4/23/2018

PROPERTY PHOTOS



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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