

FOR SALE



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Selma Pete Vineyard & Residences



38.67± Acres
Fresno County, California

- Two Residences
- Two sources of water
- Excellent Grade 1 soils

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Selma Pete Vineyard & Residences

38.67± Acres

\$1,700,000

LOCATION:

The West side of N. Westlawn Avenue approximately ½ mile north of W. Whitesbridge Avenue (Highway 180) between the F.I.D. Houghton Canal on the south and the Southern Pacific Railroad tracks on the north.

DESCRIPTION:

This is a turn key property in Fresno Irrigation District on Westlawn Avenue in the highly desirable area of Rolinda, just west of Fresno. The offering includes two parcels, two homes, outbuildings, farming equipment including hand tools and approximately 35± net acres of young Selma Pete grapes.

LEGAL:

Fresno County APN's 025-071-16 (2.5 acres), 553 N. Westlawn Avenue, and 025-071-17 (36.17 acres), 685 N. Westlawn Avenue. All in a portion of Section 1, T14S, R18E, M.D.B.&M. Both parcels are being sold together. Zoning is AE20. Property is not in the Williamson Act.

PLANTINGS:

The property is planted to 35± acres of 60" metal open gable trellis Selma Pete grapes planted in E/W rows between 2010 & 2013.

PRODUCTION:

Production in 2019 was 4± dried tons/acre, and in 2020 was 2.7± dried tons/acre. Subject property is currently leased with sellers receiving 20%.

WATER:

Two sources of water: Fresno Irrigation District surface water plus one 15 HP pump and well. Ag well 10" liner, 203'± deep, 100'± setting. Pressure bowls for drip at 34± psi and 250.6± GPM. F.I.D. water is supplied by the Houghton Canal adjacent to the property from a 1500 GPM lift pump. The property has drip and flood irrigation. Water is distributed to the vineyard in drip irrigation lines and underground concrete pipes and concrete outlet valves. Additionally there are two domestic pumps and wells for the residences. The property is in the SGMA Basin: San Joaquin Valley – Kings.

SOILS:

Excellent Grade 1 sandy loam soils. Hanford sandy loam, Hanford sandy loam (silty substratum), Hanford fine sandy loam (silty substratum) and Hesperia fine sandy loam (deep).

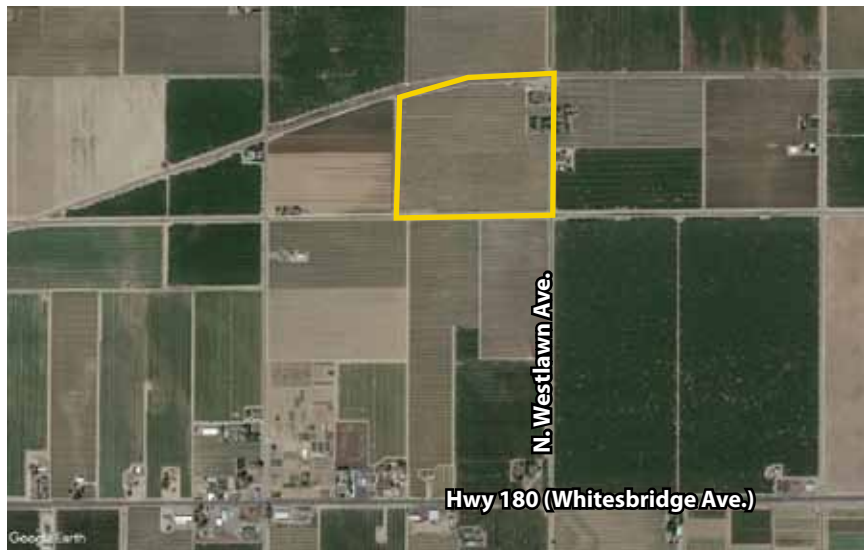
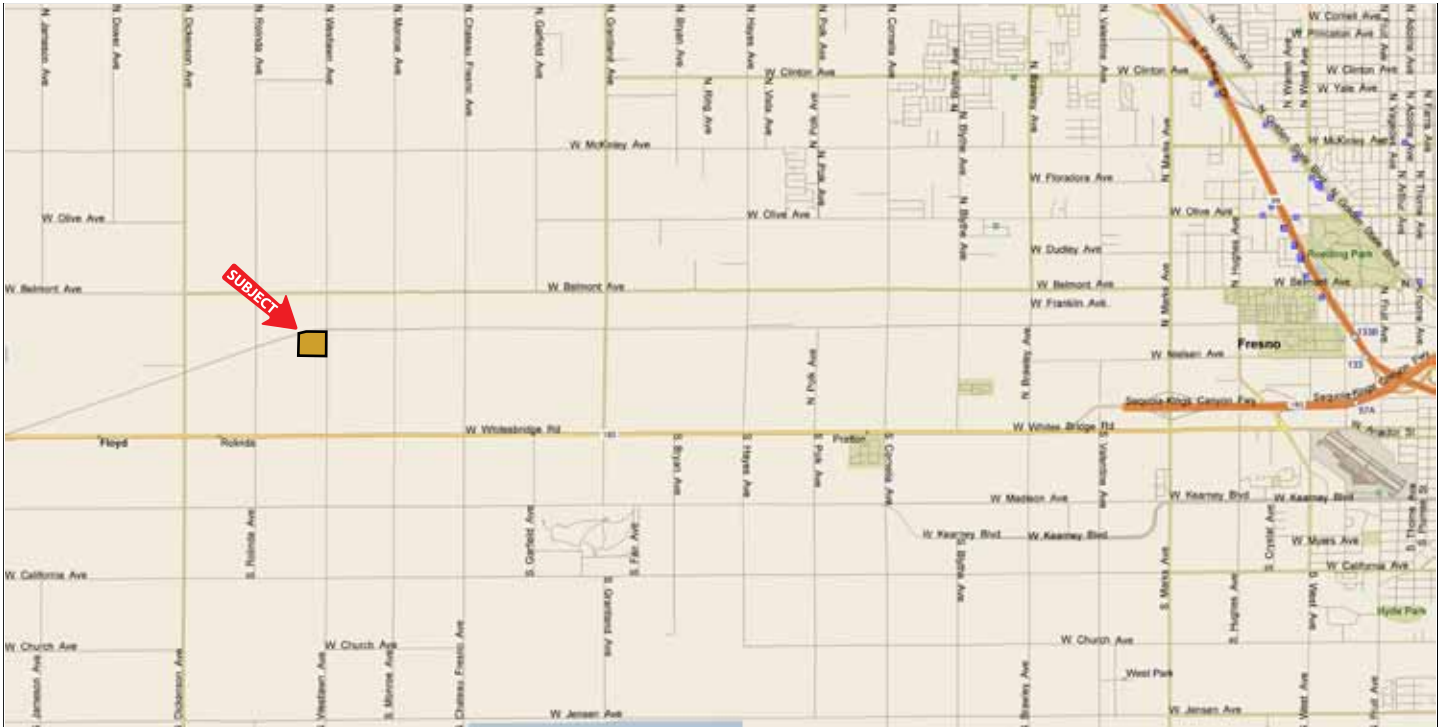
**BUILDINGS/
IMPROVEMENTS:**

1215± sq. ft. home built in 1918 currently rented, and a nice 2512± sq. ft., 3 bdrm, 2.5 ba home built in 1977 with oversized garage, swimming pool and hot tub. Mature landscaping, security lighting, paved driveways. Additional metal out buildings and pump house in yard area by the smaller home. There is a list of farm equipment and tools available that are part of the sales price.

PRICE/TERMS:

\$1,700,000 cash at close of escrow.

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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