

F.I.D. ALFALFA AND GRAPES

Fresno County, California

31.71± Acres

\$1,110,000
(\$35,000/Acre)



- Fresno Irrigation District
- Class 1 & 2 Soils
- Metal Shop & Yard



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31.71± Acres
Fresno County, CA



Fresno Sphere of Influence



PROPERTY INFORMATION

DESCRIPTION

31.71± acres of alfalfa and grapes located in the desirable Fresno Irrigation District. The property is located just west of the Fresno City Limits and Sphere of Influence and is within an Opportunity Zone.

LOCATION

The ranch is located on the northeast corner of S. Valentine and W. North Avenues in Fresno County, CA. Park West Elementary School District is located across Valentine Avenue from the property. Physical address: 2760 S. Valentine Ave, Fresno, CA 93706.

LEGAL

Fresno County APN: 327-140-61. Located in a portion of Section 24, Township 14S, Range 19E, M.D.B.&M. The property is enrolled in the Williamson Act.

ZONING

AE-20, Agricultural Exclusive - 20 acres.

PLANTINGS

The property plantings consist of 27± acres of alfalfa and 3± acres of Selma Pete grapes that are approximately 10± years old.

WATER

The property is located in and entitled to receive surface water from Fresno Irrigation District. There is also a 15± HP pump and well located adjacent to the shop. The grapes are irrigated by both drip irrigation and flood via concrete valves. The alfalfa crop is flood irrigated.

SOILS

See soils map included.

BUILDINGS/STRUCTURES

There is 1,600± square foot metal shop with an insulated ceiling and 12' roll-up door situated in a fenced equipment yard.

PRICE/TERMS

\$1,110,000 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs incurred toward the 2025 crop. Owner may consider Seller financing with acceptable terms.

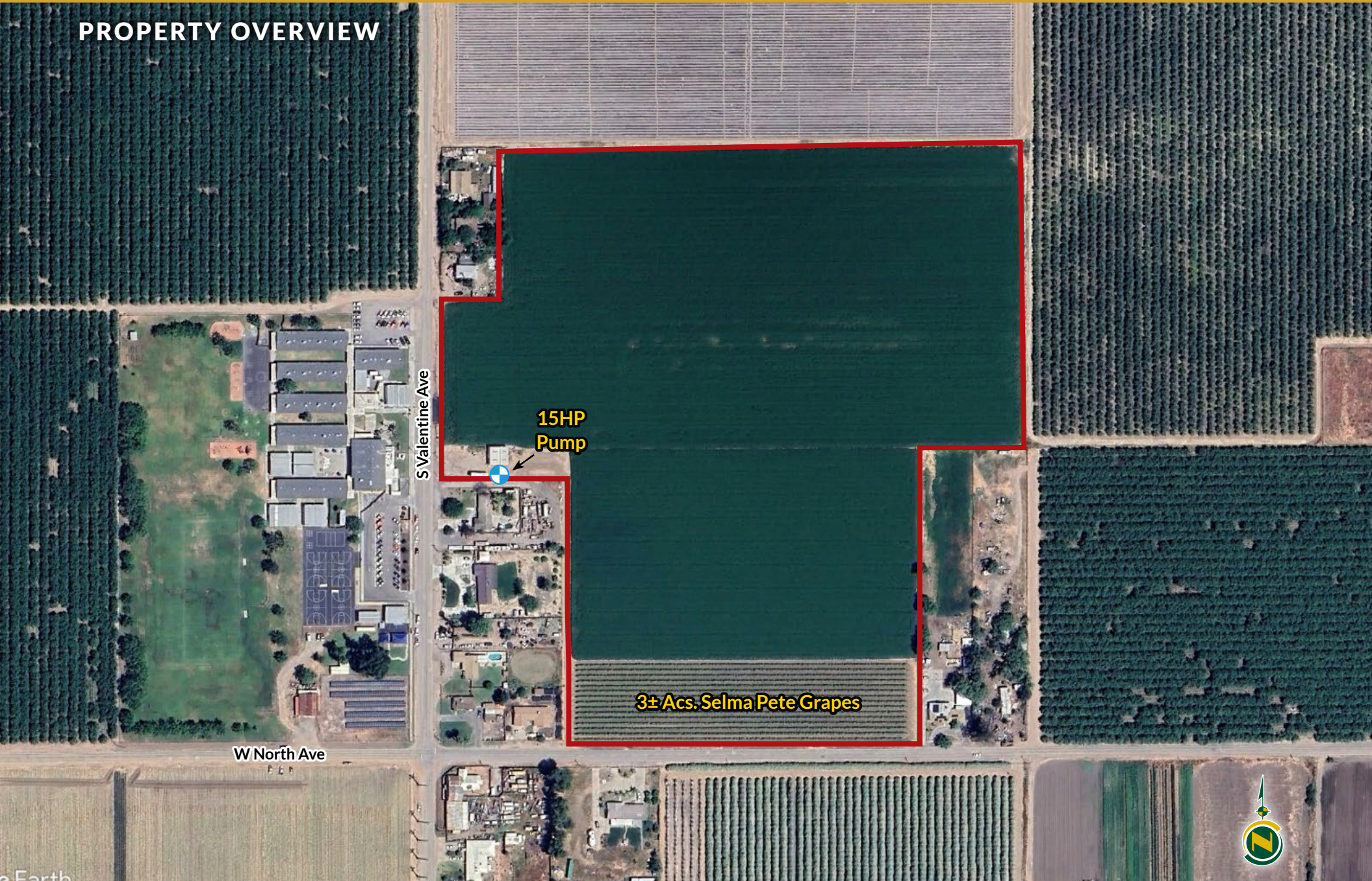


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PROPERTY OVERVIEW



SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
HsY	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
Bn	Borden loam	Grade 1 - Excellent

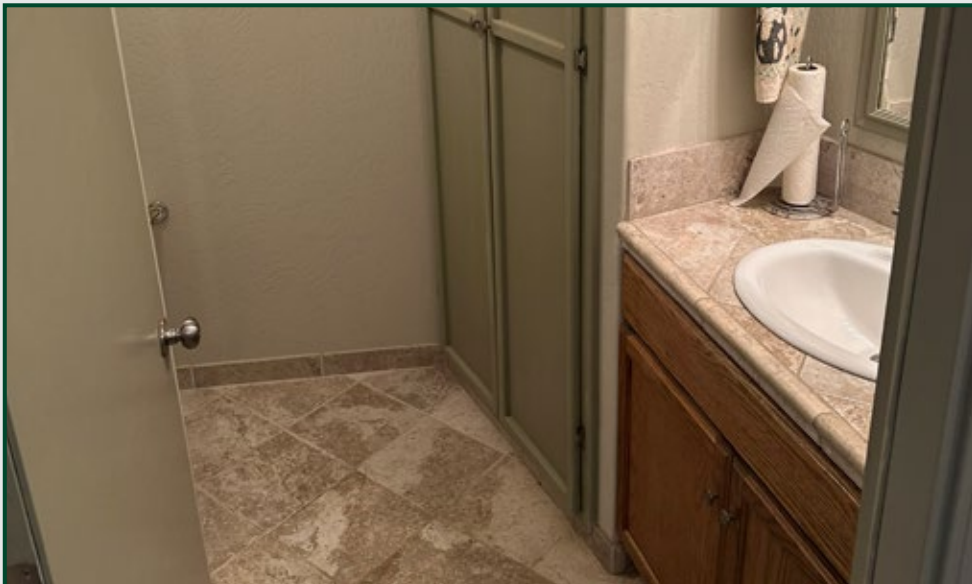


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PROPERTY PHOTOS



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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
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.