

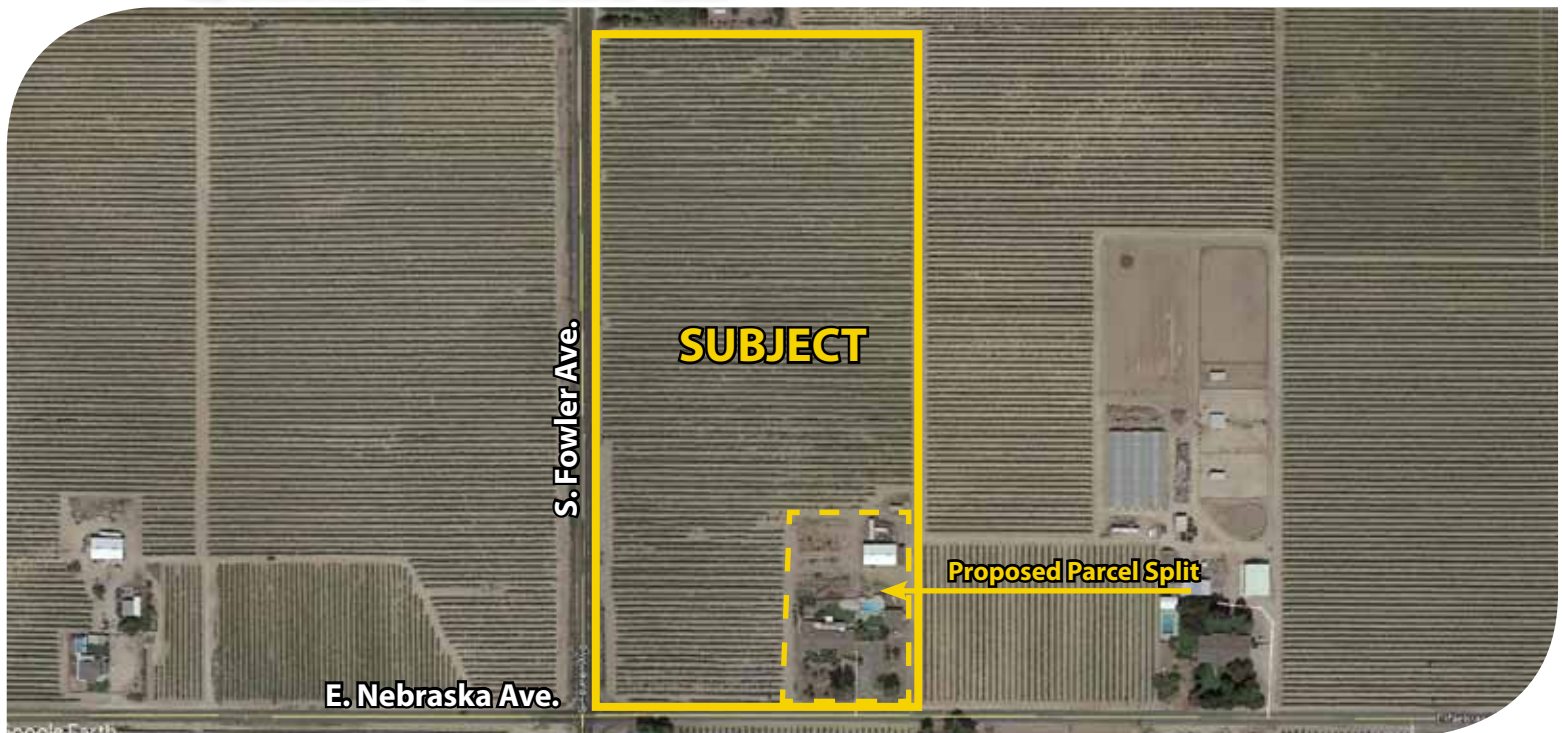
**FOR SALE**



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# Selma Vineyard with C.I.D. Water



**17.00± Acres**  
**Fresno County, California**

- Consolidated Irrigation District
- Pumps and Wells
- Good Soils and Growing Location

**Exclusively Presented By:**  
**Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE #00020875



# Selma Vineyard with C.I.D. Water

**17.00± Net Acres**

**\$600,000**

**LOCATION:**

Located at the NEC of Nebraska and Fowler Avenues.

**LEGAL:**

Fresno County APN: 385-031-31. Located in the SW 1/4 of Section 3, T16S, R21E, M.D.B.&M.

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). Property is not under the Williamson Act contract.

**PLANTINGS:**

Thompson Seedless raisin vineyard.

**WATER:**

One ag pump and well with a filter station. Consolidated Irrigation District water available. Vineyard is being irrigated through a drip irrigation system.

**SOILS:**

Delhi loamy sand, 0-3% slopes, Grade 2 (see soils map).

**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$600,000 all cash or terms acceptable to Seller. Seller is in the process of performing a parcel split to separate the home and shop, which will result in a net acreage of 17± acres.



# 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

## Offices Serving The Central Valley

### FRESNO

7480 N Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave, Ste 210 B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

[pearsonrealty.com/mobileapp](https://pearsonrealty.com/mobileapp)



*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.*