GORDON CHERRY RANCH

60± ACRES | FRESNO COUNTY, CALIFORNIA

$2,340,000
($39,000/Acre)



PROPERTY HIGHLIGHTS

- THREE LEASED RESIDENCES
- TWO SOURCES OF WATER
- CLOSE TO SELMA, CALIFORNIA
- PREMIUM SOILS

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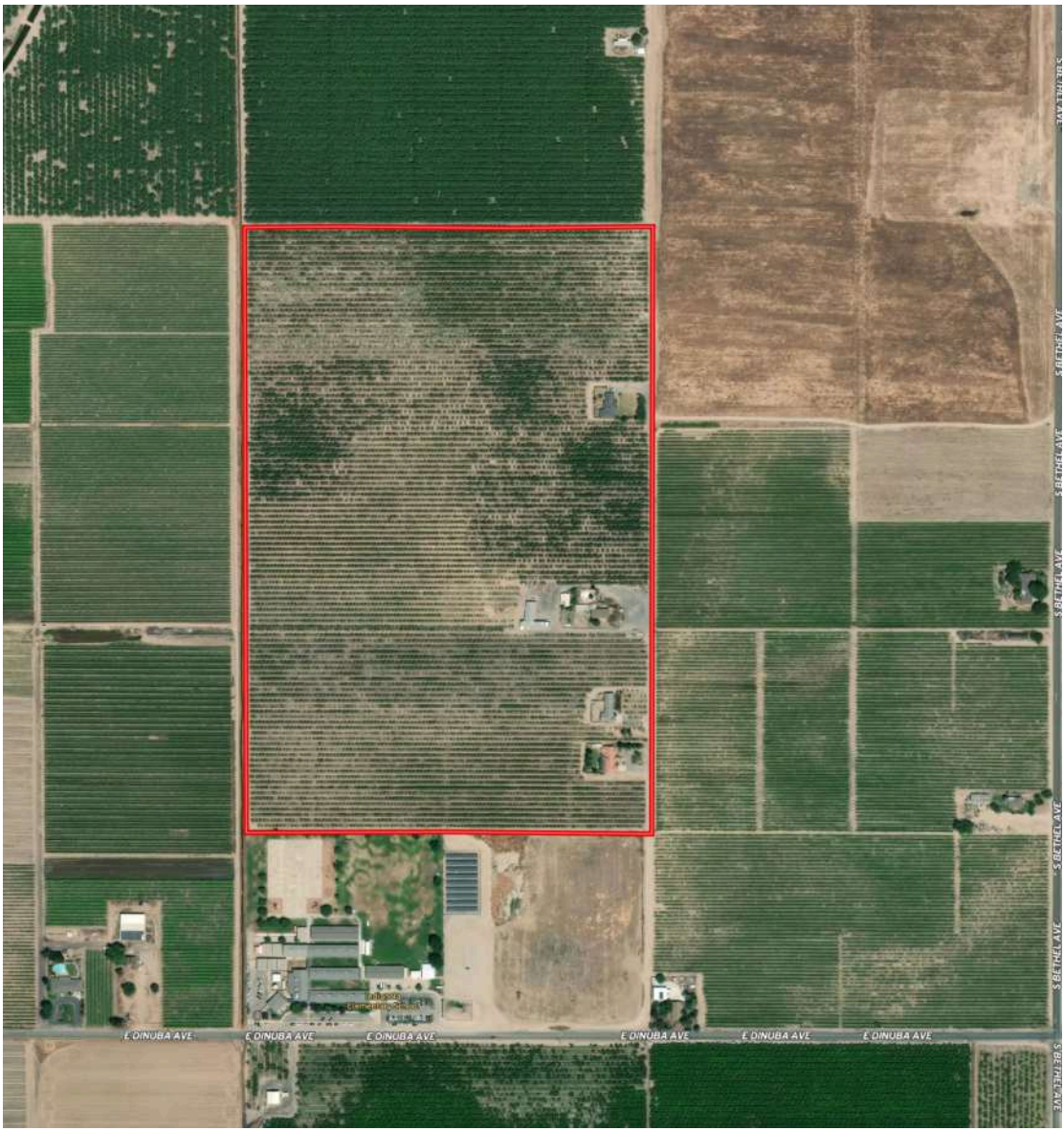
All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

The Gordon Cherry Ranch is a 60± acre producing cherry orchard just outside Selma in the heart of Fresno County's fruit belt. The ranch was planted to Coral, Brooks, Tulare and Rainer cherries in 2010, 2016, and 2021, so the blocks are at different ages. Most of the ranch sits on Hanford sandy loam and Hanford fine sandy loam soils (Grade 1 - Excellent), with some Delhi soils. Water comes from two sources: surface water from Consolidated Irrigation District and two operational ag wells. It's delivered through sand media filters to fan jet sprinklers, or by flood irrigation. The property also has three leased residences that bring in income, plus shops and domestic wells. It's zoned AE- 20, isn't in the Williamson Act, and is spread across three parcels just north of E Dinuba Ave close to Selma, California. This is a good fit for an owner- operator or an investor looking for quality ground in an established growing area.

LOCATION

11690, 11694, and 11780 E Dinuba Ave, Selma, Ca 93662

ZONING

AE-20 Exclusive Agricultural. Property is not part of the Williamson Act.

WATER

The property has two operational ag wells (20HP & 15HP) and two domestic wells servicing the homes and shops. The property is within and receives surface water from Consolidated Irrigation District. Water is delivered to the trees via three sand media filters through fan jet sprinklers or flood irrigation.

BUILDINGS

Homes: 11690 E. Dinuba is approximately 2300 sq/ft; 4 Bedrooms, 2 Bathrooms - $1,300/month

11694 E. Dinuba is approximately 2200 sq/ft; 3 Bedrooms, 2 Bathrooms - $1,200/month

11780 E. Dinuba is approximately 2200 sq/ft; 3 Bedrooms, 2 Bathrooms - $1,500/month

**Two additional homes on the property are unoccupied and purchased in "as is" condition.

Shop: 4,300± sq. ft.

PLANTINGS

2010, 2016, & 2021 Coral, Brooks, Tulare, & Rainer cherry varieties.

PRICE/TERMS

$2,340,000 ($39,000/ac) cash due at close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2027 cherry crop at the close of escrow.

*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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

MAP KEY

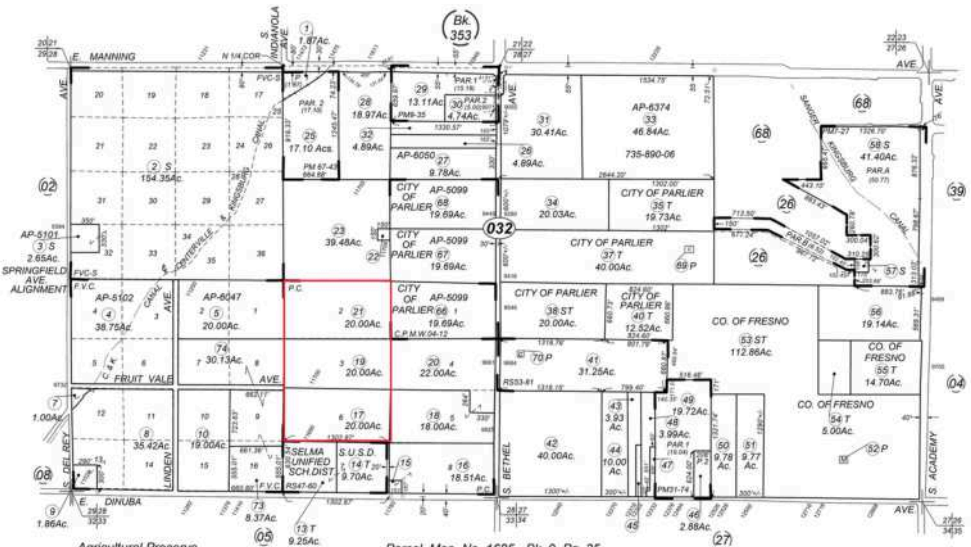
Map unit symbol	Map unit name	Rating
DeA	Delhi sand, 0 to 3 percent slopes	Grade 3 - Fair
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
Hc	Hanford sandy loam	Grade 1 - Excellent
Hm	Hanford fine sandy loam	Grade 1 - Excellent

SOILS MAP



*Boundary lines are approximate

PARCEL INFORMATION
LEGAL APNS: 358-032-17, 19, & 21




FLOW-GUARD
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