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AGRICULTURAL PROPERTIES  
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**FOR SALE**

# The Belmont Ranch



**25.76± Acres**  
**Fresno County, California**

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

- Adobe constructed 4,038± sq. ft. home
- Clovis School District
- Fresno Irrigation District



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CA BRE #00020875



# The Belmont Ranch

**25.76± Acres**

**\$1,400,000**

**LOCATION:**

7544 E. Belmont Avenue, Fresno, CA 93737. The ranch is located on the northeast corner of Belmont Ave. and Locan approximately ½ mile west of the entrance to the Belmont Country Club. It is minutes from Fresno via Highway 180 to Temperance and then north to Belmont Avenue.

**DESCRIPTION:**

This property includes approximately 25 acres of open sandy loam ground which is currently being farmed to vegetables. The property additionally includes a beautiful custom home nestled in a park like setting adjacent to Fancher Creek. Huge Valley Oaks, mature Redwoods and Poplar trees tastefully surround the home and the extensive yard. There is a wooded area for wildlife next to the creek. The lush grounds are very large and easily handle fund raisers and special occasions of up to 1,000 people. Tree Fresno, Sierra Foothill Conservancy, Parkway Trust, Grand Opera, American Farmland Trust, Fresno Philharmonic, private weddings and public fund raisers have all enjoyed the beauty and secluded setting.

**LEGAL:**

Fresno County APN 310-143-36. A portion of Section 35, T13S, R21E, M.D.B.&M. RR-2, property, not in the Williamson Act. It is in the Fresno County South East Development Area and is in the Clovis School District.

**PLANTINGS:**

Currently the open ground is being leased for 3 month periods for produce.

**WATER:**

Water conditions are excellent. The property is in the Fresno Irrigation District. Fancher Creek is the property's northern boundary and the subject property is entitled to withdraw water from the creek. Supplemental water is provided mainly by a 20 HP electric pump and well. There also is a 10 HP electric pump and well that is not used (condition unknown). There is a domestic pump/well with a 500 gal. storage (pressure) tank and a booster pump for the yard sprinklers.

**SOILS:**

Light Sandy loam soils: Greenfield sandy loam (Grade 1), and Delhi and Atwater loamy sand (Grade 2). These soil types would be perfect for planting to most permanent plantings such as almonds, grapes, or citrus.

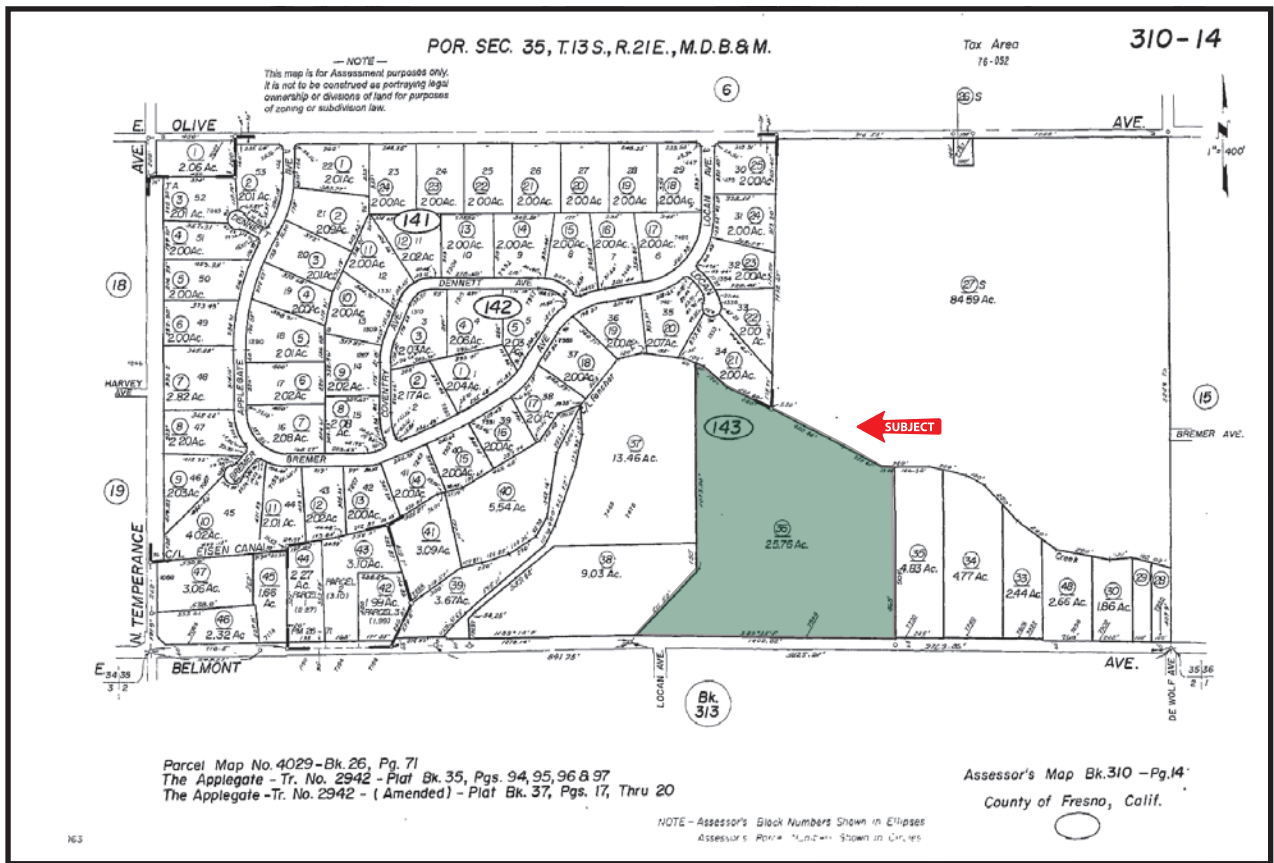
**RESIDENCE:**

The custom residence is a charming 4038± sq. ft. adobe constructed 4 bdrm. 4 bath home plus office. A partial list of features includes: remodeled stainless kitchen, three remodeled bathrooms, tile floors, dual pane windows, living room, wood paneled den/library, dining room, office, 2 fireplaces (den and master bedroom). There are 10 foot ceilings in the living area and 8 foot ceilings in the bedrooms. New electrical service, boxes and switches. Two electric water heaters, two dual pak heating and air conditioning units, attached two car garage (670 sq. ft.), two septic systems. There is a beautiful 25' x 50' x 10' deep swimming pool and real diving board, auto water fill, a 20' x 21' hobby woodworking room/shop with roll up door, green house 8' x 10' plumbed and wired, raised and dripped vegetable garden beds, and a family orchard of Navels, Valencias, tangerines, cherries, table grapes.

**PRICE/TERMS:**

\$1,400,000 cash to Seller at close of escrow

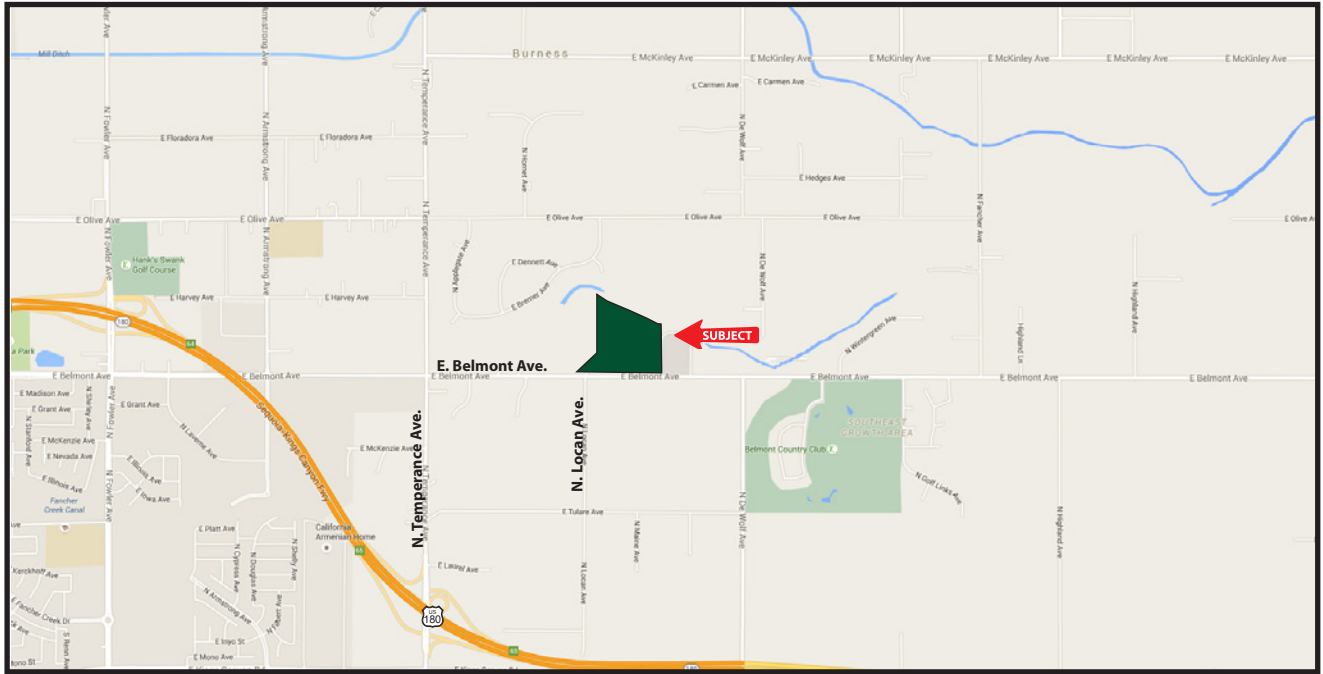
# ASSESSOR'S PARCEL MAP



## PROPERTY PHOTOS



# LOCATION MAP



# REGIONAL MAP



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