

**FOR SALE**



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# Selma Almonds, Vineyard & Home



**19.00± Acres**  
**Fresno County, California**

- 4000± Sq. Ft. Colonial Style Home
- Consolidated Irrigation District
- 30 HP Irrigation Pump and Well
- 4th Leaf Almonds and Grapes
- Class 1 Soil

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



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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

CA BRE #00020875



# Selma Almonds, Vineyard & Home

**19.00± Acres**

**\$820,000**  
**(\$43,157/ac.)**

**LOCATION:**

Subject property is located on the south side of Dinuba Ave between Temperance Ave and De Wolf Ave.

The physical address is 7691 E. Dinuba Avenue, Selma, CA 93662.

**DESCRIPTION:**

Here is a rare opportunity to purchase a beautiful 4,000± sq. ft. home with producing vineyard and almonds. The home was built in 2007/2008 with 4 bedrooms, 3 ½ bathrooms, and another bedroom (unfinished) above the garage. Hardwood floors, granite counter tops, gas fireplace, and many other impressive features fill this house. It's a must see!

**LEGAL:**

Fresno County APN: 348-120-05. Located in a portion of Section 35, T15S, R21E, M.D.B.&M. Property is in the Williamson Act contract.

**PLANTINGS:**

12± acres of Selma Petes on Freedom rootstock.

5± acres of Nonpareil and Monterey with Nemaguard rootstock planted in 2015.

**WATER:**

Consolidated Irrigation District  
30 HP turbine pump and well  
New domestic well drilled in 2015  
Drip and flood irrigation

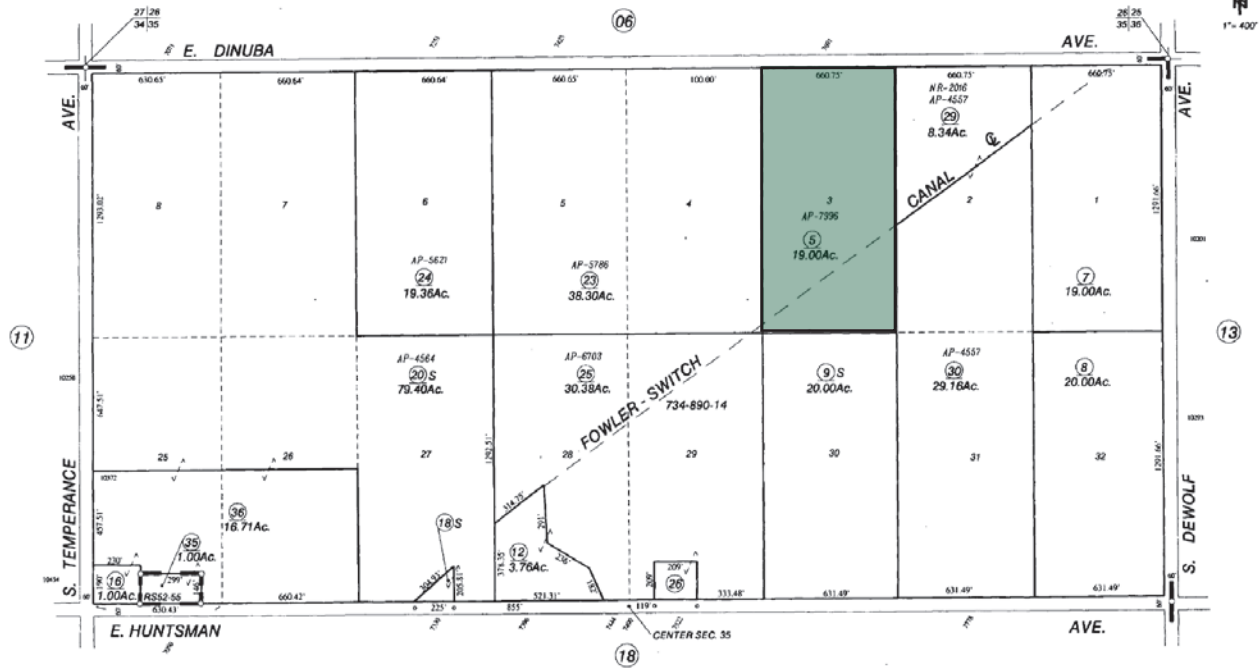
**SOILS:**

Hanford sandy loam, Grade 1

**PRICE/TERMS:**

\$820,000 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2018 crop. Sale is subject to a 1031 Exchange. Buyer must present a pre-qualification letter prior to making an appointment to view the property.

... NOTE ...  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.



Agriculture Preserve  
Brigg's Selma Tract - Plat Bk. 2, Pg. 29  
Brigg's Selma Tract, Re-Survey - R.S. Bk. 20, Pg. 12  
Record of Survey - Bk. 52, Pg. 55

Assessor's Map Bk. 348 - Pg. 12  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

08-15-07

### California Revised Story Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Hc	Hanford sandy loam	Grade 1 - Excellent	Hanford (85%)	17.8	95.0%
W	Water	Not Applicable for Storie Index	Water (100%)	0.9	5.0%
Totals for Area of Interest				18.7	100.0%





**19.00± Acs. Selma Almonds, Vineyard & Home**

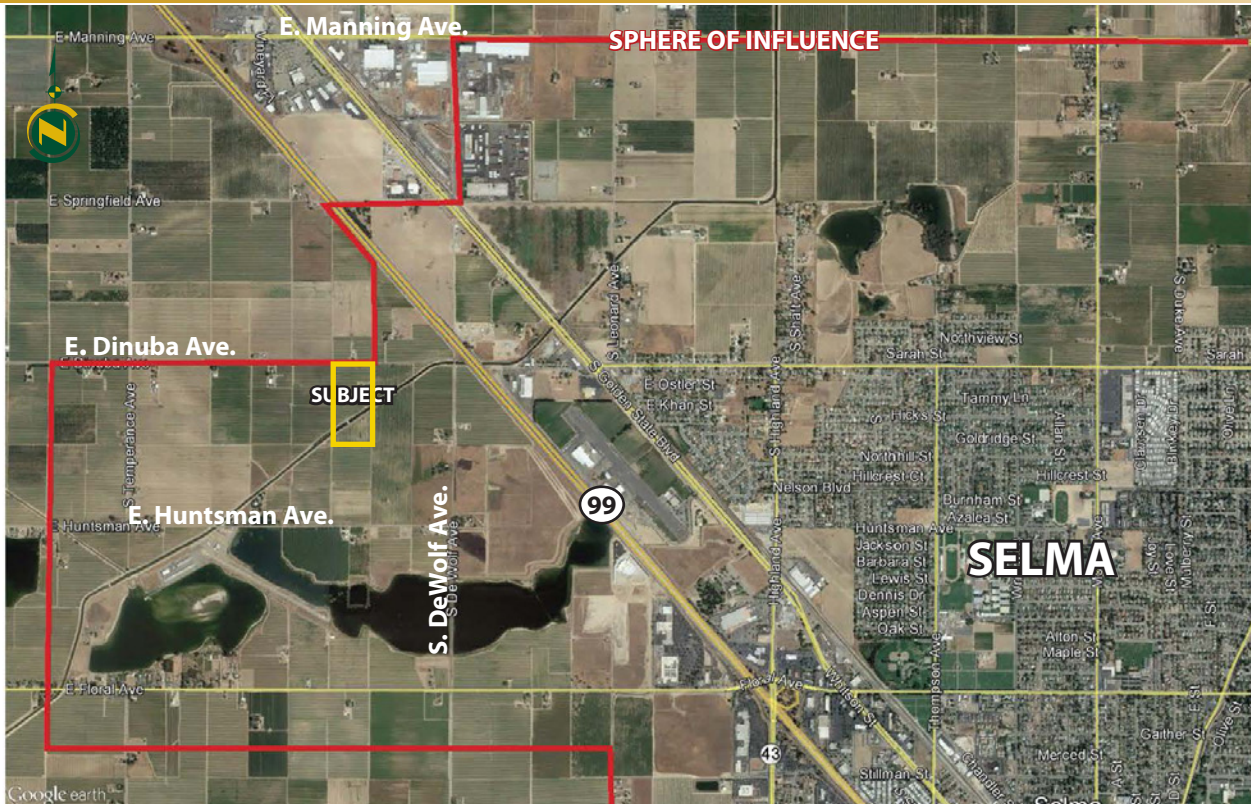




**19.00± Acs. Selma Almonds, Vineyard & Home**







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.

**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**  
1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



Download Our  
**Mobile App!**  
<http://snap.vu/oueq>

