

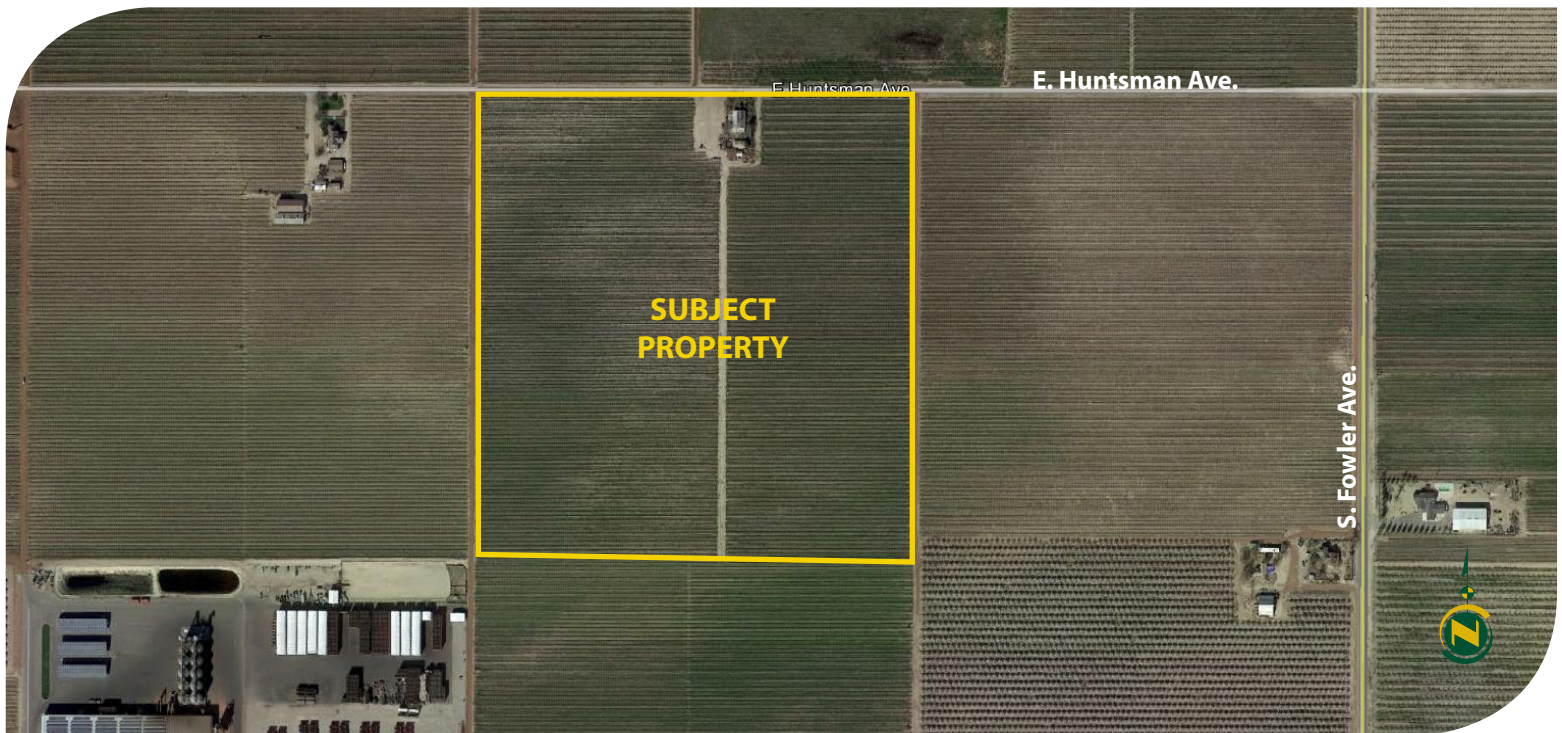
FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Huntsman Ave. Vineyard & Home



**40± Assessed Acres
Fresno County, California**

- 2 Sources of water
- Class 1 soils
- Excellent location
- 2 Small homes

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Huntsman Ave. Vineyard & Home

40± Assessed Acres

\$1,340,000
(\$33,500 per acre)

LOCATION:

Parcel is located on the south side of Huntsman Ave between Fowler Avenue and Clovis Avenue. Address is 5627 E. Huntsman Ave, Fowler, Ca 93625. It is 3.5± miles west of Selma.

DESCRIPTION:

The property includes two homes, solar and a Thompson Seedless vineyard.

LEGAL:

Fresno County APN 348-160-14. Located in a portion of Section 33, T15S, R21E, M.D.B.&M.

ZONING:

AE-20 (Agriculture Exclusive 20 Acres). The property is not in the Williamson Act.

SOILS:

100% Grade 1 Hanford Sandy Loam.

WATER:

Property has a 15 HP irrigation pump and well with full entitlement from Consolidated Irrigation District. Located in the Central Kings GSA and has a Soil Agricultural Groundwater Banking Index (SAGBI) of 93, which is considered excellent.

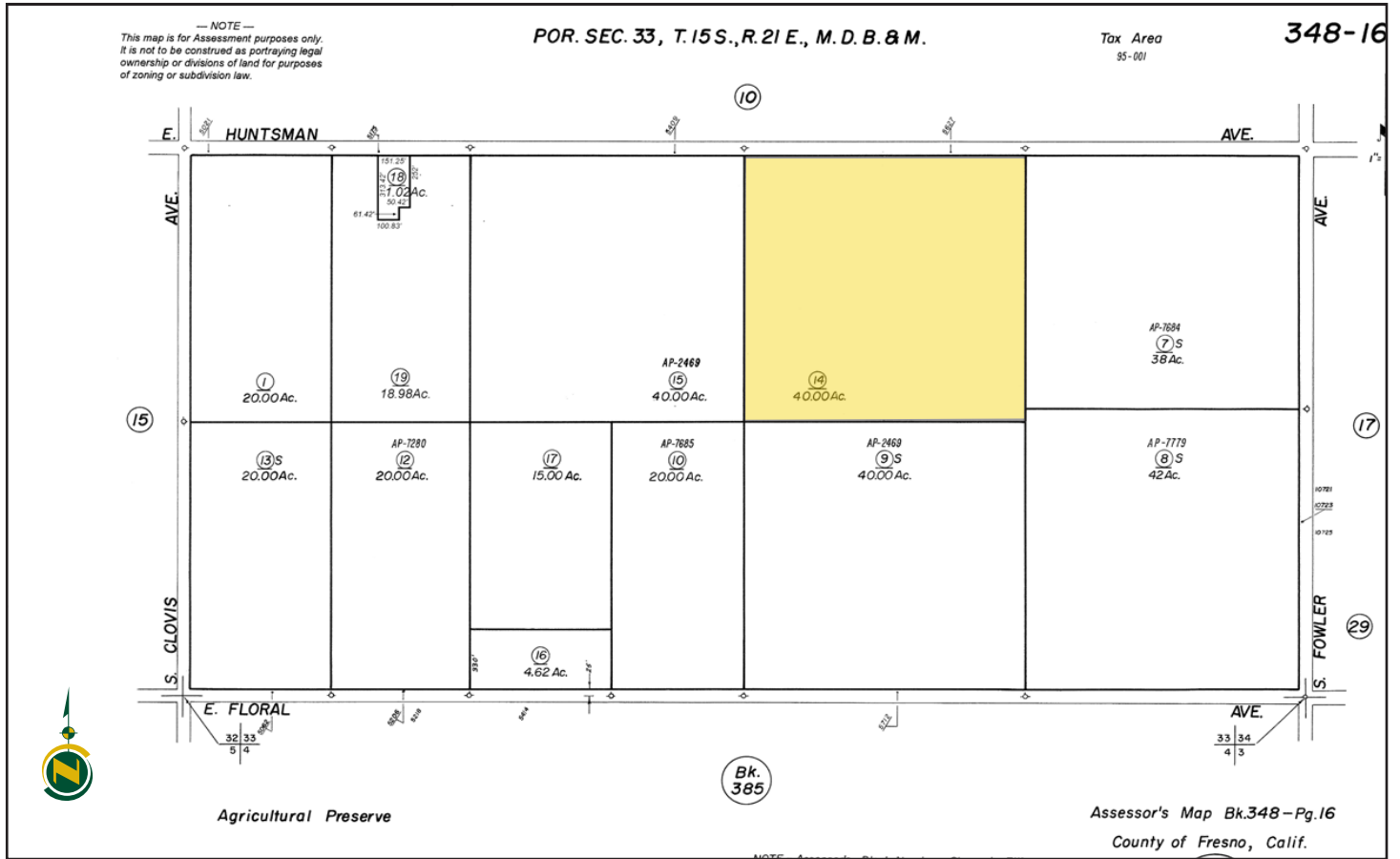
PRICE/TERMS:

\$1,340,000 does not include the 2018 crop. In order to retain the 2018 crop, the price is \$1,440,000.

NOTES:

Buyer must agree to allow the tenant to stay in the home until January 31, 2019, and Buyer must take over monthly solar lease. Property being sold "as is" and without any warranties or Seller improvements. Please do not disturb tenants.

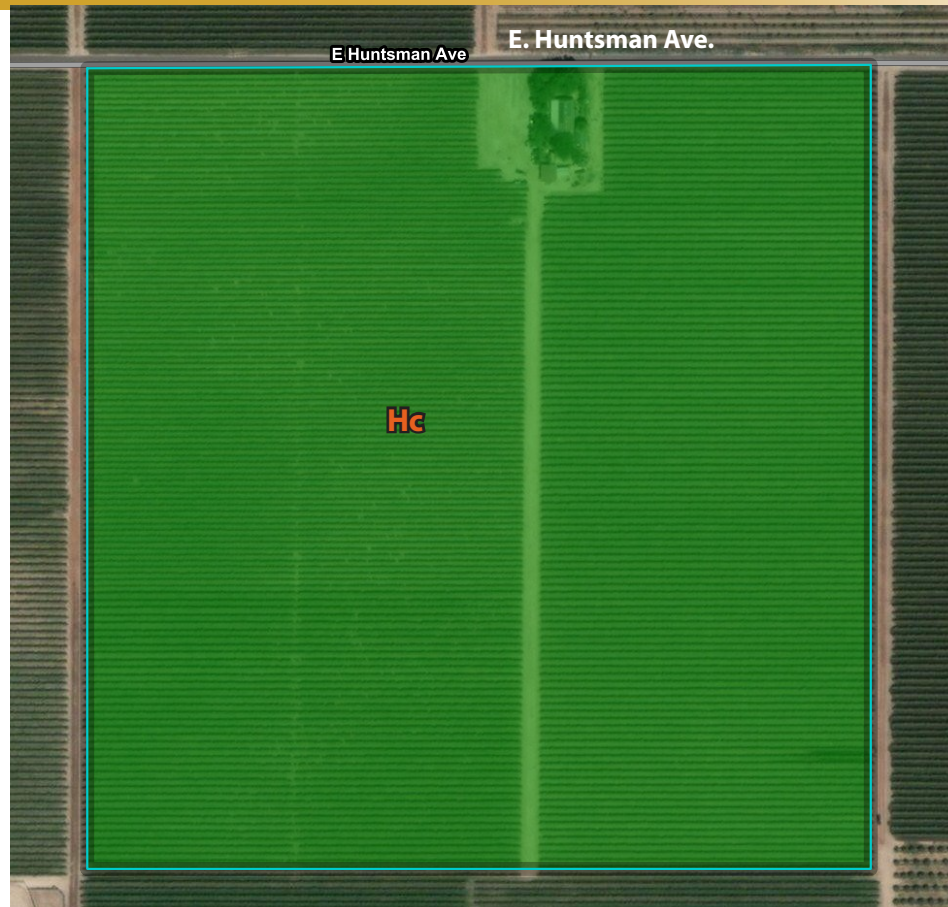
ASSESSOR'S PARCEL MAP



AERIAL MAP

SOILS LEGEND

Hc = Hanford sandy loam
Rating: Grade 1, Excellent



AERIAL VIEW



PROPERTY PHOTO



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