

**FOR SALE**



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# Gentleman's Vineyard & Home



**PRICE REDUCED**

**11.18± Acres**  
**Fresno County, California**

- Custom built home
- C.I.D water + pump and well
- Mature Thompson vineyard

**Exclusively Presented By:**  
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CA BRE #00020875



# Gentleman's Vineyard & Home

**11.18± Acres**

**\$550,000**

**LOCATION:**

6701 E Huntsman Ave., Selma, CA 93662

**DESCRIPTION:**

A custom home built in 2005 by Bricker Construction. The 2,211± sq. ft., 4 bedroom, 3 bath home with 3 car garage and covered patio has many nice amenities including ceiling fans in all bedrooms, a central vacuum system, whole house fan, all rooms wired for cable, surround sound in great room, large walk in closets, Jacuzzi tub in master bath, pellet stove, alarm system and fenced yard with in-ground pool. Large trees make for a park like setting, ideal for family and friends gatherings. There is a mature Thompson vineyard on the property.

There is a second home on the property that has a life estate. Currently the owner's parents reside there and wish to stay during their natural life.

**LEGAL:**

Fresno County APN 348-170-31. Located in a portion of Section 34, T15S, R21E, M.D.B.&M.

**PLANTINGS:**

Thompson vineyard planted in the late 1950's or early 1960's. This current year crop is committed to a dehydrator contract.

**WATER:**

There are two sources of water on this parcel. The parcel is within the Consolidated Irrigation District and can receive water. The vineyard is currently irrigated from a 5 HP submersible pump/well distributed through a drip system.

**SOILS:**

Delhi loamy sand, 0-3% slopes, Delhi loamy sand, 3-9% slopes and Hanford sandy loam.

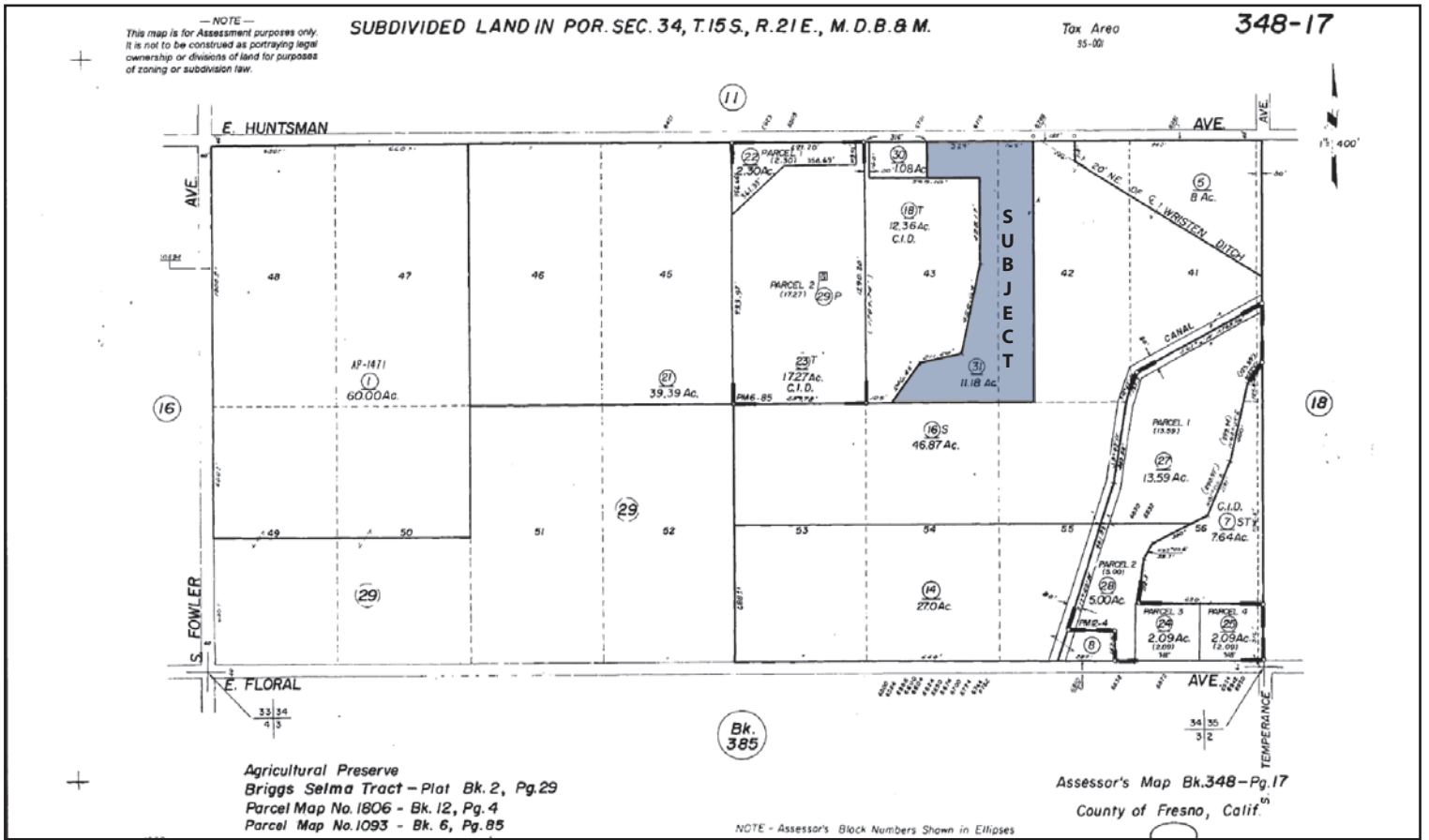
**BUILDINGS/  
IMPROVEMENTS:**

The property has one single story home built in 1940, 1226 ± sq. ft., covered parking, 2 bedrooms, 1 bath. The previous owner retained a life estate on the home. The 2nd home is a custom 4 bedroom, 3 bath, 3 car garage home.

**PRICE/TERMS:**

\$550,000 All cash. Buyer must present a pre-qualification letter prior to making an appointment to view the property.

# ASSESSOR'S PARCEL MAP



## PROPERTY PHOTOS



MAIN CUSTOM HOME



POOL VIEW

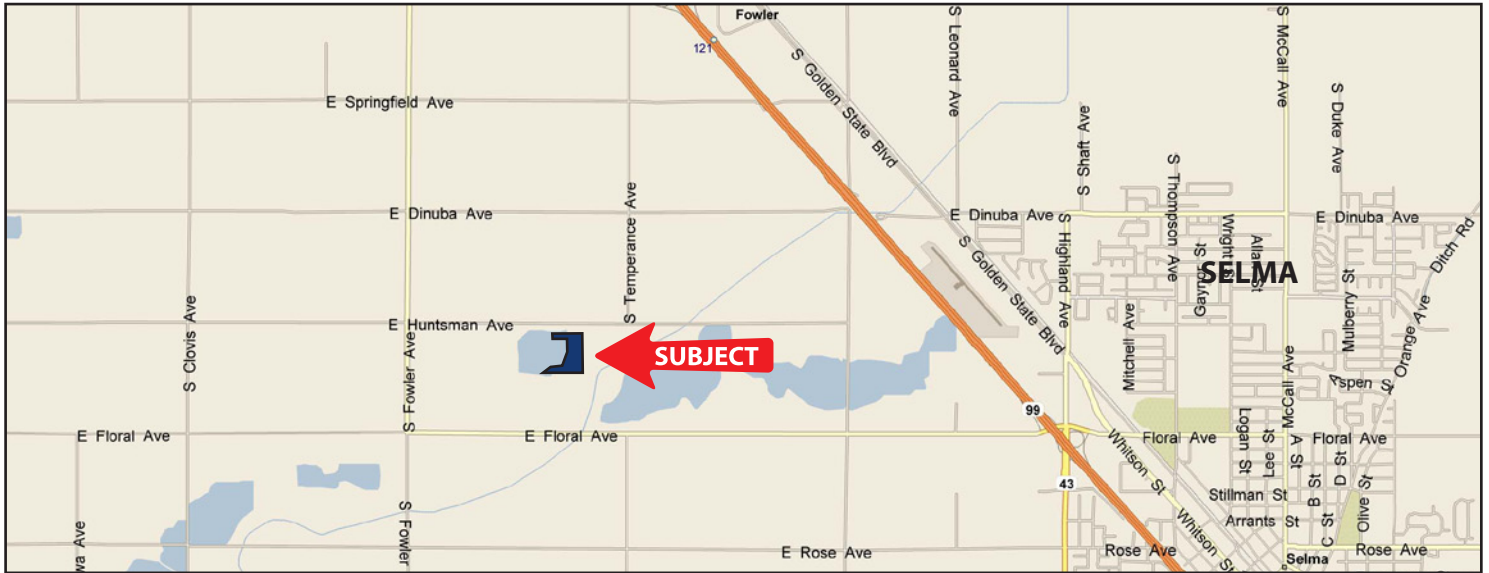


5 HP PUMP



LIFE ESTATE HOME

# LOCATION MAP



# CUSTOM HOME PHOTOS



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

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