

FOR SALE



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

Fowler Blueberries



20.00± Acres
Fresno County, California

- Consolidated Irrigation District
- (1) Irrigation pump & well
- Producing blueberries

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Fowler Blueberries

20.00± Assessed Acres

\$690,000
(\$34,500 per acre)

LOCATION:

The west side of S. Willow Avenue, 3/8 mile south of E. Adams Avenue.
Approximately 2± miles west of the city of Fowler.

LEGAL:

Fresno County APN: 345-040-08. A portion of the S 1/2 of the SE 1/4 of the
NW 1/4 of Section 18, T15S, R21E, M.D.B.&M.
Address: 7395 S. Willow Avenue, Fresno, CA 93725.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is not
in the Williamson Act.

PLANTINGS:

The property is planted to 16± acres with various varieties of blueberries
including Star (11± acres), O'Neal (2.5± acres) and Ventura (2.5± acres).

WATER:

Consolidated Irrigation District.
(1) 15 HP Irrigation pump and well, 10" casing @ 200' deep.
(1) Domestic pump and well (drilled May, 2015).
Drip irrigation.

SOILS:

Delhi loamy sand, 0-3% slopes, MLRA 17 - Grade 2
Hesperia fine sandy loam, deep - Grade 1

**BUILDINGS/
IMPROVEMENTS:**

Approximately 2,360± sq. ft. home and shop with a life estate.

PRICE/TERMS:

\$690,000 (\$34,500 per acre) cash at the close of escrow. The 2021 blueberry
crop is negotiable.

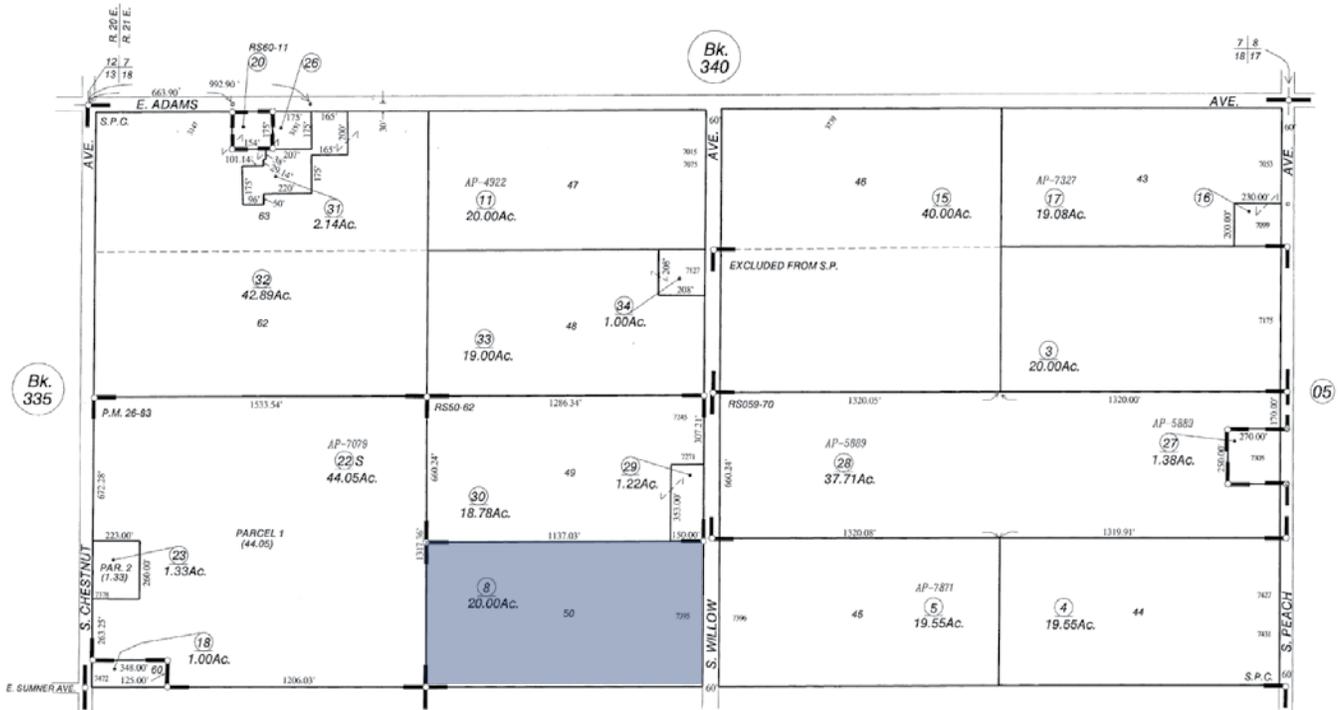
ASSESSOR'S PARCEL MAP

--- 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.

SUBDIVIDED LAND & POR. SEC. 18, T.15S., R.21E., M.D.B.&M.

Tax Rate Area
 085-001
 157-000

345-04



Agricultural Preserve
 Sierra Park Colony - Plat Bk. 2, Pg. 26
 Parcel Map No. 3677 - Bk. 26, Pg. 83
 Record of Survey - Bk. 50, Pg. 62
 Record of Survey - Bk. 59, Pg. 70

Record of Survey - Bk. 60, Pg. 11

Assessor's Map Bk. 345 - Pg. 04
 County of Fresno, Calif.

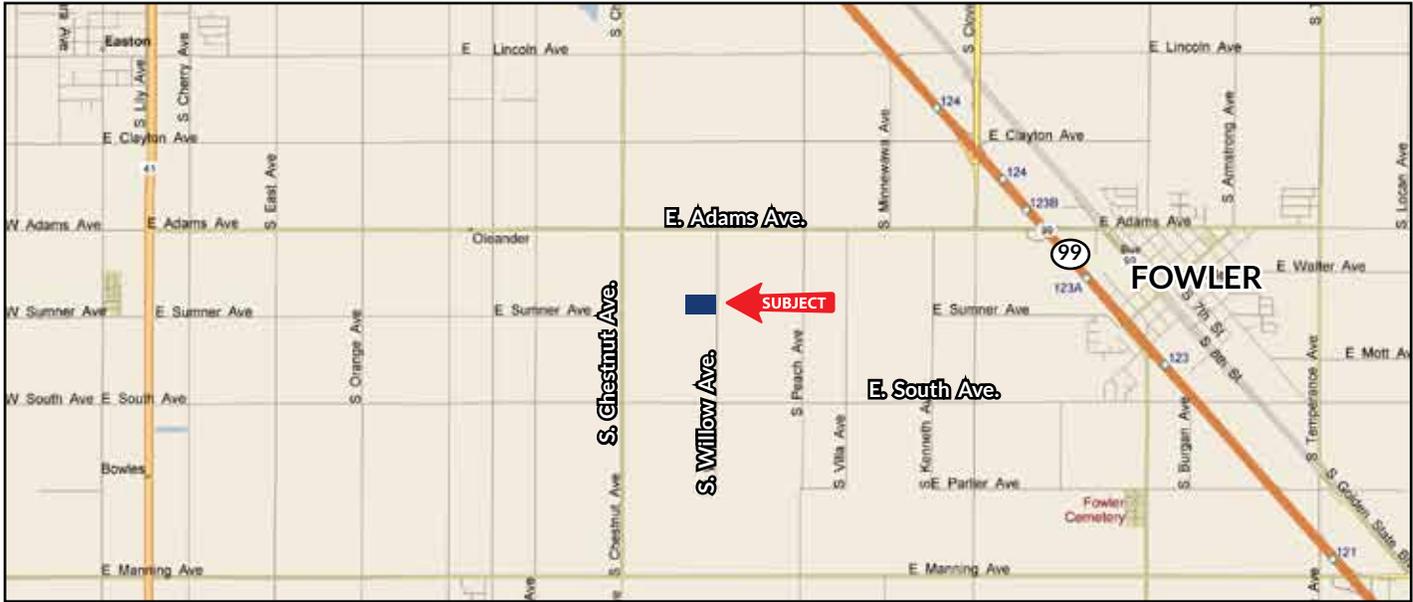
SOILS MAP



SOILS LEGEND

DhA = Delhi loamy sand, 0-3% slopes, MLRA 17 - Grade 2
 Hst = Hesperia fine sandy loam, deep, Grade 1

LOCATION MAP



PROPERTY PHOTOS



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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