

FOR SALE



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Reedley Area Table Grapes and Homes



**24.00± Acres
Fresno County, California**

- Three Pumps and Wells
- Alta Irrigation District
- Newer Table Grapes
- Two Homes
- Shop and Office

**Exclusively Presented By:
Pearson Realty**



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Reedley Area Table Grapes and Homes

24.00± Acres

\$995,000

DESCRIPTION:

This Reedley area opportunity is planted with four newer varieties of table grapes. The property also has two homes, a shop, and an office within a four acre fenced complex. This offering also has two ag pumps and wells, one domestic pump and well, solar system for main home, and access to Alta District water. The vineyard is all v-trellis system with drip irrigation.

LOCATION:

This parcel is located on the south side of Adams Avenue between Crawford Avenue and Navelencia Avenue. The street address is 22845 E. Adams Avenue, Reedley, CA 93654.

LEGAL:

Fresno County APN: 373-250-19, approximately 24.00± acres, the parcel is located in a portion of Section 17, Township 15S, Range 24E, M.D.B & M.

ZONING:

AE 20 - Agriculture Exclusive 20 acre. The parcel is under the Williamson Act Contract.

PLANTINGS:

Autumn King table grapes:	8.00± acres - 2014
Ivory table grapes:	4.00± acres - 2019
Allison table grapes:	4.00± acres - 2020
Timco table grapes:	4.00± acres - 2020

SOILS:

San Joaquin loam, 0 to 3 percent slopes
Ramona sandy loam, hard substratum

WATER:

Two ag pumps and wells. Filter and drip irrigation system. One domestic pump and well for homes. Alta Irrigation District water with 100% entitlement.

BUILDINGS:

Front House: This house is approximately 1,440± SF with 3 bedrooms, 2 full baths, 2 car garage and gas fireplace. Mini-split A/C cools the front section; roof mounted dual pack services the back section. Propane and/or 220 electric service available for cooking and laundry, as well as a water softening and UV purification system.

Main House: This house is a 2016 Palm Harbor Series 5000 that was installed in 2016. The house is approximately 2,400± SF with 3 bedrooms, 3 bathrooms, and office that can serve as a 4th bedroom. The large master bedroom has walk-in closet; the bath features a shower and a soaking tub. The home has new laminate flooring in the main areas and master bedroom. There are gas appliances and a fireplace, along with central air and heating.

Ag Building: This is an approximately 2,450± SF, 35' x 70' ag exempt building that was built in 1994.

Office Building: This is an approximately 960± SF, 24' x 40' modular office building that was installed in 2019.

PRICE/TERMS:

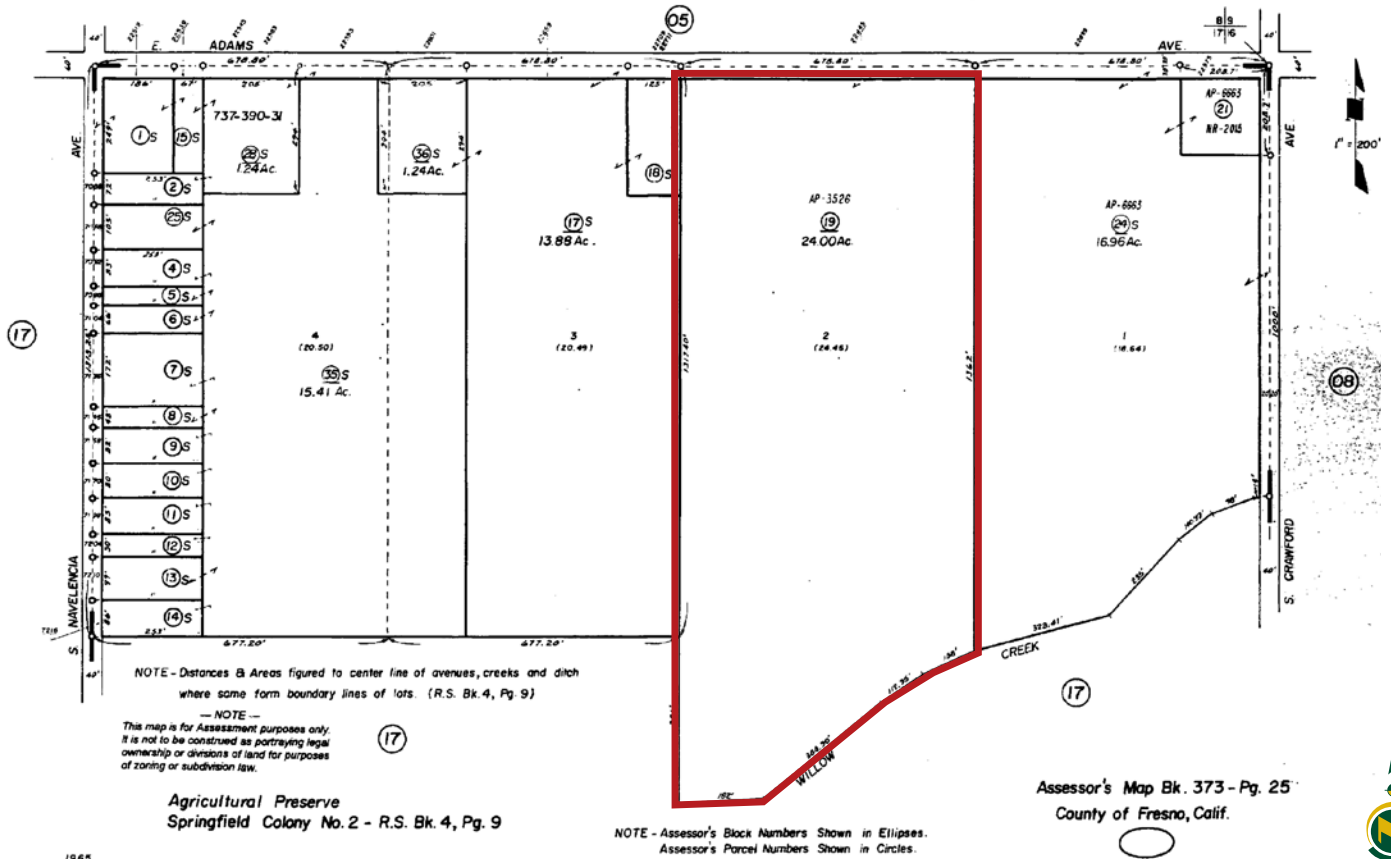
\$995,000 all cash.

ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 17, T.15 S., R.24 E., M.D.B.&M.

Tax Area
169-001

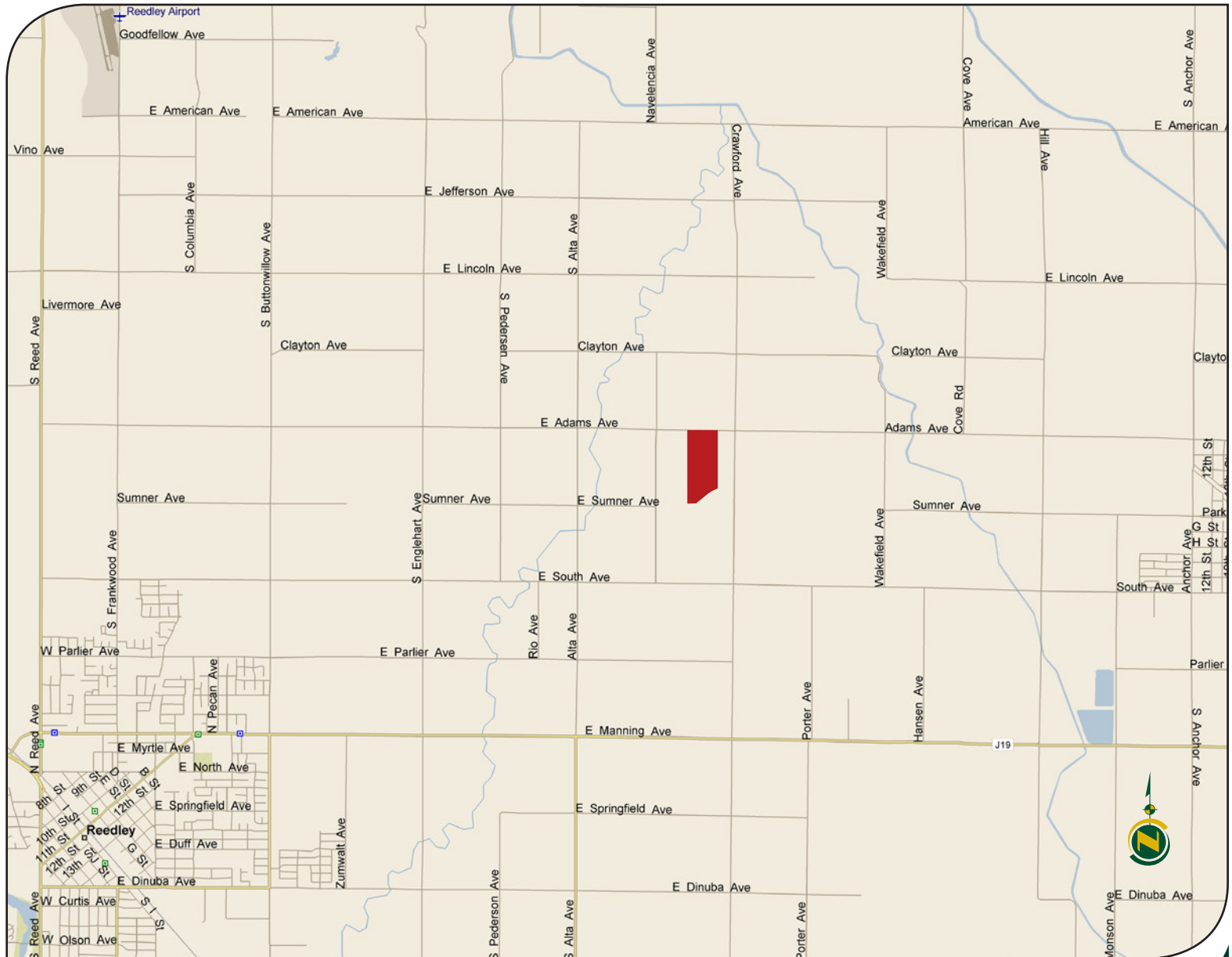
373-25



PHOTOS



LOCATION MAP



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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