

SELMA PACKING SHED

Fresno County, California

9.33± Acres

\$550,000



- Packing shed & treefruit
- Consolidated Irrigation District
- One employee home



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Exclusively Presented by:



SELMA PACKING SHED

9.33± Acres
Fresno County, CA



PROPERTY OVERVIEW

PLANTINGS

Block	Variety	Acres
4001	Galaxy White Peach	2.0±
4002	Pineapple Quince	2.0±

4002 | Pineapple Quince | 1.0± Acs. | 2020

4001 | Galaxy White Peach | 1.0± Acs. | 2014

4002 | Pineapple Quince | 1.0± Acs. | 2020

4001 | Galaxy White Peach | 1.0± Acs. | 2014

Irrigation
Pump & Well
(Inoperable)

Domestic
Pump & Well

Packing Shed

E Clarkson Ave

St Temperance Ave



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PROPERTY INFORMATION

LOCATION

Packing shed parcel is located on the northwest corner of Clarkson and Temperance Avenues.

(Address: 6910 Clarkson Avenue, Selma, CA 93662)

LEGAL

Fresno County APN 385-150-24s, 9.33± acres. Property is not subject to the Williamson Act

PLANTINGS

2.0± acs. Galaxy White peaches

2.0± acs. Pineapple Quince

WATER

The parcel is entitled to receive surface water through Consolidated Irrigation District. Parcel contains one irrigation pump and well (inoperable) and one domestic pump and well.

SOILS

Delhi sand, 0 to 3 percent slopes, MLRA 17

Hesperia fine sandy loam, very deep

BUILDINGS

(1) employee house

(1) packing shed

PRICE/TERMS

\$550,000 cash at close of escrow.



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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

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.