

GRAHAM | & ASSOCIATES



Property For Sale:
Selma Ranch & Estate | 16240 S Fowler Avenue Selma, CA

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Landon Fernandes
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PROPERTY DETAILS

Address: 16240 S Fowler Ave Selma, California 93662

APN: 385-180-68S Add bed/baths for each house also

Acreage: +/-19.46 Gross Acres +/-13.46 net farmable, +/-6.0 acres dedicated to the home site & improvements.

Property Summary: Rare dual-home estate with shops, custom pool & acreage! Discover a truly unique opportunity with this incredible property featuring two spacious homes and two large shops, perfect for any custom farming operation, multi-generational living, rental income, or expansive hobby space!

Homes: The main 4 bedroom, 3½ bathroom residence, originally built in the early 1970s, offers approximately 4,000 sq ft of fully remodeled living space. Completely renovated in 2019, it boasts a modern kitchen and bathrooms, new flooring, custom cabinetry, updated lighting, energy efficient windows, and even the addition of a second laundry room for added convenience. Step outside to your private backyard oasis featuring a custom-built pool (2021) with stunning water features, that are perfect for relaxing or entertaining in style. The second 3 bedroom, 2 bathroom home, built in the late 1970s, is a well-maintained 2,400 sq ft residence with brand new flooring and baseboards, offering plenty of charm and space for extended family, guests, or tenants. Each home comes equipped with its own brick fireplace, dedicated propane tank, and septic system, ensuring comfort and independence. Whether you're looking for a family compound, investment, or just room to grow, this versatile property has it all!

Shops: In addition to the two homes, this property boasts two expansive shops offering significant space for your custom farming operation, storage, or creative endeavors. The main shop is an impressive ±24,000 sq ft structure, recently upgraded with new lighting, ventilation systems, and features eight large rollup doors. The space is designed for flexibility and can be easily partitioned into three separate units—ideal for multiple operations or rental potential. The second shop offers ±14,500 sq ft of well-ventilated space, featuring five large shop doors and efficient swamp coolers. Together, these shops present a rare opportunity to run your own business, lease out commercial space, store equipment or vehicles, or create the ultimate hobbyist's dream setup, all on your own property.

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Farmland Plantings: +/-13.46 Acres currently open and ready to be planted or developed to a crop of choice. The property was planted to almonds that were removed in 2024.

Surface Water: The property is not located in an irrigation district. **Ground Water:** The property has a 15 hp submersible pump/well for irrigation, a 3.0 hp submersible pump/domestic well tied to a 500 gallon pressure tank for homes/shops. The property is located within the North Fork Kings Groundwater Sustainability Agency (North Fork Kings-GSA). For more information, please visit <https://northforkkings.org>

Groundwater Disclosure: Sustainable Ground water Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Ground water Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal.

Remarks: Rare opportunity to purchase a stunning country home estate located in a quiet, and scenic country side area just 4 miles north of the Kings River, along with +/-13 acres of prime farmland

Purchase Price: \$2,200,000

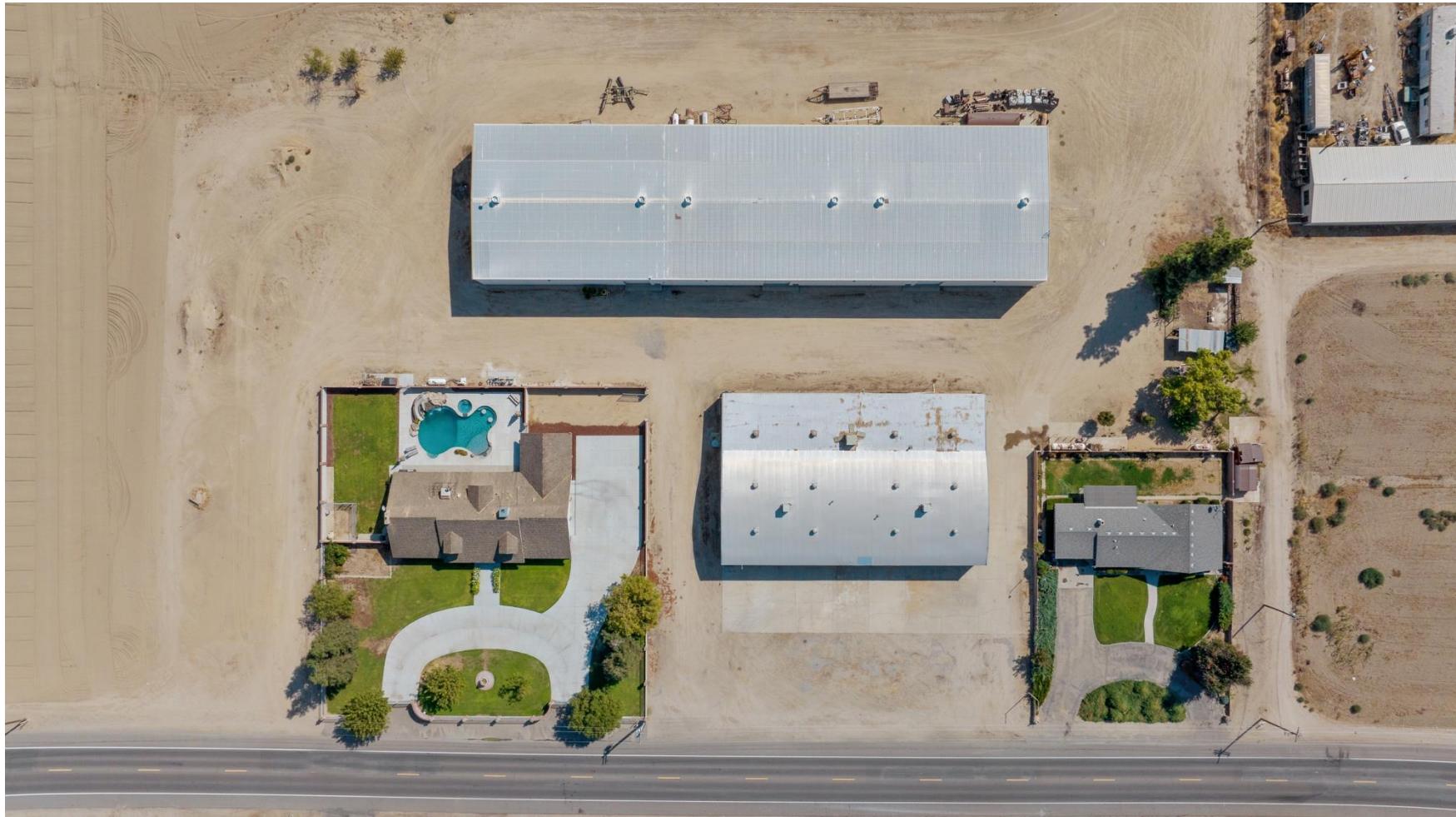
Aerial View – 19.46 Acre Property



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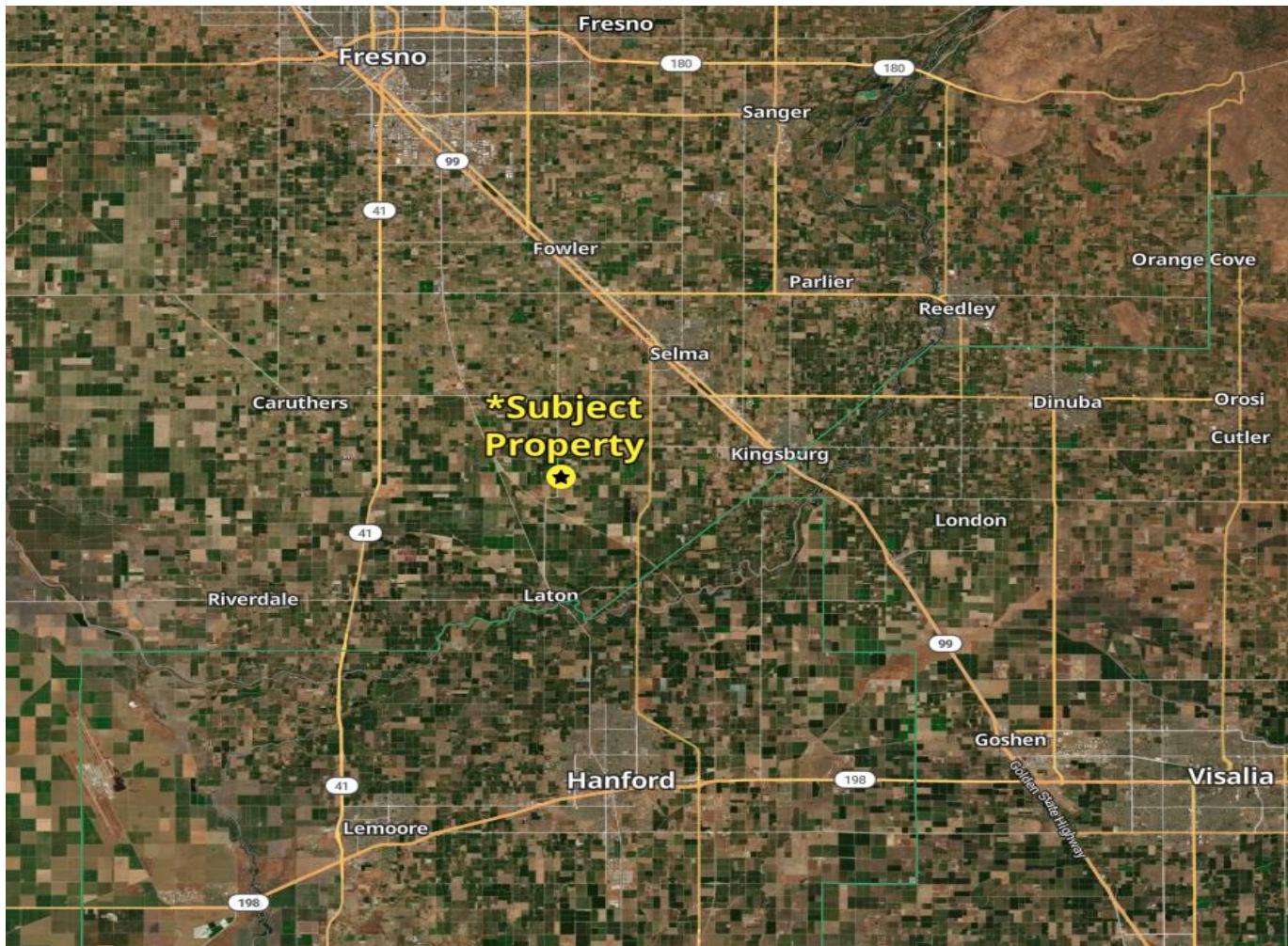
Aerial View - Ranch Home/Shops



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LOCATION MAP



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SOIL MAP

70.2 / 100

NCCPI Storie

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
DhA	Delhi loamy sand, 0 to 3 percent...	54.6	70.2	4e
DeA	Delhi sand, 0 to 3 percent slopes,...	45.4	-	4e
DhB	Delhi loamy sand, 3 to 9 percent...	<0.1	66.3	4e



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PROPERTY PHOTOS



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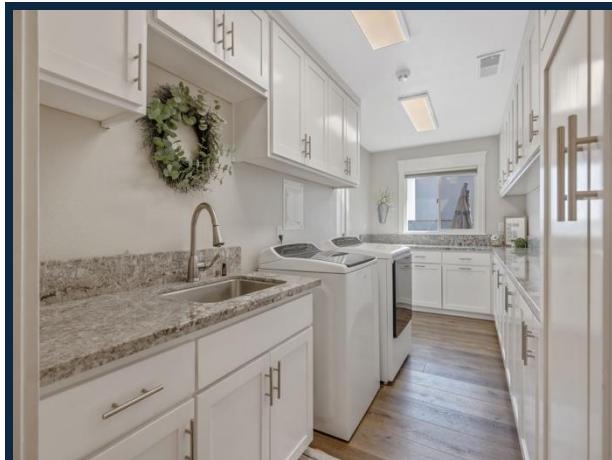
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