



55 +/- Acres - Cherries | Fresno, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Joe Silva
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PROPERTY DETAILS

Address:	E Rose Ave and South Cherry Ave, Selma, CA
APN:	042-390-09; 12
Acreage:	54.47 +/- Acres
Surface Water:	The property is located within and receives surface water from Consolidated Irrigation District. Surface water is accessed through one (1) turnout on the property equipped with lift pump.
Ground Water:	The property is irrigated with one (1) 40 HP pump 443 GPM. The property is located within the Central Kings Groundwater Sustainability Agency.
Irrigation:	Single Line Irrigation with Fan Jets
Variety:	+/- 54.47 Acres of Cherries Planted in 2013, Tulare, Brooks and Coral Cherries on Mahaleb Root Stock
Property Details:	Large shop 3,000 +/- sq.ft with built in inspection pit for changing oil. Additional 2 acres planted on a contiguous neighboring property that has a 25 year lease in place. The additional 2 acres will go with the purchase.

Sales Price **\$30,292.00 Per Acre | \$1,650,000.00 Total**



Contact Broker:

Jason Castle Joe Silva
Lic# 01140378 Lic# 01225765

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SOIL MAP



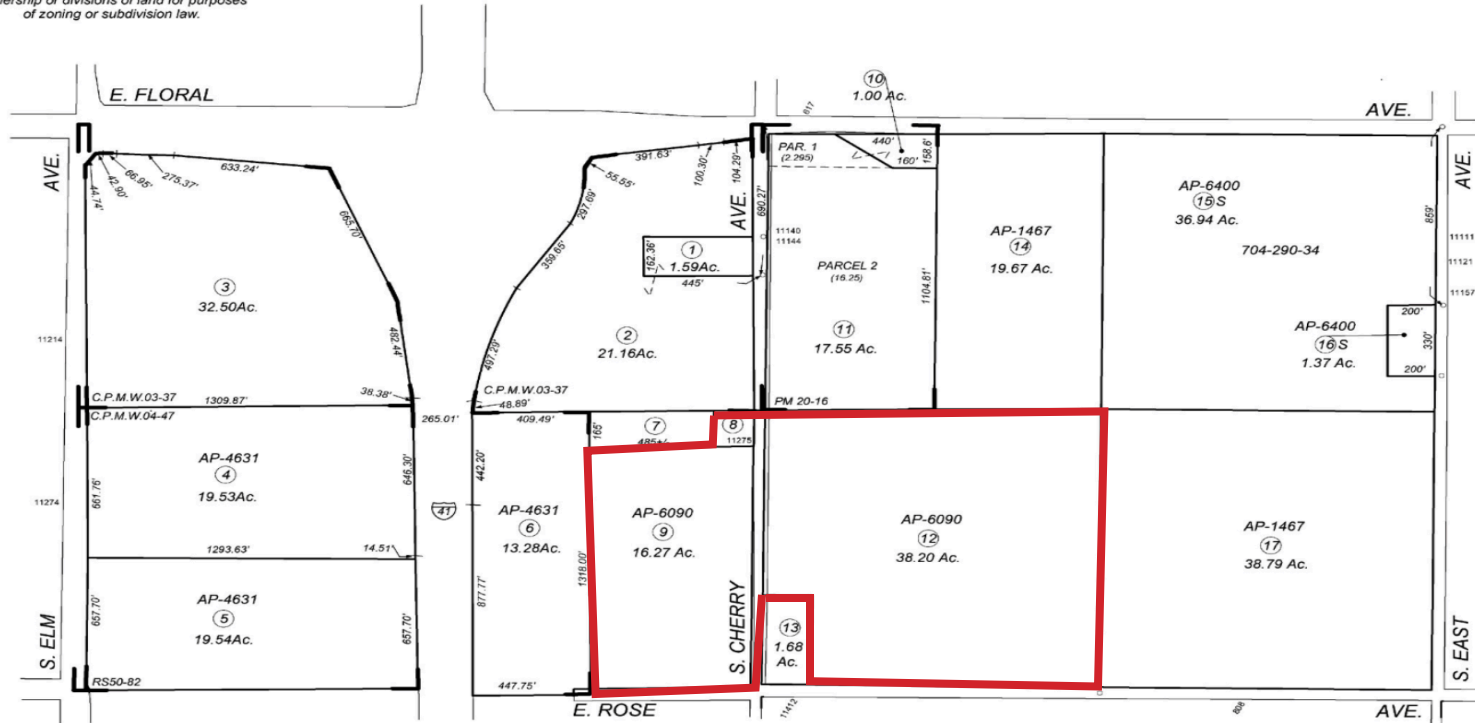
DeA: Delhi sand, 0-3% slopes, MLRA 17
DhA: Delhi loamy sand, 0-3% slopes, MLRA 17
Hsd: Hesperia sandy loam, very deep
Hst: Hesperia fine sandy loam, deep

TAX 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.

POR. SEC. 3, T.16S., R.20E., M.D.B.&M.

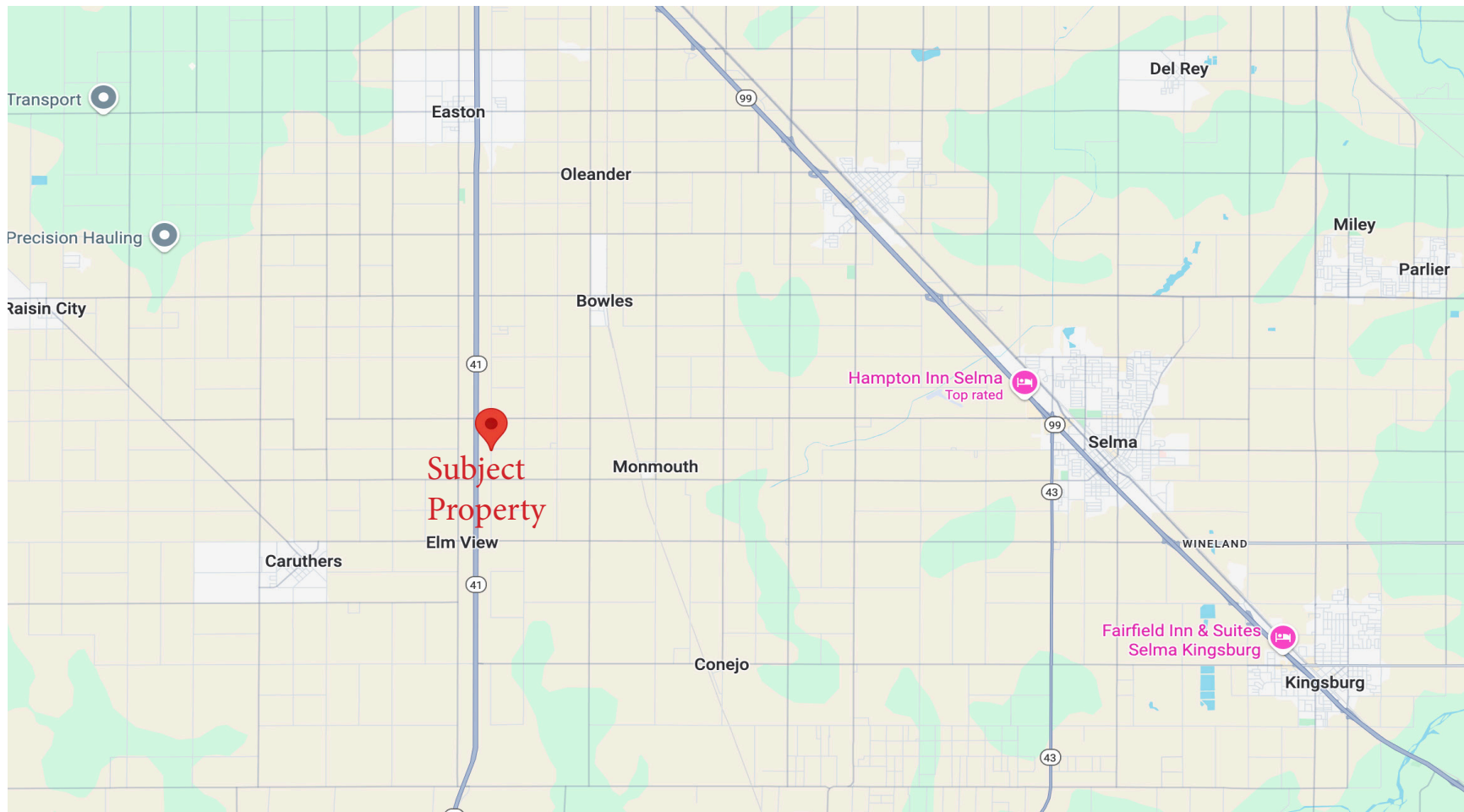
Tax Rate Area **042-39**
54-000



Agricultural Preserve
Certificate of Parcel Map Waiver No. 03-37, Doc. # 288197, 12-27-04
Certificate of Parcel Map Waiver No. 04-47, Doc. # 107167, 05-22-06
Parcel Map No. 2017, Bl. 20, P. 16

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LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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