

SELMA - OPEN

9.76± Assessed Acres Fresno County, California

\$750,000.00

CENTURY 21 FARM & RANCH_{SM}
Jordan Link & Company



JON DAGGETT

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PROPERTY DETAILS

9.76± Assessed Acres Fresno County, California

LOCATION:

9449 S McCall Avenue, Selma, CA 93662. Directions would include Hwy 99, exit Manning Avenue, east to McCall Avenue south to the subject property. The location of the property is close to the City of Selma, near Fowler, Parlier and Sanger, Fresno County.

DESCRIPTION:

Located in the Central Valley prime farmland is 9.76± acres of great open ground suitable for many commodities. Whether, row crop or permanent plantings, the soils and two sources of water are located in a great location. The property was previously farmed to tree fruit as well as row crops. The current zoning is designated AE-20 (Exclusive Agriculture, minimum parcel size ±20 acres). The subject property is located within the City of Selma's sphere of influence. Any concerns regarding potential annexation should be directed to the City of Selma's Planning Division. Approximately ±1/4 mile from the city limit. Located on a major avenue, McCall Avenue. The property is in the direct path to and from the city of Selma. A good location for either single family homes or medium density residential in the future.

LEGAL:

APN#: 358-021-10; 9.76± Acres, Fresno County. The Zoning is AE-20; SEC. 29 & 30, T. 15S., R. 22 E., M.D.B. & M. The property is not located in the Williamson Act, per Fresno County.

SOILS:

Delhi sand, 0 to 3 percent slopes
Hanford sandy loam
Hanford fine sandy loam
Tujunga loamy sand, 0 to 3 percent slopes

WATER:

The property does have surface rights located in the Consolidated Irrigation District (C.I.D.). There is a 15± HP submersible pump and well in addition to the surface water and a small lift pump for miscellaneous water use. The pump and well were developed approximately 13± years ago, developed roughly 160± feet deep. There are valves throughout the property and an underground pipeline traveling east to west to McCall and the C.I.D. canal.



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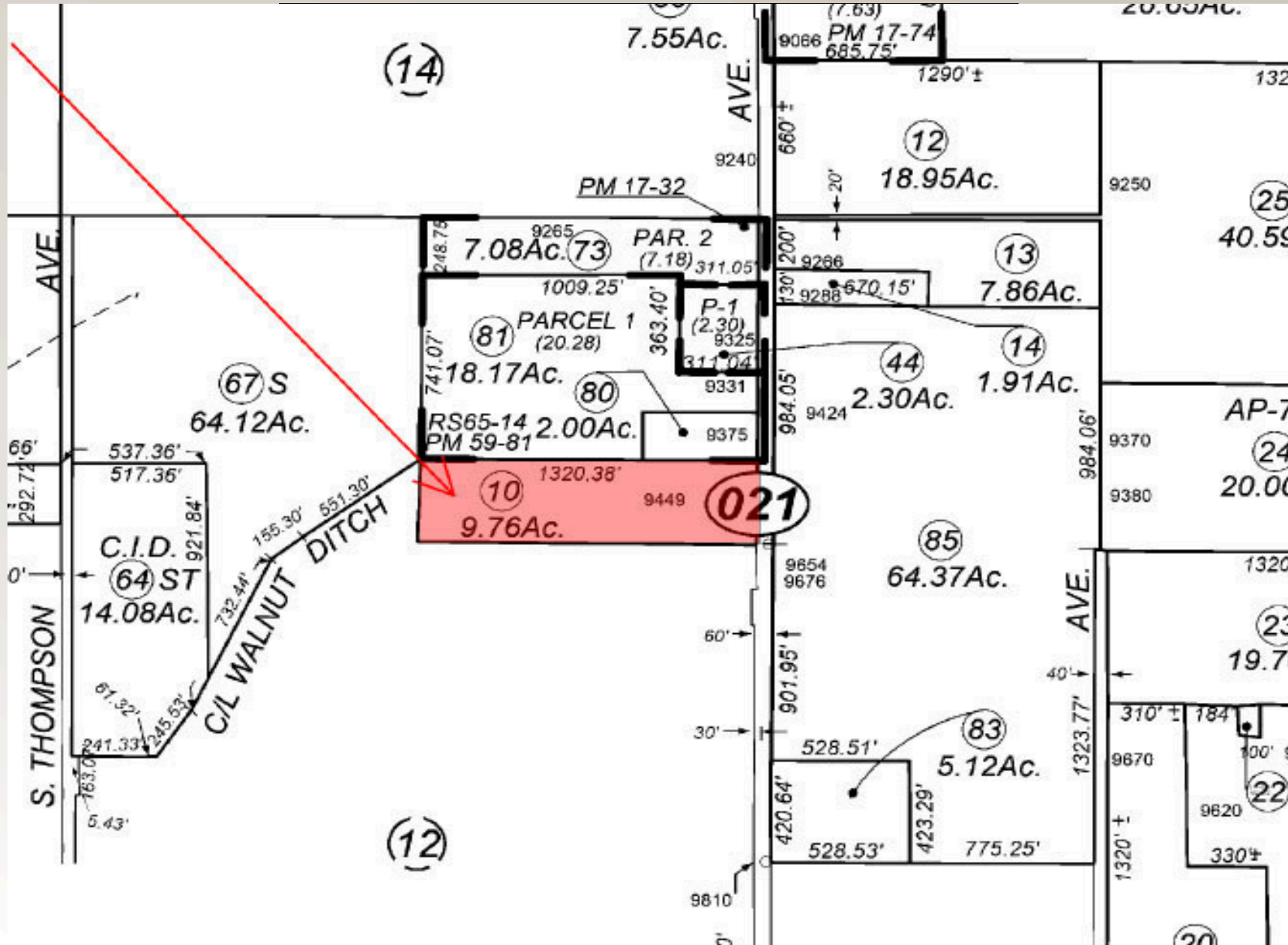


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ASSESSOR'S PARCEL MAP: APN# 358-021-10



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SOILS MAPS



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeA	Delhi sand, 0 to 3 percent slopes	0.0	0.2%
Hc	Hanford sandy loam	2.4	26.4%
Hm	Hanford fine sandy loam	6.5	69.9%
TzbA	Tujunga loamy sand, 0 to 3 percent slopes	0.3	3.6%
Totals for Area of Interest		9.2	100.0%

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PROPERTY PHOTOS



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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

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DRE#01775563