

155.75±
ASSESSED ACRES

**CHERRY RANCH
WITH HOMES AND SHOPS**
FRESNO COUNTY, CALIFORNIA

\$3,738,000

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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**PROPERTY
HIGHLIGHTS:**

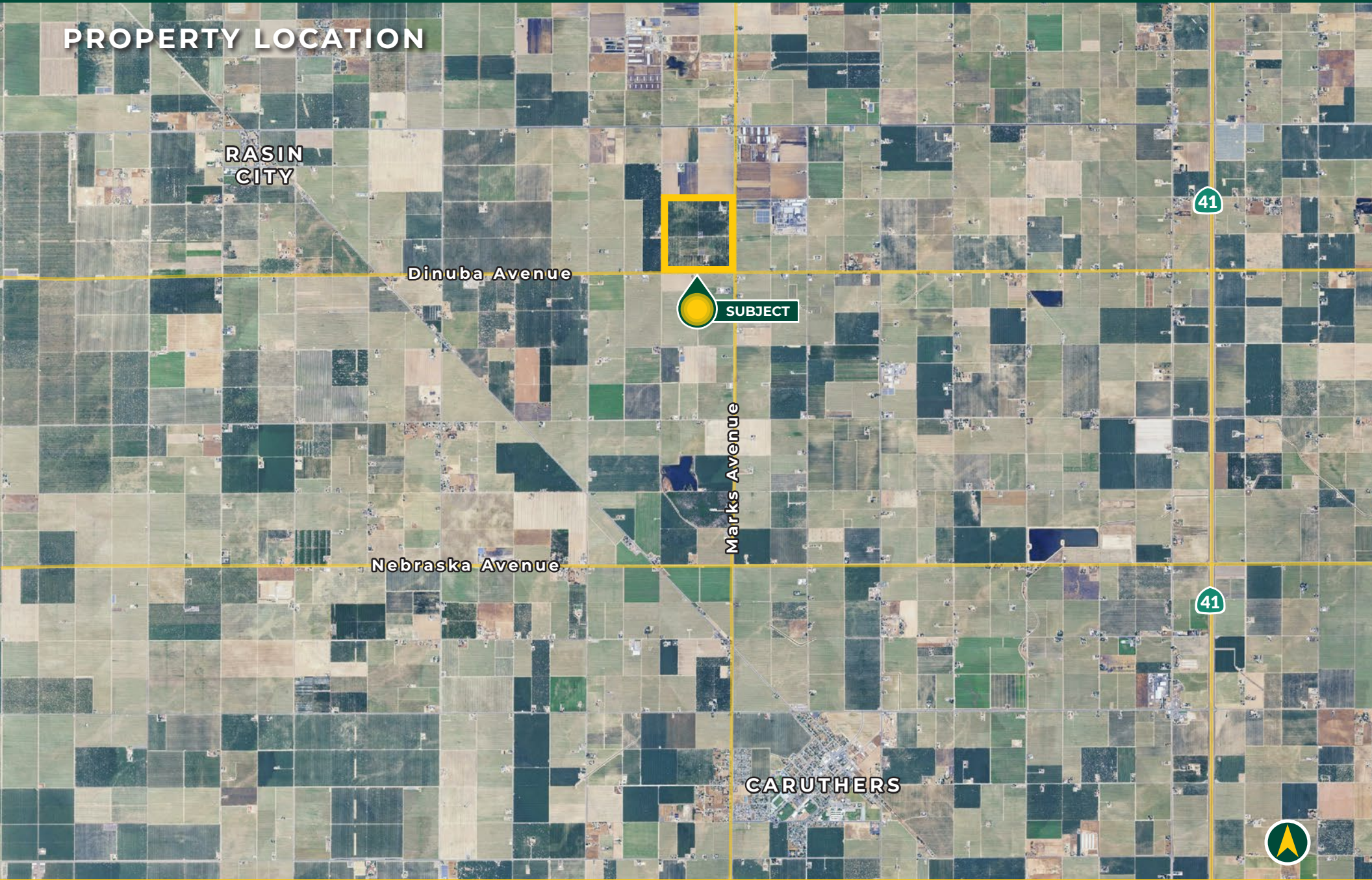
- EXCELLENT SOILS
- LOCATED IN C.I.D.
- HOMES AND SHOPS
- PRODUCING CHERRY ORCHARDS
- OWNED SOLAR SYSTEM THAT SUPPORTS AGRICULTURE PUMPS

CHERRY RANCH WITH HOMES AND SHOP
FRESNO COUNTY, CA

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This large cherry ranch opportunity with three homes and shops is located about three miles north of Caruthers, California. The four different cherry varieties are planted on excellent soils with three agriculture pumps and wells that feed a double line drip system. The property is located in the Consolidated Irrigation District but currently does not receive district water. The three agricultural pumps are hooked up to an owned solar system which benefits the cost of pumping water. The property also has three homes and multiple shops.

LOCATION

The property is located on the northwest corner of W. Dinuba Avenue and Marks Avenue. The street address is 3198 W. Dinuba Avenue, Fresno CA 93706.

LEGAL

Fresno County APN 035-130-36s, 77.57± acres and APN 035-130-37s, 78.18± acres. The parcels are located in a portion of Section 25, Township 15s, and Range 15E.

ZONING

The property is zoned AE-20, Agriculture Exclusive. The property is under the Williamson Act.

PLANTINGS

- Coral Champagne Cherries
- Royal Tioga Cherries
- Royal Lynn Cherries
- Brooks Cherries

**All plantings on 18'x16' Colt Rootstock*

**See planting map for details.*

SOILS

- Hesperia fine sandy loam, very deep.
- Hesperia sandy loam, very deep.
- Delhi loamy sand, 0 to 3 percent slopes, MLRA 17.
- Calhi loamy sand, moderately deep, 0 to 3 percent slopes.

WATER

The property has three Ag pumps and wells, 1 (one) 15 HP, 1 (one) 20 HP, 1 (one) 75 HP. There are also 2 (two) domestic pumps and wells.

**The owned solar system supports the 3 Ag pumps and wells.*

BUILDINGS

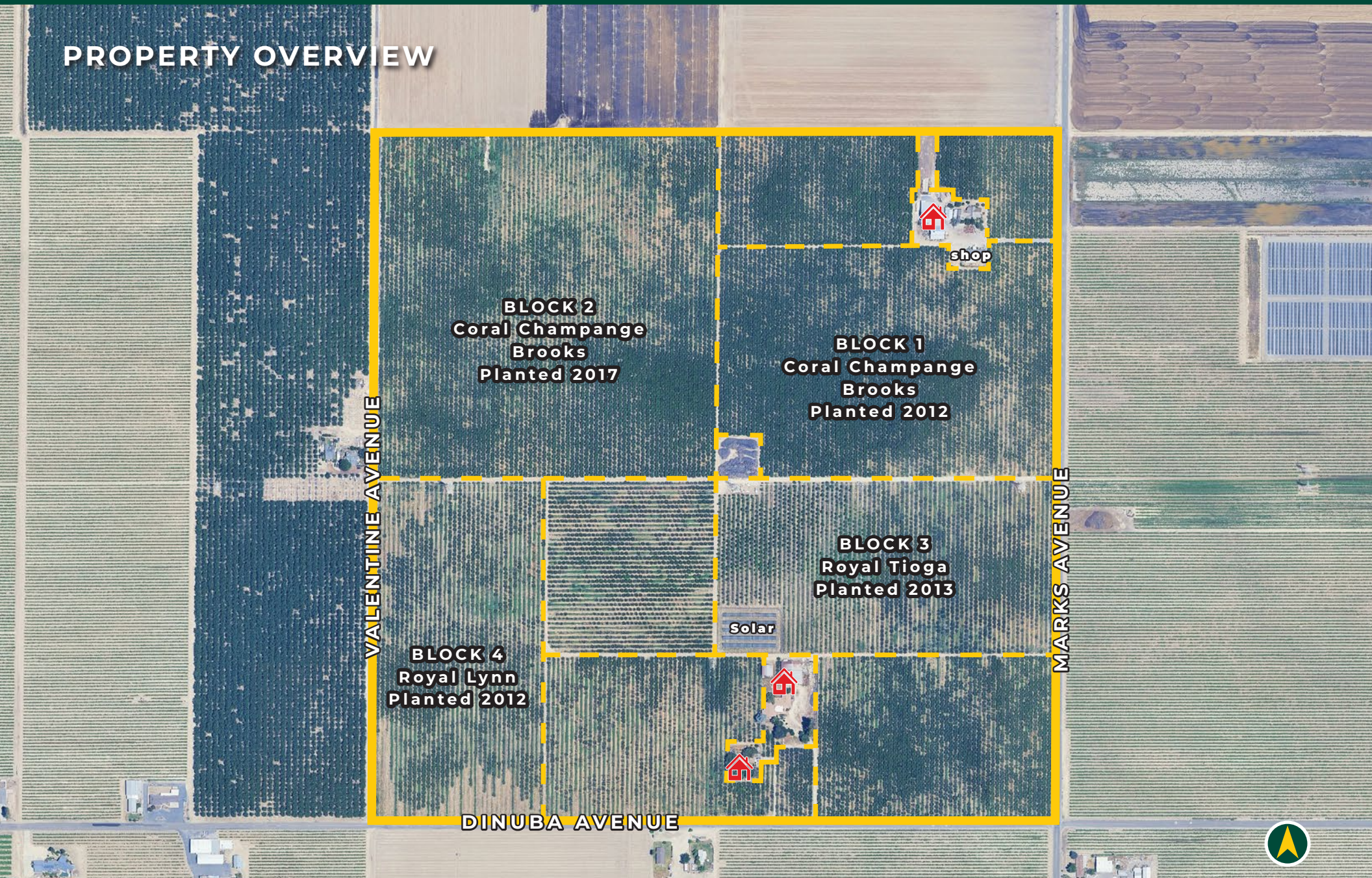
There are 3 homes and multiple shops.

- Home is approximately 2,000± sq. ft., built in 1964 with a two car garage. House is a wood frame structure with stucco and a composite roof.
- Home is approximately 2,596± sq. ft., built in 1986. House has a wood frame structure with stucco and composite roof.
- Home is approximately 4,000± sq. ft., built in 1964 with a four car garage. Home is a wood frame structure with stucco and composite roof.
- Metal building with open and closed siding for multiple use with concrete floors. Shop is approximately 6,400± sq. ft. with a loading dock.
- Pole barn approximately 1,600± sq. ft.
- Fully enclosed metal building is approximately 6,400± sq. ft. with roll up doors and man doors.

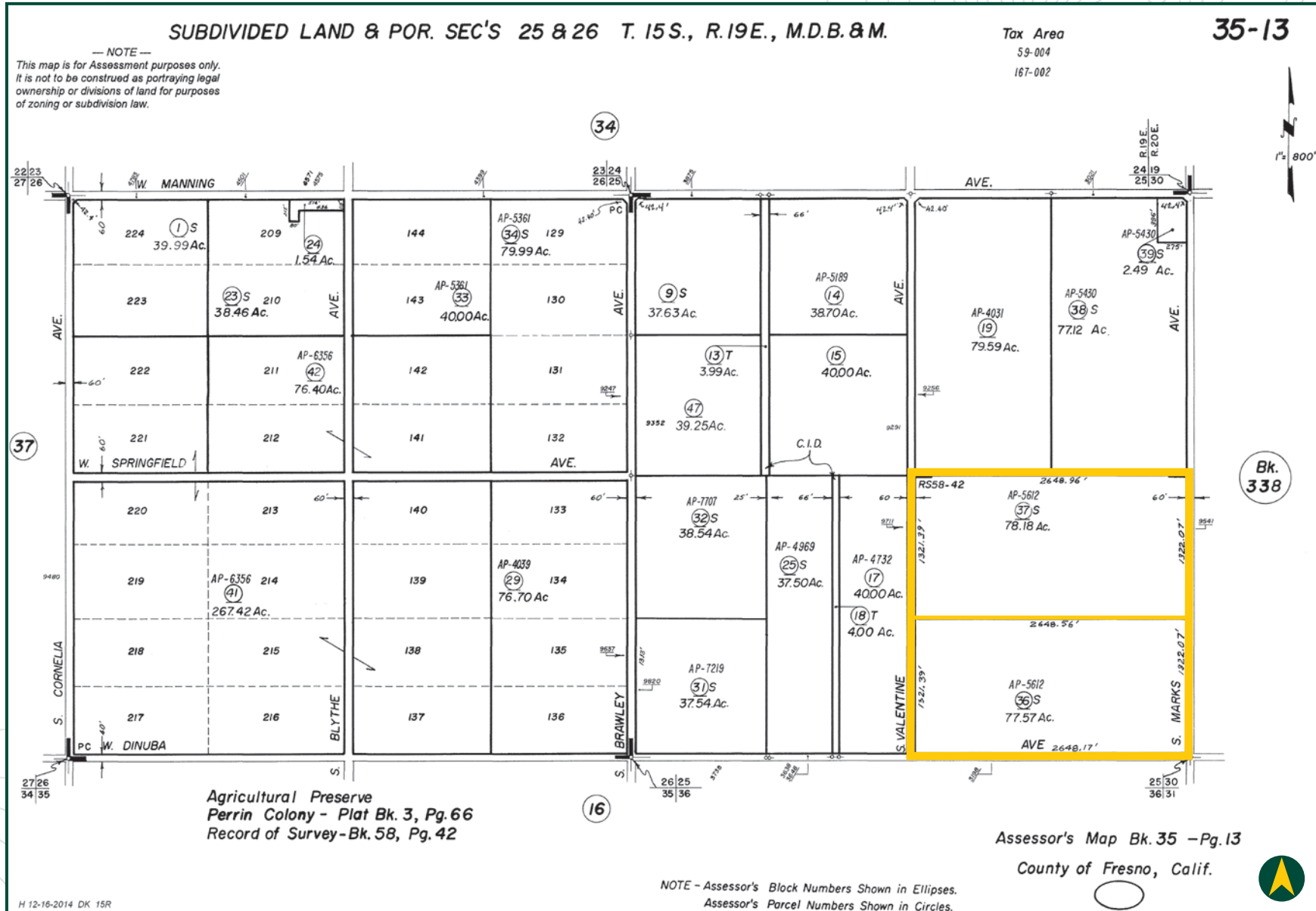
PRICE/TERMS

The asking price is \$3,738,000. Buyer to pay reimbursement cost of all cultural expenses for the 2026 crop.

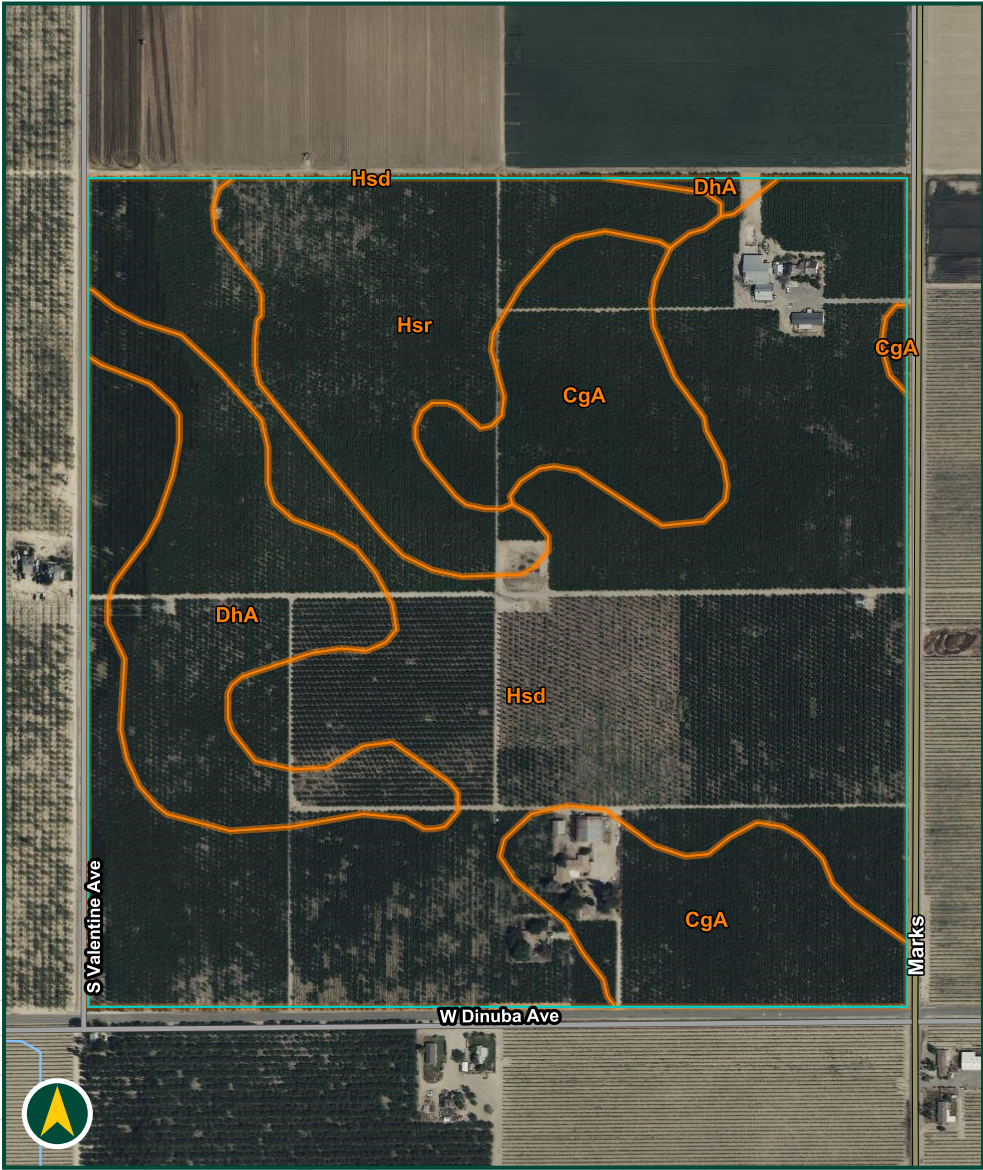
PROPERTY OVERVIEW



APN MAP - 035-130-36S



SOIL MAP



Soil Map		
Map Unit Symbol	Map Unit Name	Percent of AOI
CgA	Calhi loamy sand, moderately deep, 0 to 3 percent slopes	16.0%
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	12.8%
Hsd	Hesperia sandy loam, very deep	57.3%
Hsr	Hesperia fine sandy loam, very deep	13.9%
Totals for Area of Interest		100.0%



PROPERTY PHOTOS



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