



LONDON

PROPERTIES

FARM & LAND

BRENT SARABIAN

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FOR SALE

18.48 ± ACRES IN FRESNO, CA

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PROPERTY INFO

PRICE & ACREAGE

Priced \$1,099,850
\$59,515 Per Acre
18.48 ± Acres

ADDRESS & APN

4130 W California Ave
APN: 323-030-70 & 71
Fresno, CA 93706

PROPERTY USAGE

The Property Usage Is
Agricultural W/Single Family
Residence

PLANTING INFO

Fully Planted Acreage
4 ± Acres Sour Plums
13 ± Thompson Vines

WATER INFO

280 FT AG Well Drilled 2016
Allocation From FID
190 FT Domestic Well



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PROPERTY DESCRIPTION

Incredible Investment Opportunity In Fresno, CA

- 18.48 ± Acres Across Two Parcels
- Near Fresno SW Expansion Project For Long-Term Development Potential
- Historic Location (California Avenue & Kearney Blvd)
- 4 ± Acres Sour Plums (Extremely Rare)
- 13 ± Acres Thompson Vines
- New AG Well Drilled In 2016 To 280 Feet
- 190-Foot Domestic Well
- Fresno Irrigation District Water
- 30'x60' Shop & 24'x60' Garage
- Recently Remodeled 2 Bed & 2 Bath 1,195 Squarefoot Home W/Furniture Included
- \$50,000 ± Farm Equipment



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PLANTING MAP & INFO

Sour Plums Are Extremely Rare, With This Possibly Being The Only Ranch With Them In The Valley. There Are Only A Handful Of Growers, Making It A Special & Desirable Commodity. They're Picked Hard & Sold To LA, Harvested Between April & May. Gross Income For 2022 Was \$60,000 On 4 Acres. Planting Year For The Plums Is 2015, The Vines Were Around The Late 1960s.



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PRODUCTION INFO

The Vines Are Consistently Around 2 ± Tons Per Acre Annually. Production On The Sour Plums For 2023 Was Approximately 150 Boxes Per Acre.



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SOIL MAP

The Property Consists Of 3 Soil Types,
All Figures Are Approximate Totals:

- 50% Borden Loam (Bn)
- 33% Ramona Loam (Rn)
- 17% Hanford Coarse Sandy Loam (Ha)



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WATER INFO

The Property Consists Of 3 Potential Water Sources:

- Allocation From Fresno Irrigation District (When Available)
- AG Well That Was Drilled To 280 Feet In 2016 With A 10 HP Pump
- Domestic Well Drilled To 190 Feet With A 1.5 HP Pump



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EQUIPMENT LIST (1 OF 2)

The Following Items Can Be Included
In The Purchasing Price

- Massey 4263 95 HP Tractor
- Ford 4610 50 HP Tractor
- Rhino 5' Mower
- John Deere 6' Mower
- Big 6' Mower
- 18' Tractor Trailer
- 2 Vineyard Trailers
- Quad Trailer
- Bin Trailer
- 8' Towner Disc
- 8' Bush Hog Disc
- 8' Springtooh
- 8' Box Scraper



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EQUIPMENT LIST (2 OF 2)

The Following Items Can Be Included
In The Purchasing Price

- Border Maker
- 3ft Ripper
- Bezzeridi Weed Remover
- Furrow Maker
- Terrace Blade /Roller
- 3 PT Forklift Attachment
- Cane Cutter
- 100 Gallon Weed Sprayer
- 100 Gallon Vineyard Sprayer
- 250 Kawasaki Quad
- 500 Gallon Diesel Tank
- 2 Bush Hog Sulfer Machines



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PROPERTY PHOTOS



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