

# CARUTHERS TABLE GRAPES

**150.14± ACRES**  
Fresno County, CA

**\$4,203,920**  
(\$28,000 per acre)



● Producing Table Grape Vineyard ● Primarily Class I and II Soils

Exclusively Presented by:



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CA BRE# 00020875



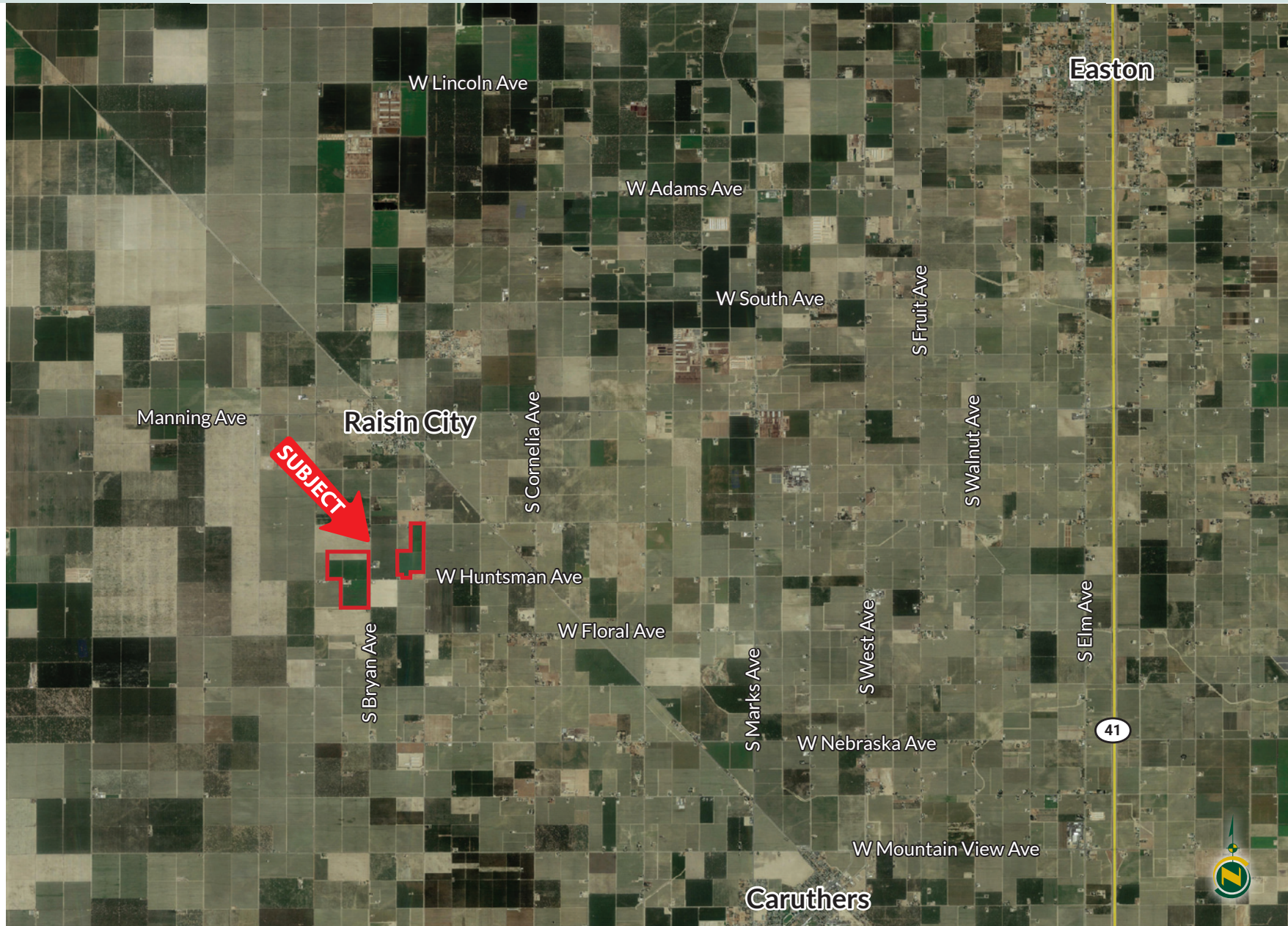
All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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## Location Aerial



## Property Details

### LOCATION:

Property address: 6677 W. Huntsman, Caruthers, CA 93606  
Both ranches are located along Huntsman Ave. between Grantland & Hayes Avenue. From the ranch, Caruthers is 5± miles southeast and Fresno is 15± miles to the north.

### LEGAL DESCRIPTION:

APN	Acres	Buildings	Zoning	Williamson Act
035-120-21s	40.00±	Home, Shops, & Pole Barn	AE-20	Yes
035-120-40s	58.49±	None	AE-20	Yes
035-120-41s	51.65±	None	AE-20	Yes

### SOILS:

Please see included soils map.

### CROP SUMMARY:

Variety	Bearing Acreage	Year Planted	Spacing (ft)	Plants/Acre
Krissy Grape	15.51±	2018	10x7	622±
Luisco	40.98±	2012	12x7	518±
Autumn King (graft)	35.97±	1989	12x7	518±
Sweet Scarlet	31.28±	2010	10x7	622±
Sweet Globes*	17.91±	2016	10x7	622±
<b>TOTAL</b>	<b>141.71±</b>			

\*5% sales fee.

### WATER/INFRASTRUCTURE:

The vineyards are irrigated by four main irrigation wells with boosters and drip irrigation throughout:

- #1: 60 hp turbine east of the Sorbet Grapes
- #2: 40 hp turbine on the north side of Huntsman, east of the yard
- #3: 50 hp turbine south of the yard on Huntsman
- #4: 200 hp turbine pump

- See ranch layout map for exact locations

The ranch is located within Raisin City Water District (no water delivery) and McMullin Area GSA.

### PRICE/TERMS:

Offering price: \$4,203,920 (\$28,000/ac) cash

Terms: Buyer to reimburse seller for any farming/cultural costs incurred towards the 2020 table grape crop. Seller intends to perform a 1031 tax deferred exchange. Buyer to cooperate with Seller without any additional costs and liability to Buyer.

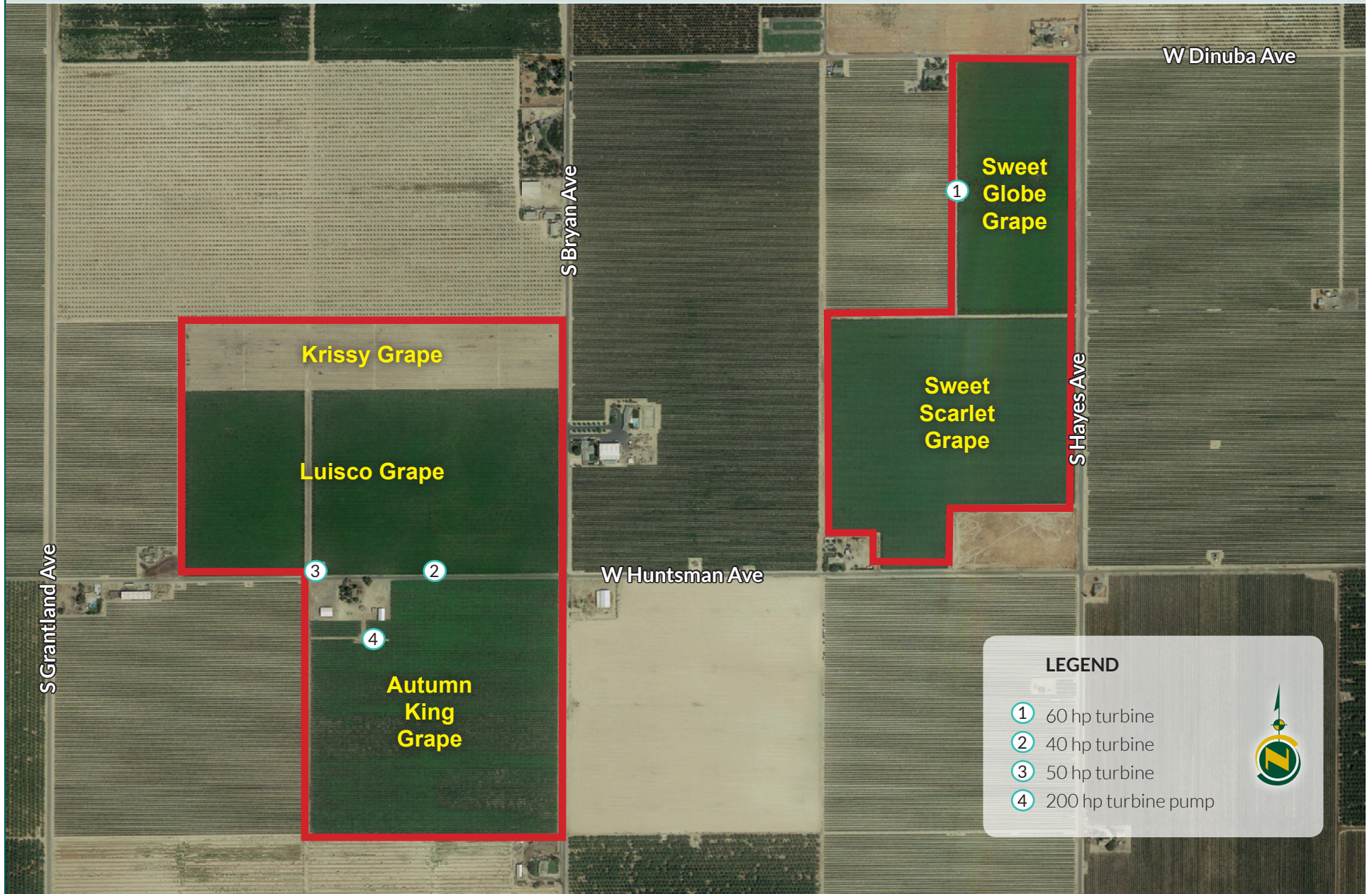


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## Planting & Irrigation Map



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## Soils

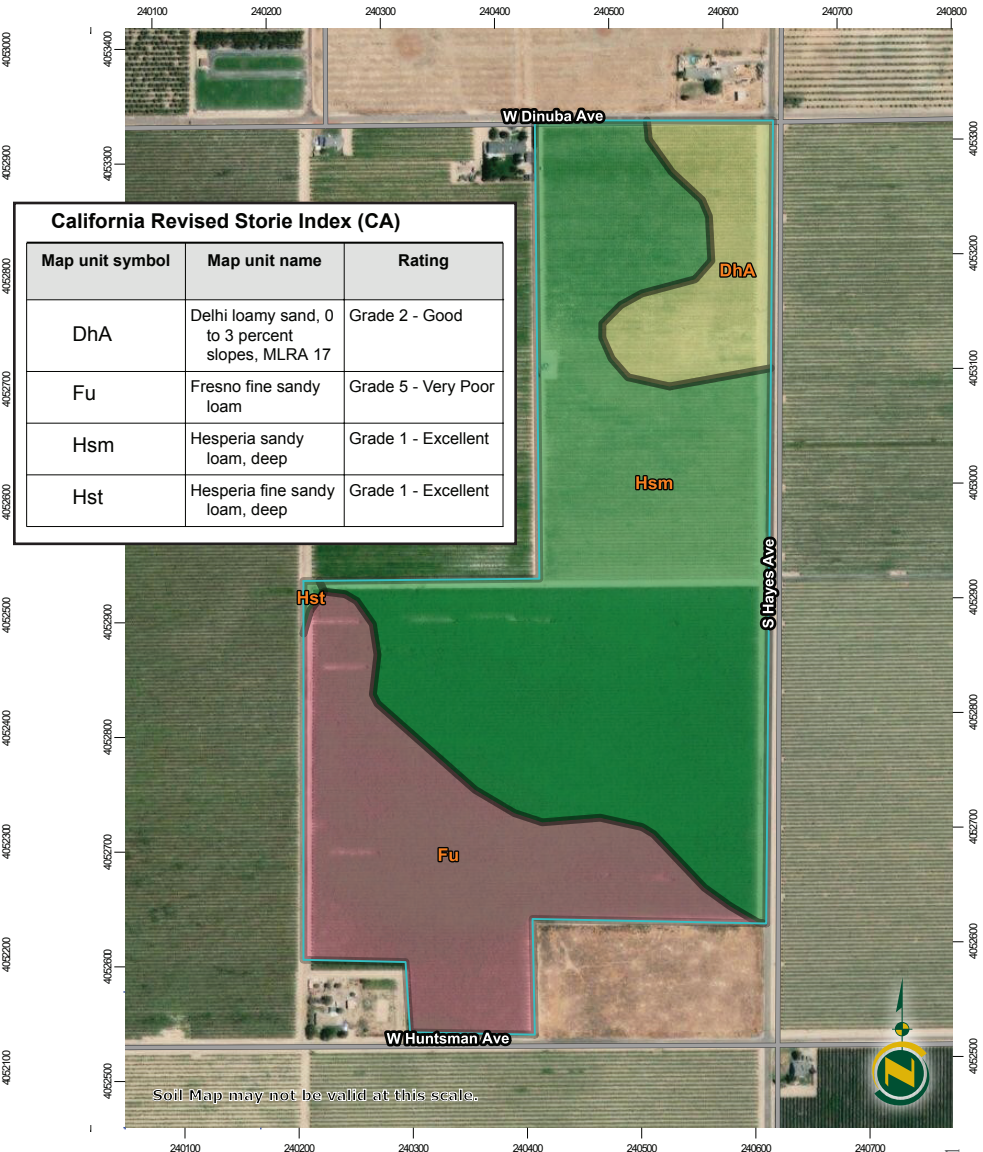
### WEST PORTION



#### California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
CfA	Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
Ed	El Peco fine sandy loam	Grade 4 - Poor
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good

### EAST PORTION



#### California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
Fu	Fresno fine sandy loam	Grade 5 - Very Poor
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent

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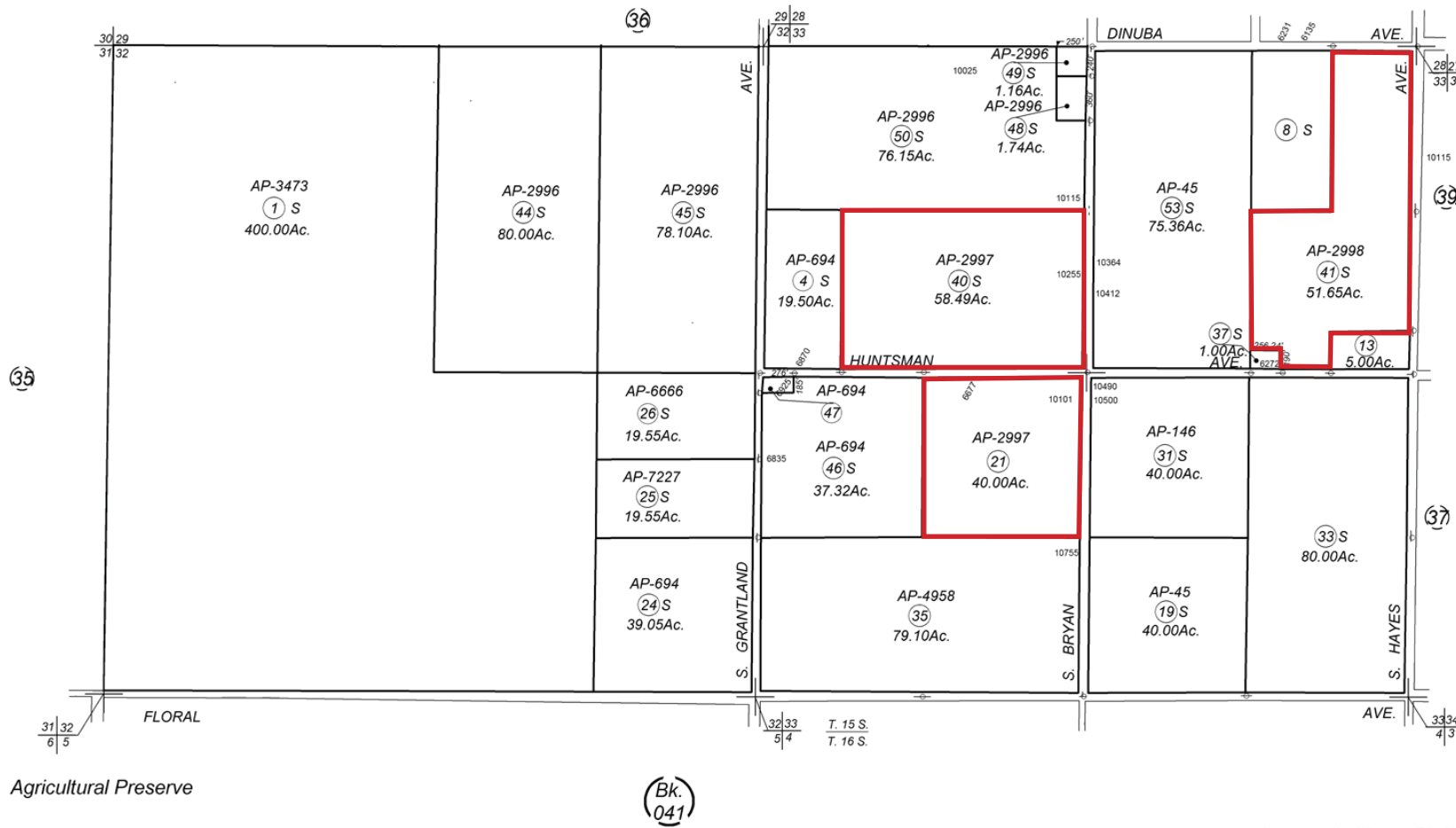
## Assessor's Parcel Map

**-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.

SECS. 32 & 33, T.15S., R.19E., M.D.B. & M.

Tax Rate Area  
167-002

**035-12**



Agricultural Preserve

(Bk.)  
041

Assessor's Map Bk.035 - Pg.12  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

3/20/2018

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## Photographs



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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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