



**8460 E Nebraska Ave Selma, CA 93662-9610**  
**\$2,400,000**

Attention Developers/Investors. The subject property is adjacent to the sphere of influence in the City of Selma general Plan and the property is close to a shopping center. Selma is growing fast. These 40 acres are planted with Thompson Grapes, it does have a well and receives CID water. Owner wants to keep the house and can be split during the escrow. Seller would like to do a 1031 exchange and buyer would need to cooperate with the exchange with no cost to buyer. This property is in the Williamson Act and buyer will need to check with Fresno county and The City of Selma for zoning. The property has frontage to both Nebraska Ave and Rose Ave.

**Directions:** From HWY 43(Highland Ave) turn west on Nebraska Ave,the subject property is on the right side.

ML#:286296	Farms and Ranches	Lot Acres (approx)	40.000
Property Type	Vineyard	Price/Acre	60,000.00
Property SubType	38504219S	Cross Street	HWY 43
APN	1742400	County	Fresno
Lot Sq Ft (approx)			

**Presented By:**



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