

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

F.I.D. Vineyard

PRICE REDUCED

**114.31± Acres
Fresno County, California**

- Fresno Irrigation District
- (3) Pumps and wells
- (5) Varieties of wine grapes

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



F.I.D. Vineyard

114.31± Acres

\$4,286,625

LOCATION:

76.99± acs. on the south side of North Avenue, approximately 1/2 mile west of Dickenson and 38.13± acs. on the northwest corner of Dickenson and W. Muscat Avenue.

DESCRIPTION:

114.31± acres comprised of 5 varieties of wine grapes.

LEGAL:

Fresno County APN's: 025-060-05s, 06s and 08. Located in a portion of Section 26, T14S, R18E, M.D.B.&M.

PLANTINGS:

<u>Acres</u>	<u>Variety</u>
36.0±	Chenin Blanc
37.5±	French Colombard
18.0±	Grenache
9.0±	Barbera
9.0±	Carnelian

WATER:

Fresno Irrigation District
(3) pumps and wells
(3) F.I.D. turnouts
(1) booster pump
Flood irrigation

SOILS:

Hesperia fine sandy loam moderately deep, Grade 1
Hesperia sandy loam, moderately deep, Grade 1
Borden loam, moderately deep, Grade 1
Pachappa loam, moderately deep, Grade 1

**BUILDINGS/
IMPROVEMENTS:**

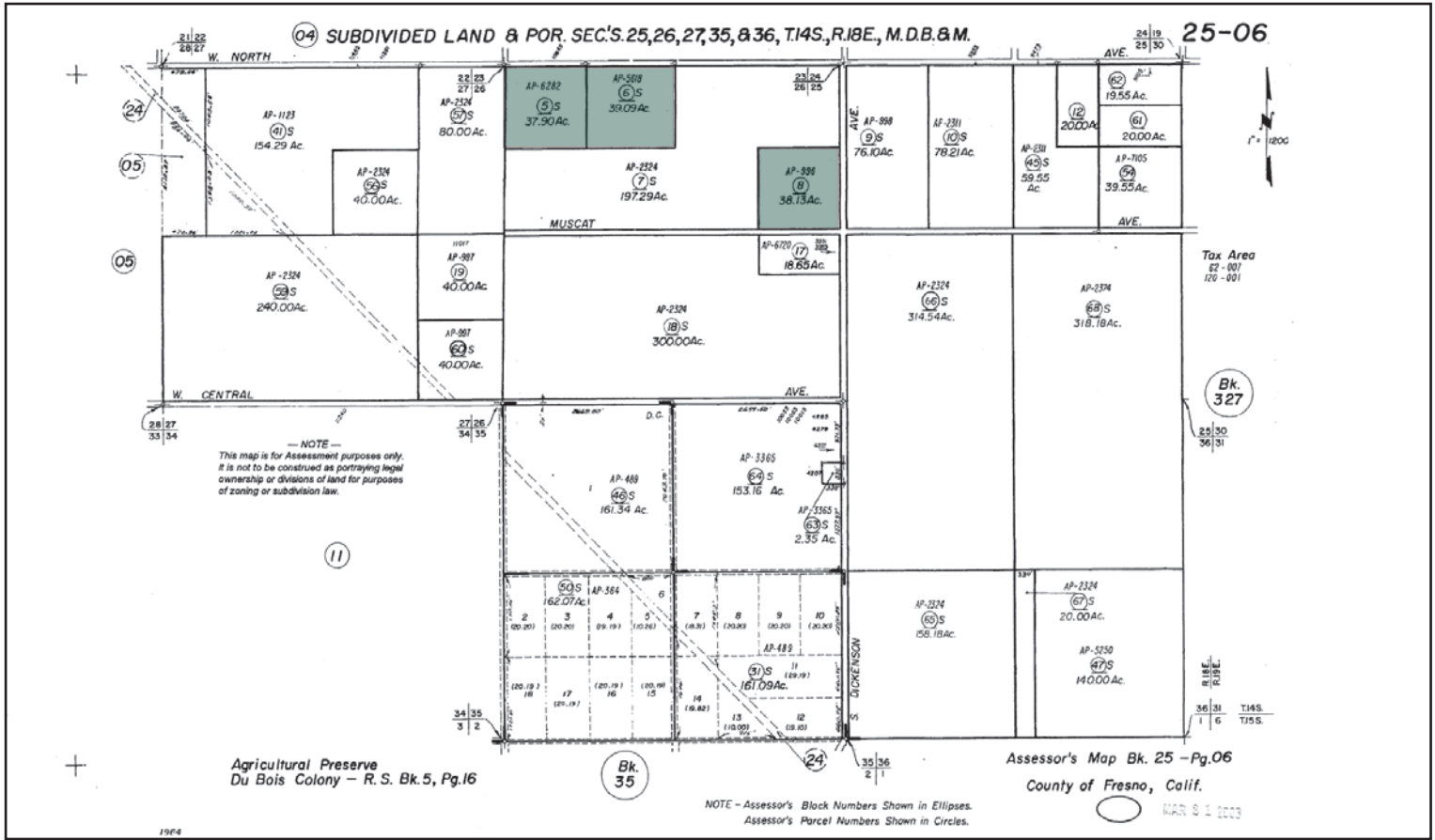
None.

PRICE/TERMS:

\$4,286,625 cash at the close of escrow.



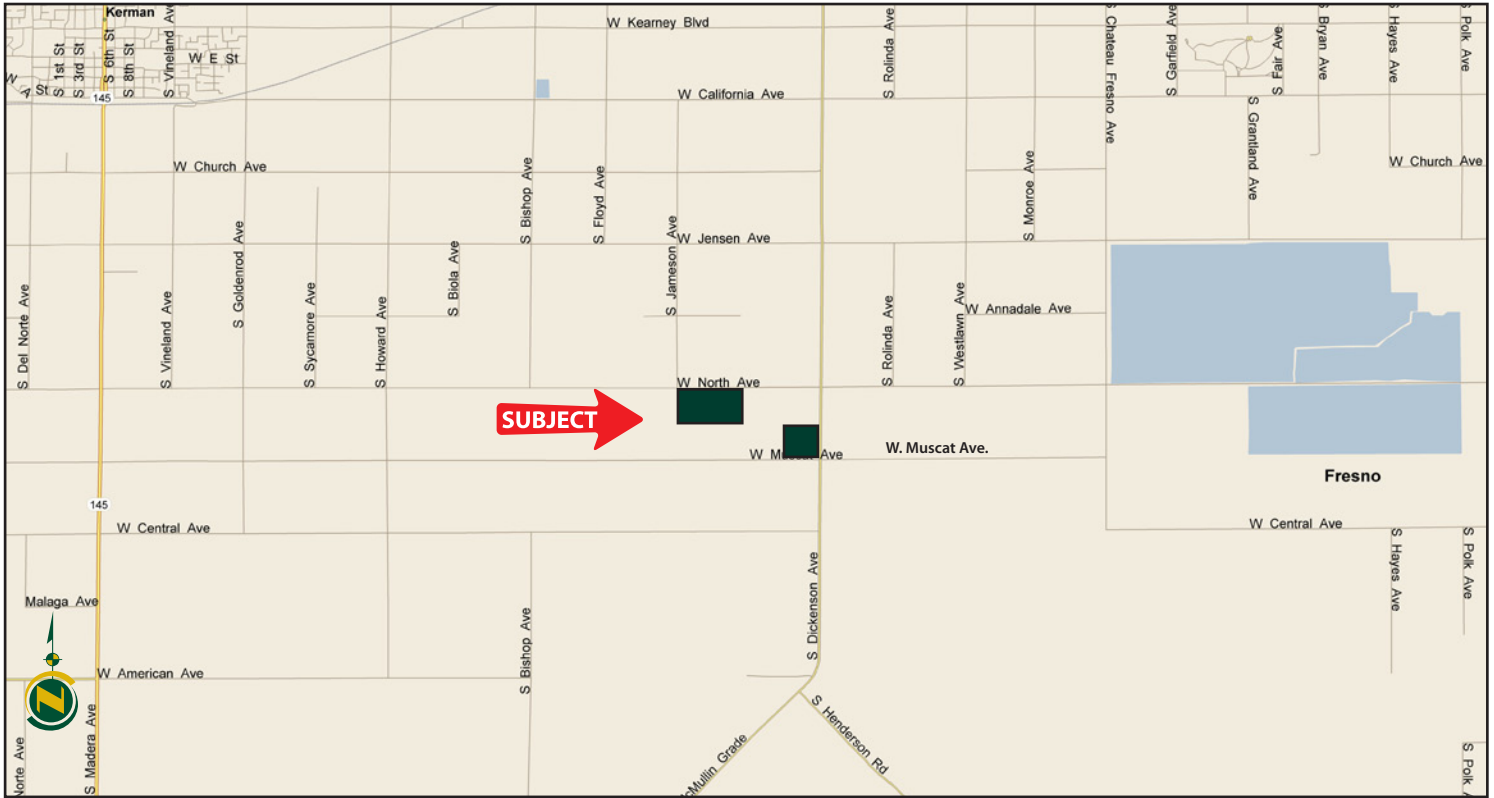
ASSESSOR'S PARCEL MAP



PLANTING MAP



LOCATION MAP



SOILS MAPS



SOILS LEGEND

Hsm = Hesperia sandy loam, moderately deep, Grade 1
 Hst = Hesperia fine sandy loam, moderately deep, Grade 1
 Pachappa loam, moderately deep, Grade 1

SOILS LEGEND

Bt = Borden loam, moderately deep, Grade 1
 Pd = Hesperia fine sandy loam, moderately deep, Grade 1
 Hst = Hesperia fine sandy loam, moderately deep, Grade 1
 Hsm = Hesperia sandy loam, moderately deep, Grade 1

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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