

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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Fresno Irrigation District Vineyard



97.56± Acres
Fresno County, California

- Fresno Irrigation District
- (2) Pumps and wells
- (5) Mobile homes & bunkhouse
- Established vineyard

Exclusively Presented By:
Pearson Realty



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Fresno Irrigation District Vineyard

97.56± Acres

\$3,610,000
(\$37,000 per acre)

LOCATION:

Located on the southeast corner of E. American and S. Clovis Avenues, north of E. Jefferson Avenue.
Address is 5440 E. Jefferson Avenue, Fresno, CA 93725.

DESCRIPTION:

The subject property is planted to Thompson seedless grapes. The property includes a 2,500± sq. ft. residence, mobile homes, bunkhouse and a shop building.

LEGAL:

Fresno County APN's: 340-020-27 & 85. Located in a portion of Section 4, T15S, R21E, M.D.B.&M.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

PLANTINGS:

The property is planted to Thompson seedless grapes. Vines are 60± years old with younger vines mixed in over the last 10 years.

WATER:

Fresno Irrigation District.
(1) 20 HP submersible pump and well
(1) 15 HP submersible pump and well

SOILS:

Delhi loamy sand, 0-3% slopes
Delhi sand, 0-3% slopes
Hesperia sandy loam
Hanford sandy loam

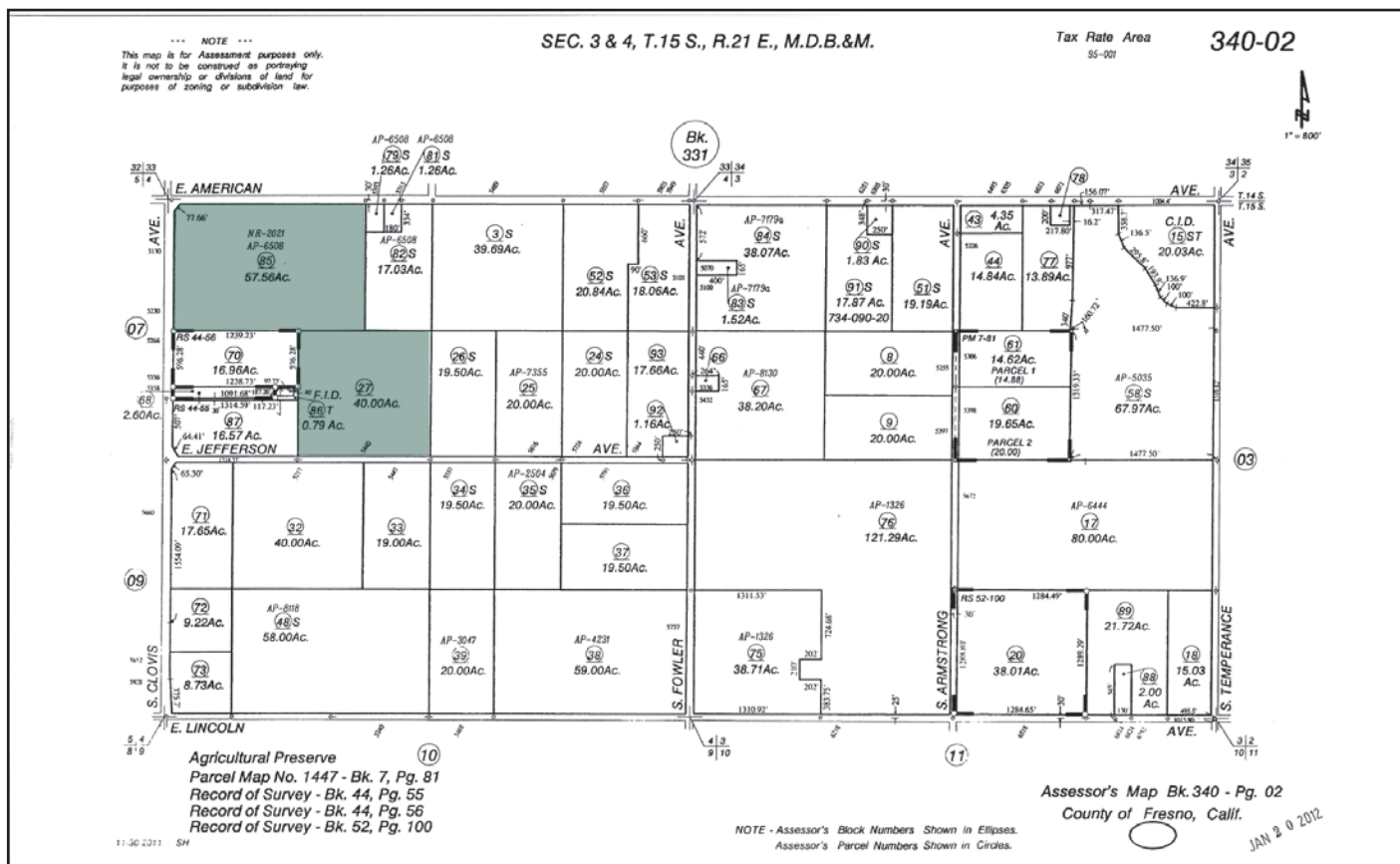
**BUILDINGS/
IMPROVEMENTS:**

2,500± sq. ft. residence
(5) mobile homes
(1) bunkhouse
Shop, 60'± x 25'±

PRICE/TERMS:

\$3,610,000 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2020 crop. Sale of the property is subject to the current owners retaining a life estate on the 2,500± sq. ft. home located on the property.

ASSESSOR'S PARCEL MAP



SOILS MAP

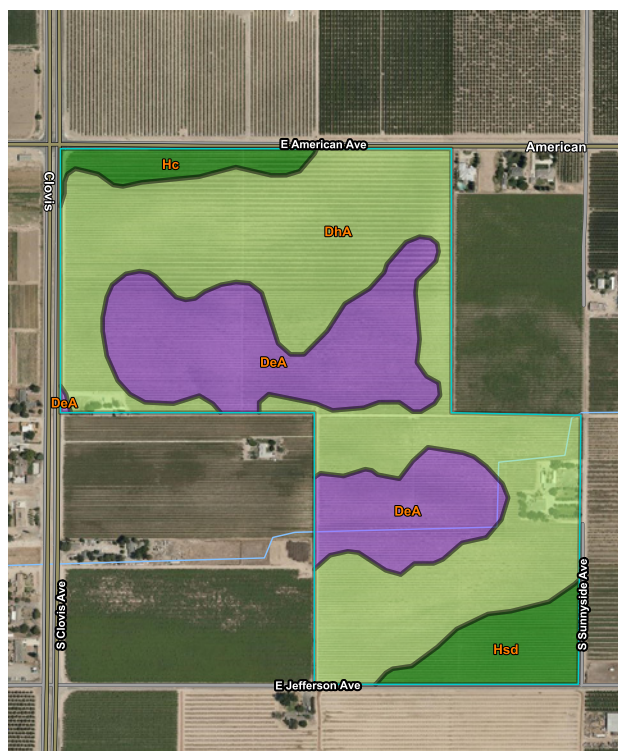
SOILS LEGEND

DhA = Delhi loamy sand
0-3% slopes
Grade 2

DeA = Delhi sand, 0-3% slopes
Grade 3

Hsd = Hesperia sandy loam
Grade 1

Hc = Hanford sandy loam
Grade 1



LOCATION MAPS



PROPERTY PHOTOS



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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