

**FOR SALE**



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# **Reedley Area Table Grapes and Homesite**



**38.76± Acres  
Fresno County, California**

- Two pumps and wells
- Alta Irrigation District
- Pad ready homesite
- Good soils

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CA DRE #00020875



# Reedley Area Table Grapes and Homesite

**38.76± Acres**

**\$1,279,080**

**DESCRIPTION:**

This Reedley area opportunity consists of two parcels planted with Vintage Red Table Grapes. The vineyard is equipped with moisture meters, weather station, and remote start pump. It also has a beautifully located homesite pad ready to build your future residence. The plantings are six years old with state of the art trellis system and have been meticulously farmed. The homesite has great views and is leveled atop a bluff with electrical and water already plumbed to site.

**LOCATION:**

The two parcels are located on the west side of Frankwood Avenue between Adams Avenue and Livermore Avenue, about 3± miles north of Reedley, CA.

**LEGAL:**

Fresno County APN's: 360-120-47s approximately 20.79± acres and 360-120-50s approximately 17.97± acres. The two parcels are located in a portion of Section 10, Township 15S, Range 23E, MDB&M.

**ZONING:**

AE 20 - Agriculture Exclusive 20 acre.  
Both parcels are not under the Williamson Act Contract.

**PLANTINGS:**

Vintage Red Table Grapes with V-trellis system and drip irrigation.

**SOILS:**

Mostly San Joaquin loam, 0 to 3 percent slopes and Cometa sandy loam, 3 to 9 percent slopes and some:  
Cometa sandy loam, 9 to 15 percent slopes.  
Cometa sandy loam 15 to 30 percent slopes.  
Hanford sand loam, benches  
Grangeville sandy loam, saline alkali.

**WATER:**

Two ag pumps and wells. Alta Irrigation 100% entitlement. Filtration system along with injection system feeds a drip irrigation system throughout field.

**BUILDINGS:**

Homesite pad ready to build your new country home.

**PRICE/TERMS:**

\$1,279,080 all cash or terms acceptable to seller.

**NOTES:**

The sale of this property is contingent on the Buyer cooperating with the Seller at no additional cost or liability to the Buyer to effect a 1031 Tax Deferred Exchange for property of Seller's choice.



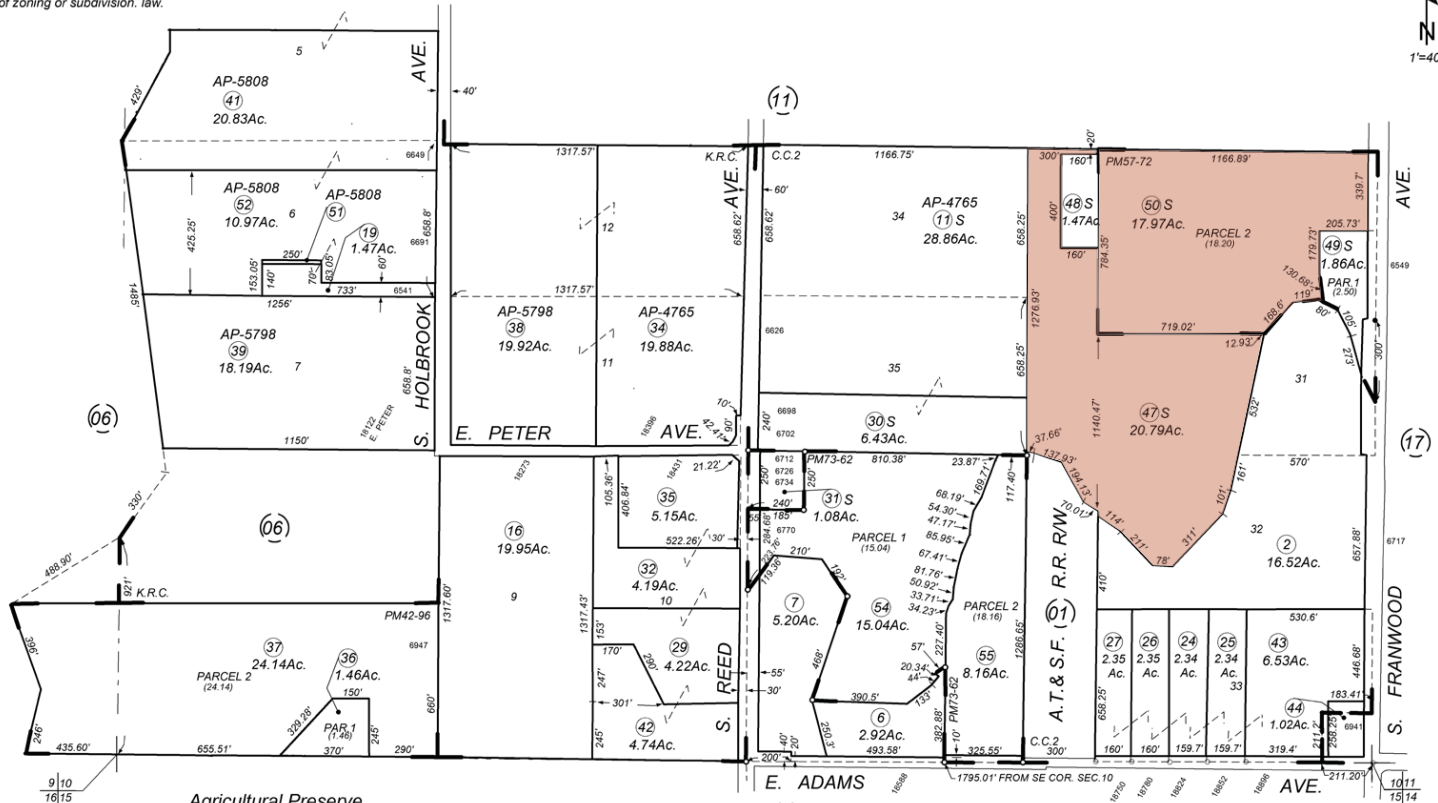
# ASSESSOR'S PARCEL MAP

**-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.

SUBDIVIDED LAND & POR. SEC'S. 9 & 10, T.15S., R.23E., M.D.B.& M.

Tax Rate Area  
169-001

**360-12**



Agricultural Preserve  
Columbia Colony No.2 - R.S. Bk.4, Pg.16  
Kings River Colony - R.S. Bk.2, Pg.29  
Parcel Map No.6302 - Bk.42, Pg.96  
Parcel Map No.7672 - Bk.57, Pgs.72-73  
Parcel Map No. 8133 - Bk. 73, Pgs. 62-64

Assessor's Map Bk.360 - Pg. 12  
County of Fresno, Calif.

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

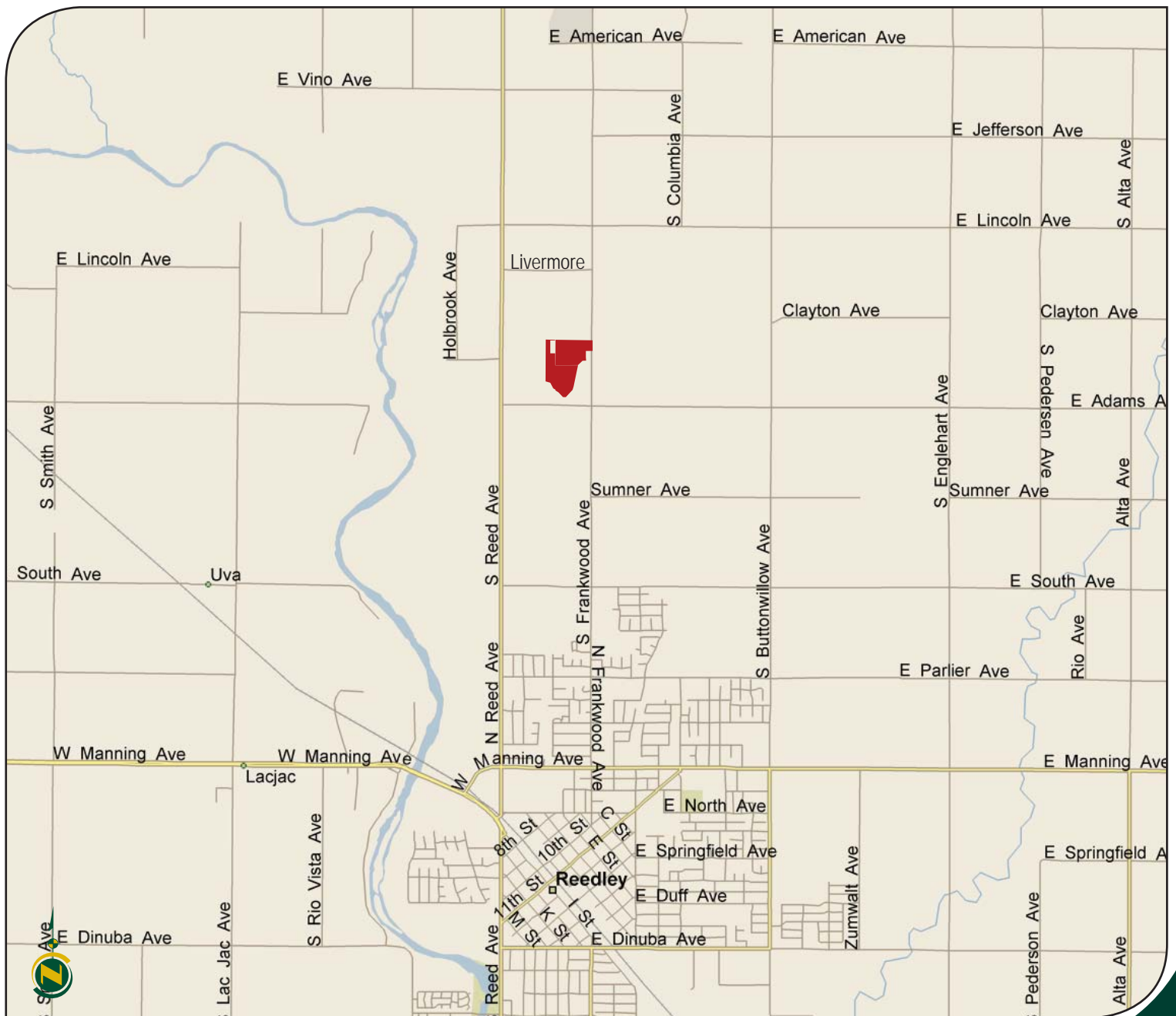


4/3/2017

## PHOTOS



## LOCATION MAP



**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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