



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Kingsburg Vineyard, Open Land & Residence

DESCRIPTION:

A single wire Thompson Seedless vineyard w/drip, farm equipment and residence.

LOCATION:

15309 Nelson Avenue,
Kingsburg, CA 93631.
This property consists of 9.70±
acs. on the west side of Nelson
Ave. south of Conejo Ave. It
is minutes from downtown
Kingsburg & CA State Hwy. 99.

LEGAL:

Fresno County APN: 393-211-
31. Located in a portion of
Section 28, T16S, R22E,
M.D.B. & M. Zoning is AE-20.

SOILS:

Predominately Hanford sandy
loam; Delhi loamy sand, 0-3%
slopes; Delhi loamy sand, 3-9%
slopes.

WATER/UTILITIES:

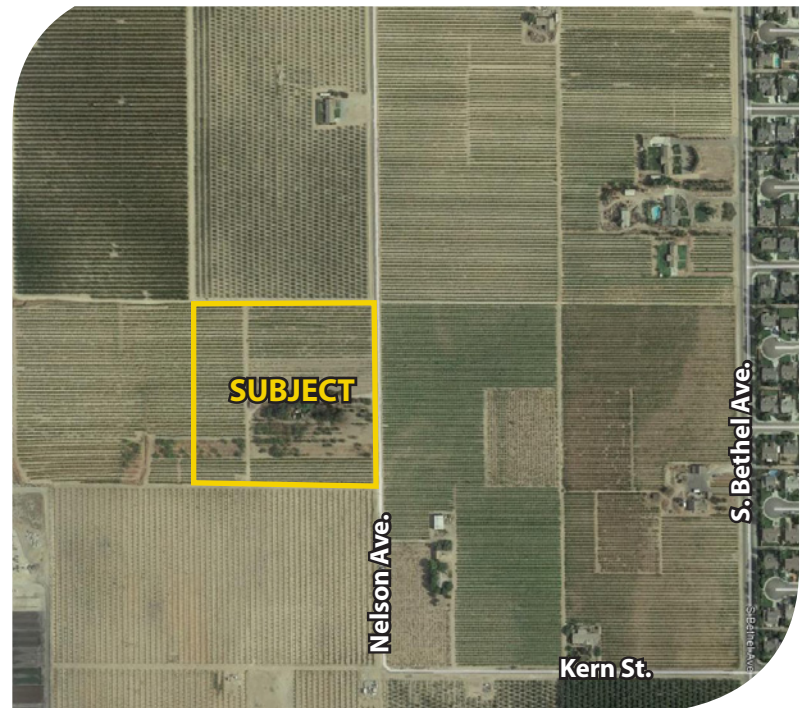
250 ft. newer ag well with 10 HP
ag pump + a 1.5 HP domestic
pump & well. PG&E electric
service, septic tank. In the
Consolidated Irrigation Dist.
but does not receive water.

**BUILDINGS/
IMPROVEMENTS:**

Residence, 1,310± s/f,
2-bedroom, 1-bath. Home has
been remodeled; originally
built in 1926.

PRICE/TERMS:

\$350,000 cash to Seller at close
of escrow. Equipment list
available.



**Exclusively Presented By:
Pearson Realty**



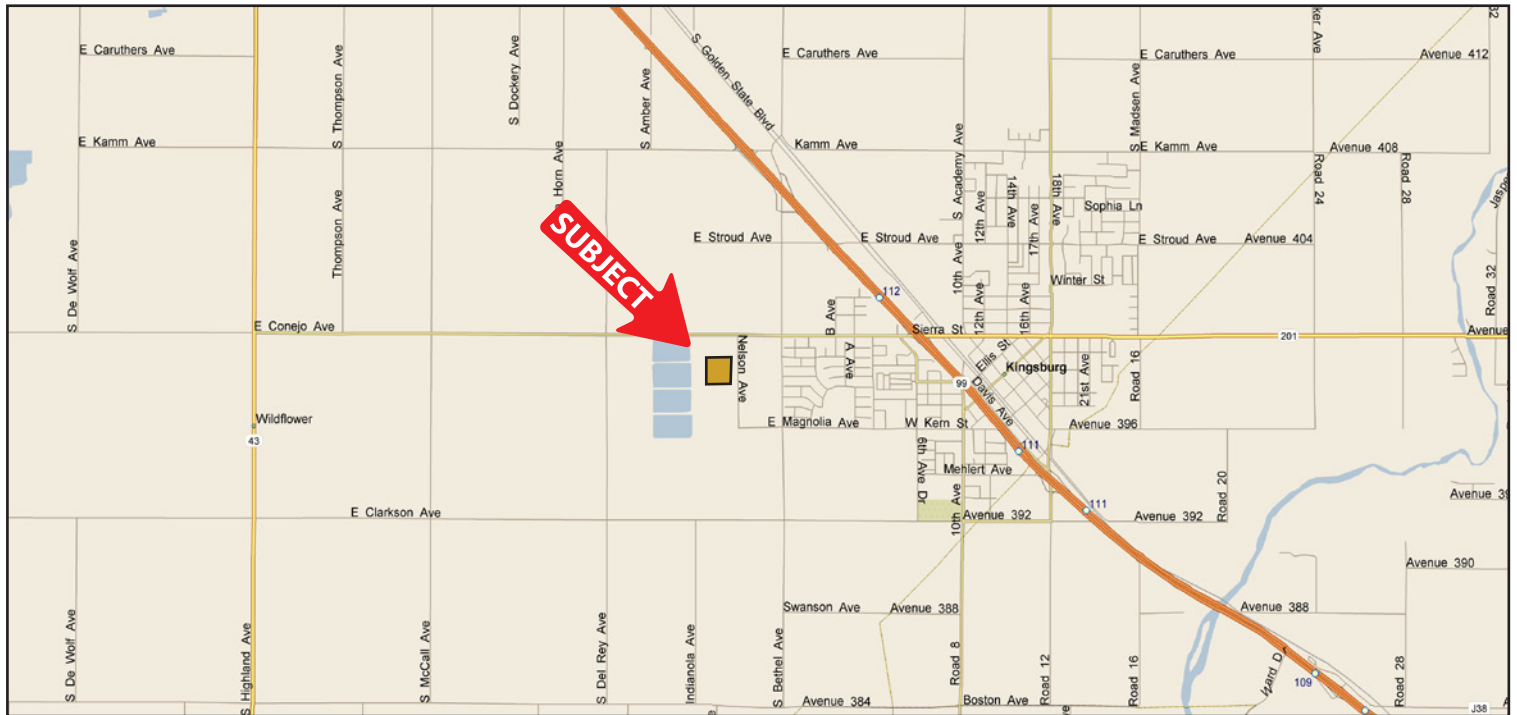
**9.70± Acres
Fresno County, California**

CALIFORNIA'S LARGEST AG BROKERAGE FIRM

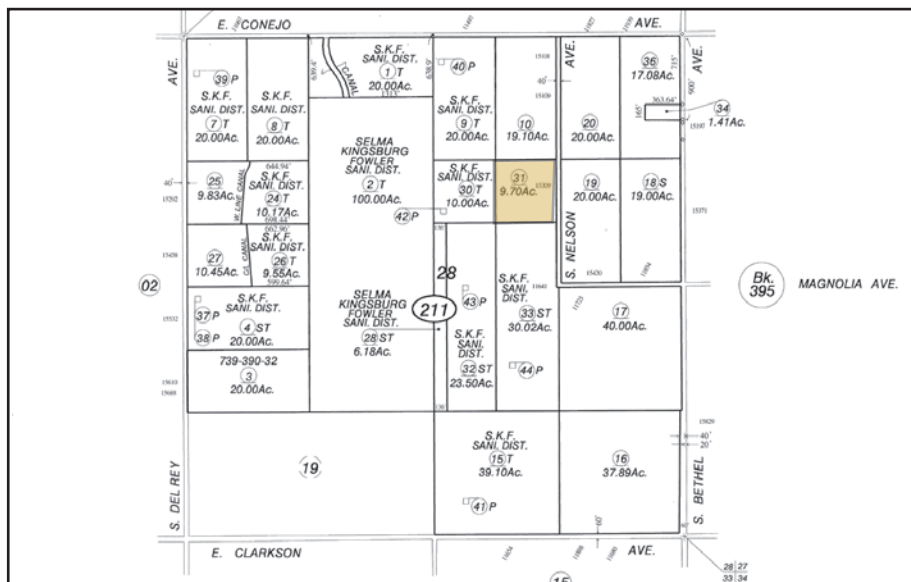
www.pearsonrealty.com

CA DRE #00020875

LOCATION MAP



APN 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

Offices Serving The Central Valley

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7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
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Visalia, CA 93277
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BAKERSFIELD
4900 California Ave, Ste 210 B
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