

FOR SALE



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AGRICULTURAL PROPERTIES
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Vineyard, Equip. Yard & Storage Bldgs. in F.I.D.



40.00± Acres
Fresno County, California

- Thompson Seedless vineyard
- (3) pumps and wells
- Fresno Irrigation District

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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40.00± Acres

Business Relocation Sale

\$1,800,000

LOCATION:

1303 S. Cornelia Avenue, Fresno, CA 93706. Located 6± miles southwest of central Fresno.

DESCRIPTION:

Mature Thompson vineyard with over 27,000 sq. ft. of storage buildings, 1,400± sq. ft. office and large equipment storage yard.

LEGAL:

Fresno County APN's: 327-080-21 & 327-080-22.

ZONING:

AE-20. The property is not enrolled in the Williamson Act.

PLANTINGS:

Thompson vineyard planted in 1979. 7' x 12' spacing.
Production records available upon submittal of offer.

WATER:

Fresno Irrigation District
(1) 3 HP pump and well for the packing plant.
(1) 2 HP pump and well.
(1) 20 HP pump and well for the vineyard. New bowls in 2016.

SOILS:

Mostly Pd-Pachappa loam, some GtA-Geenfield sandy loam, Rc-Ramona loam, Rz-Ramona sandy loam and Ma-Madera sandy loam.

**BUILDINGS/
IMPROVEMENTS:**

There is a newly remodeled 1,400± sq. ft. office, 6,000± sq. ft. pole barn with concrete floor and metal roof built in 1988, 6,000± sq. ft. fully enclosed metal storage building built in 2000, and a 9,000± sq. ft. fully enclosed and insulated metal building built in 2000 that currently is a packing facility. Plant building has an air conditioned and heated area improved with 2 offices, lab, lunch room and 2 bathrooms, all USDA food grade approved. There is also a newer 6,400± sq. ft. fully enclosed metal building with 3 roll up doors on each side enabling truck drive through.

OTHER:

The plant and yard areas consist of approximately 10 acres. The owner is relocating the business and will be removing all of the processing equipment and clearing all miscellaneous items within the yard area. This sale does not include any equipment.

PRICE/TERMS:

\$1,800,000 all cash at close of escrow. Buyer to reimburse Seller for vineyard cultural costs incurred toward the 2021 crop through close of escrow.

PROPERTY PHOTOS



PROPERTY PHOTOS



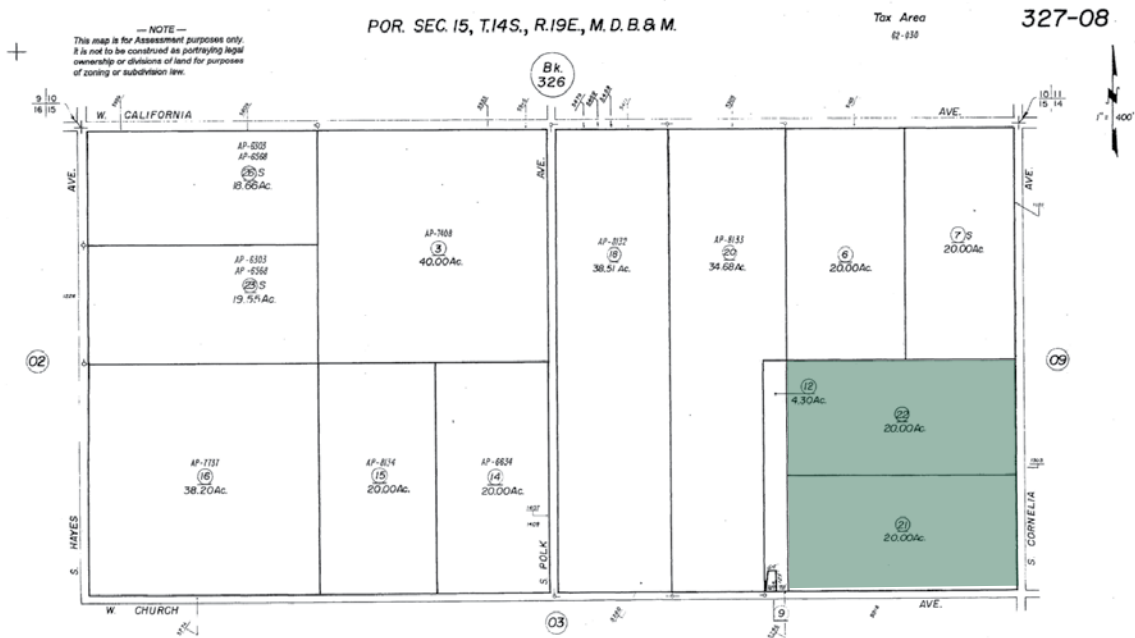
PROPERTY PHOTOS



LOCATION MAP



ASSESSOR'S PARCEL MAP



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.

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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