

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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F.I.D. Thompson Vineyard



19.13± Acres
Fresno County, California

- Fresno Irrigation District
- Two sources of water
- Class 1 soils
- Mature Thompson Vineyard

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CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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F.I.D. Thompson Vineyard

19.13± Acres

\$813,025

(\$42,500 per acre)

LOCATION:

Subject property is on the north side of W. Belmont Avenue, approximately 1/4 mile east of N. Rolinda Avenue between N. Westlawn and N. Rolinda Avenues. It is 5.5± miles northeast of the city limits of the town of Kerman.

DESCRIPTION:

The property is currently planted to a mature Thompson Seedless vineyard which has been farmed for raisins. The subject property is neighbored by permanent plantings such as almonds and vines.

LEGAL:

Fresno County APN: 016-160-35. Located in a portion of Section 36, T13S, R18E, M.D.B.&M. The property is not in the Williamson Act.

ZONING:

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

WATER:

Fresno Irrigation District. Irrigated with pipeline furrow irrigation. There is a 20 HP submersible pump on the north end of the property and 100 HP F.I.D. pump adjacent to the property owned by F.I.D. A valve is located on the west side of the field for the F.I.D. pump irrigation.

SOILS:

Hesperia sandy loam, moderately deep, Grade 1.
Hesperia fine sandy loam, moderately deep, Grade 1.

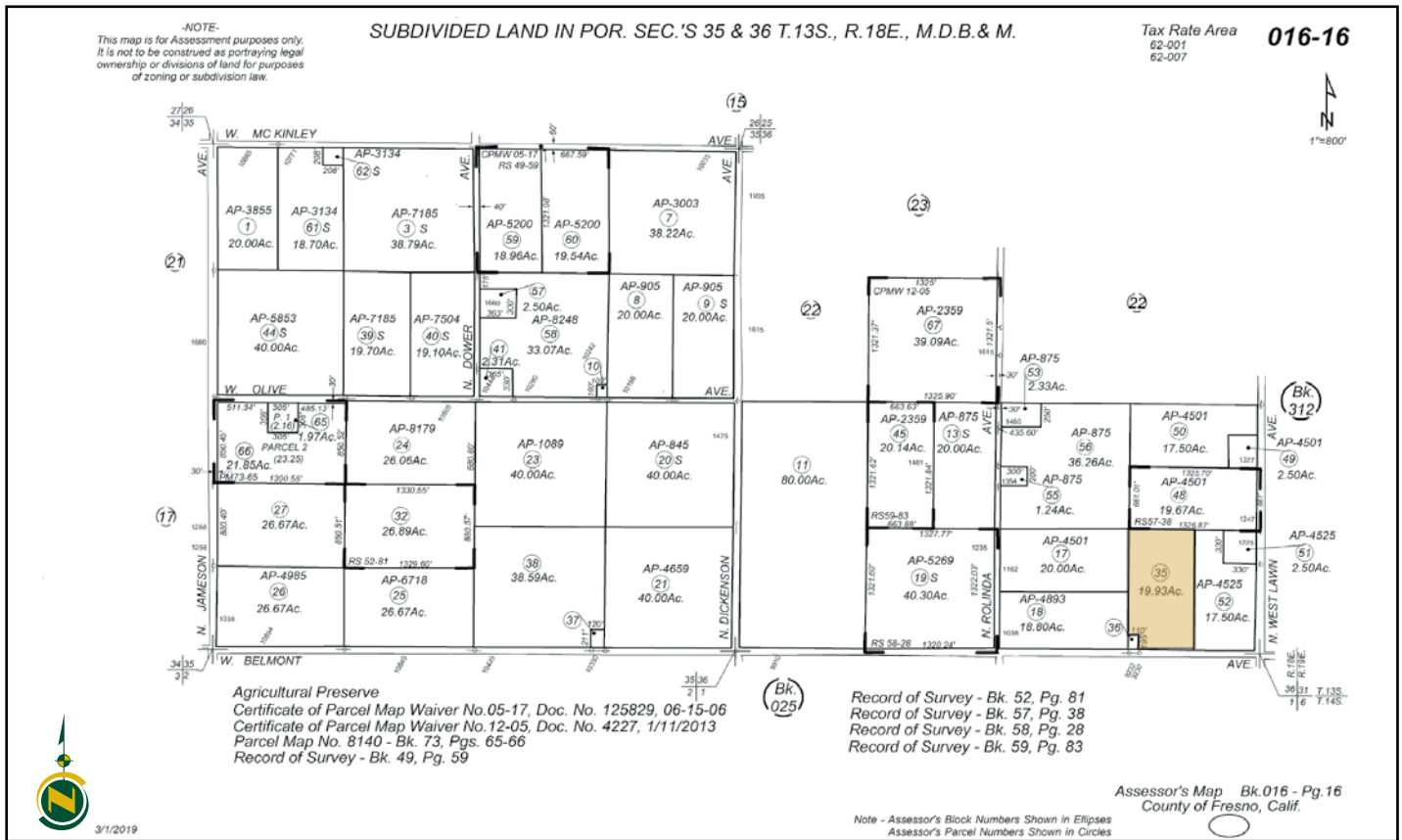
**BUILDINGS/
IMPROVEMENTS:**

None. The residential home adjacent to the subject property is a separate parcel that is not available for sale.

PRICE/TERMS:

\$813,025 (\$42,500 per acre) cash at close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2021 crop through the close of escrow.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS AND SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)



LOCATION MAP & 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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