

# **FOR SALE**



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AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## **Noble Ranch Vineyard**



**436.40± Acres  
Fresno County, California**

- Four wine grape varieties
- (1) Irrigation pump and well
- Close proximity to Hwy 145

**Exclusively Presented By:  
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CA DRE #00020875



# Noble Ranch Vineyard

**436.40± Acres**

**\$5,236,800**

**LOCATION:**

The property is located on the north side of Adams Avenue Alignment between Lake and Trinity Avenue Alignment approximately 3.5 miles west of Madera Avenue (Hwy 145).

**DESCRIPTION:**

The Noble Ranch Vineyard consists of 436.40± acres planted to a variety of wine grapes including: Rubired, Zinfandel, French Colombard and Thompson Seedless. The property is a Certified California Sustainable Winegrowing vineyard.

**LEGAL:**

Fresno County APN's: 030-040-21s & 25s. APN 030-040-21s is not in the Williamson Act and APN 030-040-25s is in the Williamson Act.

**ZONING:**

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

**PLANTINGS:**

Rubired: 310± acres  
French Colombard: 40± acres  
Zinfandel: 40± acres  
Thompson Seedless: 40± acres

**WATER:**

Drip irrigation with filter station.  
(1) pump and well, 200 HP, 3 phase pump, 16" diameter at 560 feet with 8 stage 12A/M bowl assembly set at approximately 300 feet.

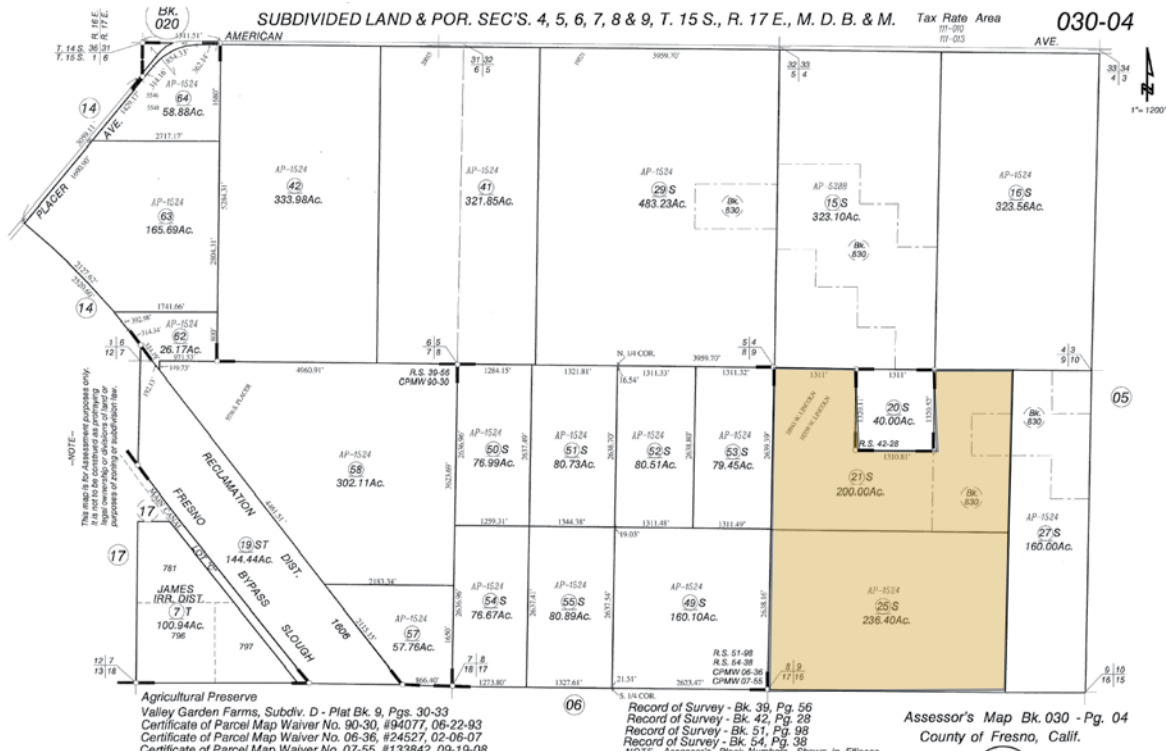
**SOILS:**

Calhi loamy sand, Fresno fine sandy loam, Pond sandy loam, Playas, Traver sandy loam, Hesperia sandy loam, El Peco fine sandy loam, Pond fine sandy loam, Traver fine sandy loam.  
See soils map for details.

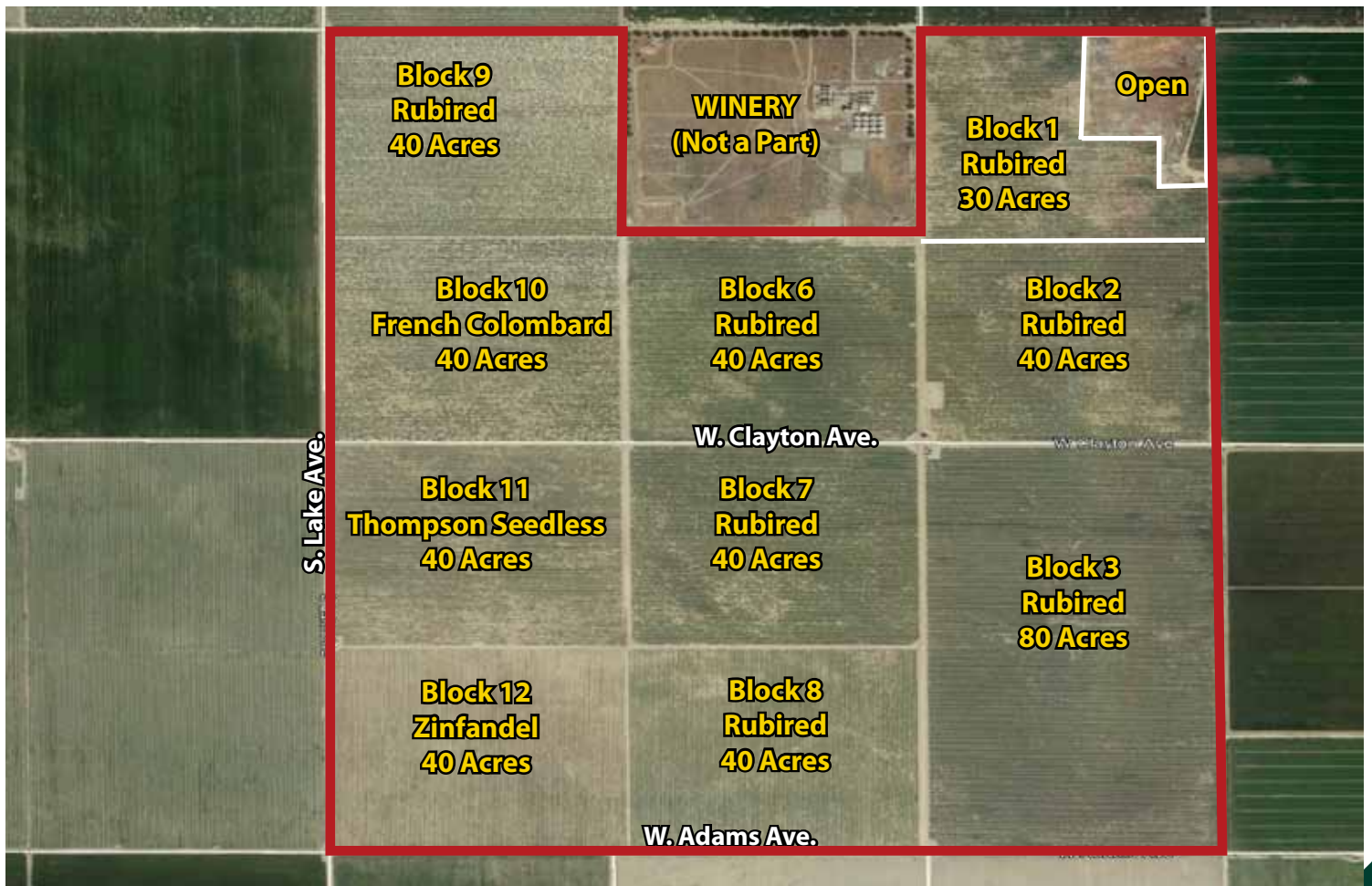
**PRICE/TERMS:**

\$5,236,800 cash to Seller at close of escrow.

# ASSESSOR'S PARCEL MAP



## PLANTING MAP



## LOCATION MAP



## SOILS MAP

### SOILS LEGEND CALIFORNIA REVISED STORIE INDEX

- CfB = Calhi loamy sand, 3-9% slopes, Grade 2**
- Fs = Fresno sandy loam, Grade 5**
- Fv = Fresno fine sandy loam, shallow, Grade 6**
- Ps = Pond sandy loam, moderately deep, Grade 6**
- Pl = Playas, N/A for Storie Index**
- Ft = Fresno sandy loam, shallow, Grade 6**
- Ts = Traver sandy loam, moderately deep, Grade 3**
- Hse = Hesperia sandy loam, very deep, saline-sodic, Grade 1**
- Ed = El Peco fine sandy loam, Grade 4**
- Fu = Fresno fine sandy loam, Grade 5**
- Pt = Pond fine sandy loam, Grade 3**
- Tt = Traver fine sandy loam, Grade 3**



**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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