

# **FOR SALE**



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## **Dower Avenue Vineyard**



**37.14± Acres**  
**Fresno County, California**

- Fresno Irrigation District
- (1) Irrigation pump and well
- Mature Thompson vineyard
- Grade 1 soil

**Exclusively Presented By:**  
**Pearson Realty**



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CA DRE #00020875



# Dower Avenue Vineyard

**37.14± Assessed Acres**

**\$1,485,600.00**  
**(\$40,000 per acre)**

**LOCATION:**

The NEC of Dower Avenue and the Gettysburg Avenue Alignment.  
Approximately 3± miles west of the City of Fresno.

**LEGAL:**

Located in the SW 1/4 of the NE 1/4 of Section 14, T13S, R18E, M.D.B.&M.  
Fresno County APN 016-091-12.

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).  
The property is under a Williamson Act contract.

**PLANTINGS:**

A mature Thompson Seedless vineyard historically farmed for raisins.

**WATER:**

Fresno Irrigation District.  
(1) Irrigation pump & well.  
Flood irrigation with concrete valves every row.

**SOILS:**

Hanford sandy loam, silty substratum (Grade 1)

**BUILDINGS/  
IMPROVEMENTS:**

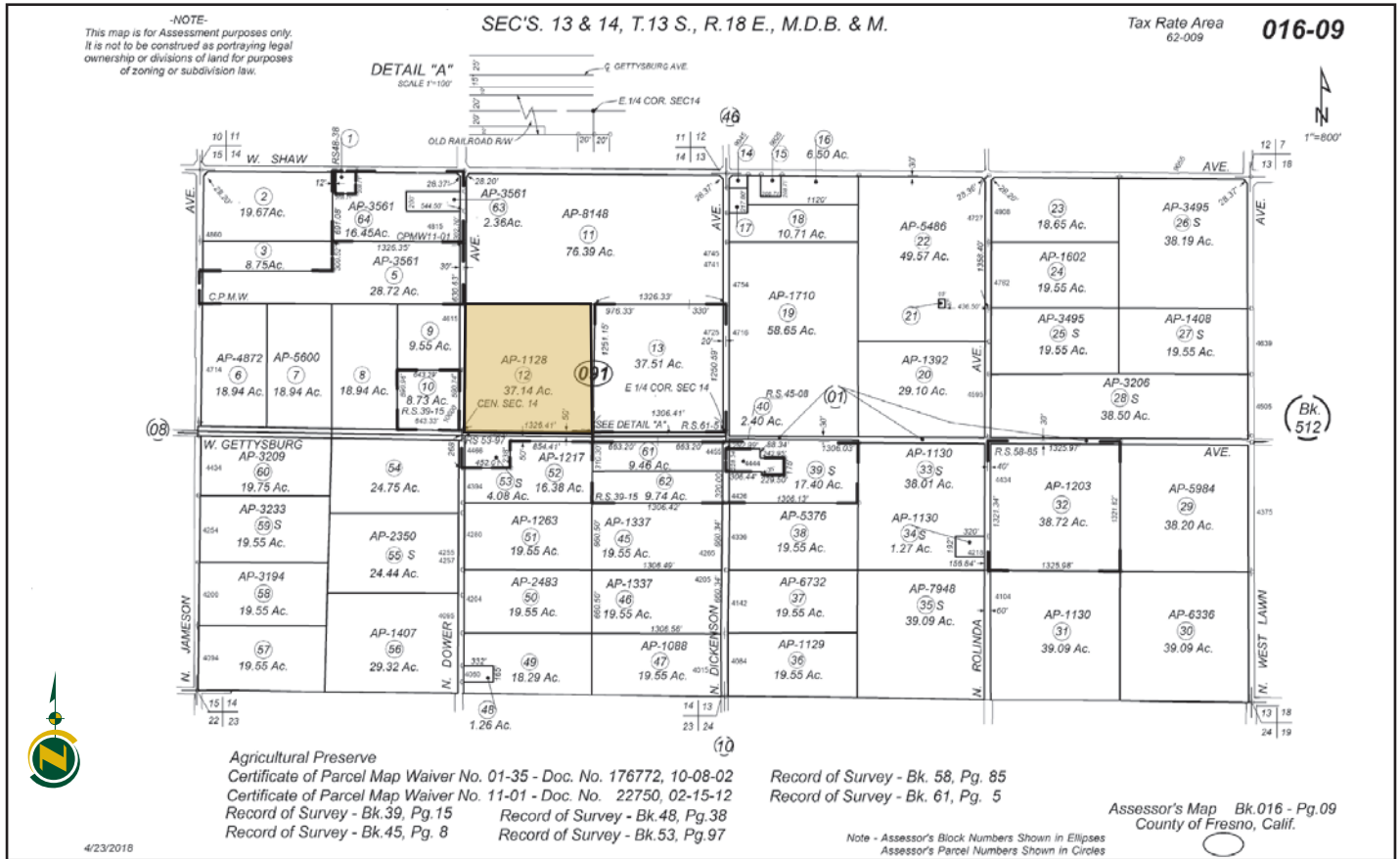
None.

**PRICE/TERMS:**

Cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2021 grape crop season through the close of escrow.



# ASSESSOR'S PARCEL MAP



## PROPERTY PHOTOS



## LOCATION MAP

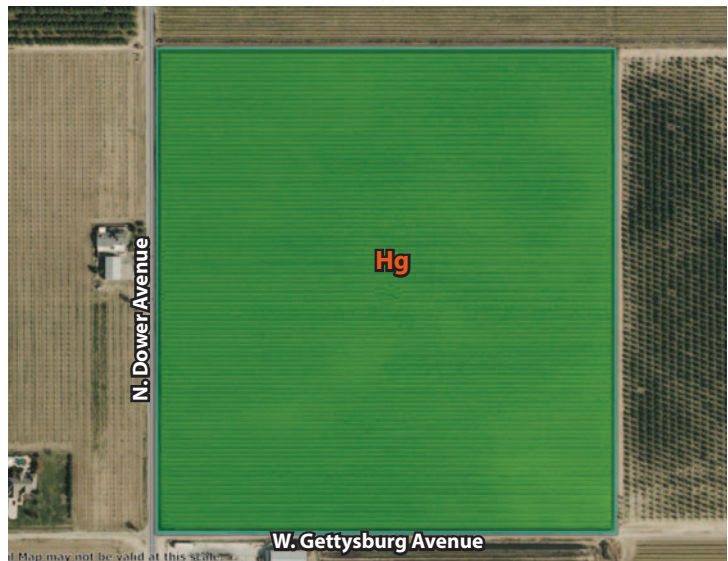


## SOILS MAP

### SOILS MAP LEGEND

**Hg = Hanford sandy loam,  
silty substratum**

**Grade 1**



**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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