

BRAWLEY HOME & VINEYARD

20.00± Assessed Acres, Fresno County, CA

\$900,000



EXCLUSIVELY PRESENTED BY: **Pearson Realty**



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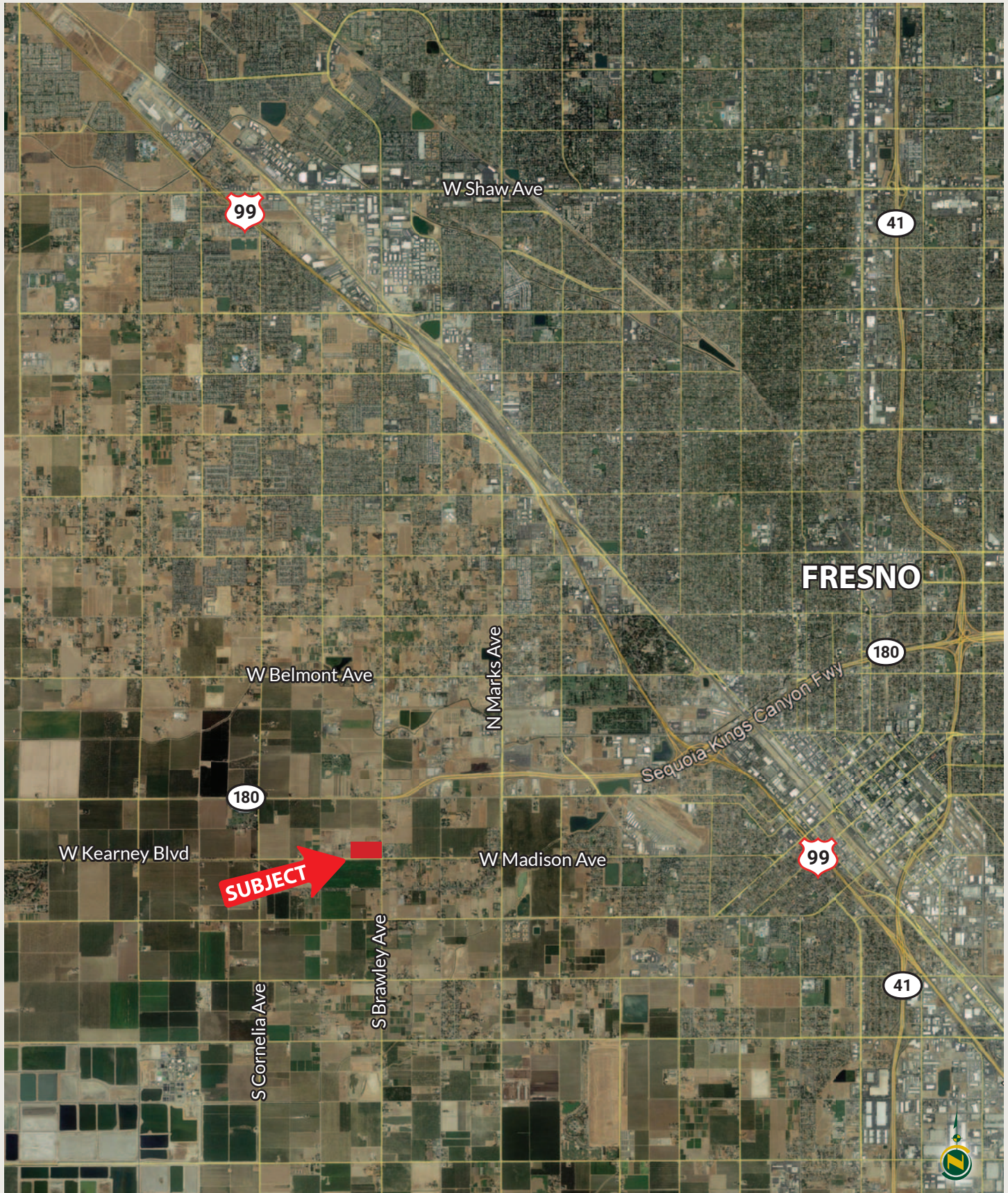
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BRAWLEY HOME & VINEYARD

20.00± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY DETAILS

DESCRIPTION:

This must-see property includes a beautiful 2,400+ square foot custom home with redwood siding that brings the charm to this ranch and a mature vineyard planted to seedless Thompsons. In addition to being in the highly desired Fresno Irrigation District, the subject property offers predominately Sandy Loam soils suitable for but not limited to almonds, pistachios, walnuts, citrus, wine/table grapes or treefruit.

LOCATION:

325 S Brawley Ave, Fresno, CA, 93706. Subject property is conveniently located approximately a 1/4 mile from Freeway 180 and 2.6 miles southwest from Freeway 99.

LEGAL:

Fresno County APN: 326-170-08. Located in a portion of Section 11, T.14S., R.19E., M.D.B.&M.

ZONING:

AE-20

SOILS:

See included soils map.

WATER/IRRIGATION:

10HP submersible pump drilled in 2016 with steel casing at 210 foot depth. Property is irrigated by furrow irrigation through Fresno Irrigation District ditch stock. (1) domestic well, irrigation from the backyard flows through the recently installed sand media filtration system.

PLANTINGS:

Mature seedless Thompson vineyard.

RESIDENCE:

The exquisite 2,435± SF custom home, built by Larsen Ratto Construction Company, offers unique lavish living quarters in the outskirts of Fresno County. The home has 2 bedrooms and three baths, with an additional spacious loft area. Natural sunlight breaches throughout the home through ceiling sky lights. Kitchen has been renovated recently with attractive features including a farm sink, granite countertops, and wooden cabinets. Dining room provides views to the property's vineyard through the newly added dual pane windows. Double sided brick fireplace located between the dining room and living room. A spacious backyard with large grass area and fenced off dog kennel. The beautiful design of this home and vineyard views is breathtaking while still being close to the city limits.

BUILDINGS/IMPROVEMENTS:

- 1600± SF shop with office and loft area
- 800 ± SF fully insulated raisin dryer facility

PURCHASE PRICE:

\$900,000 all cash or terms acceptable to Seller. Buyer to reimburse Seller for cultural cost incurred toward the 2021 Raisin crop.

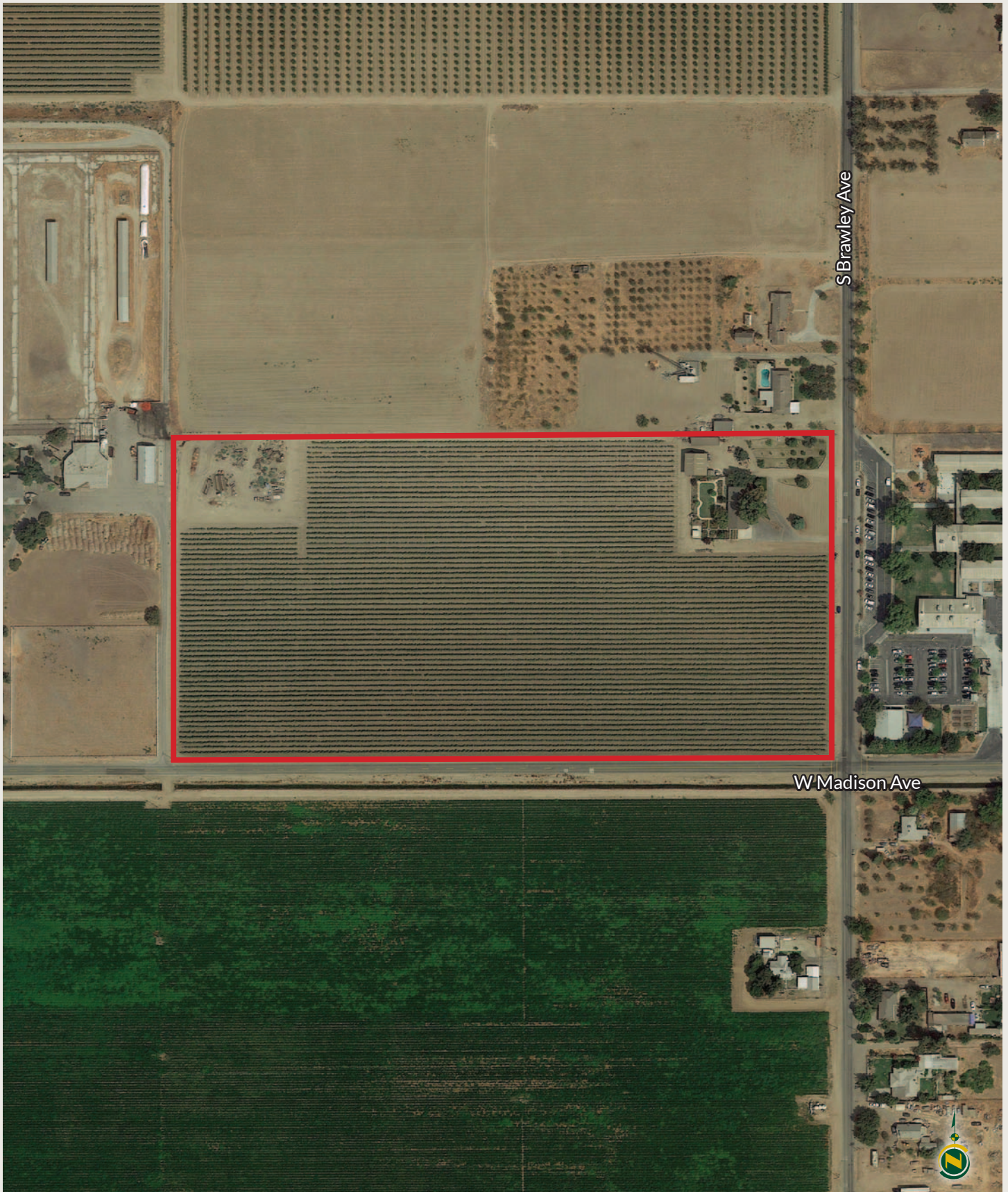


BRAWLEY HOME & VINEYARD

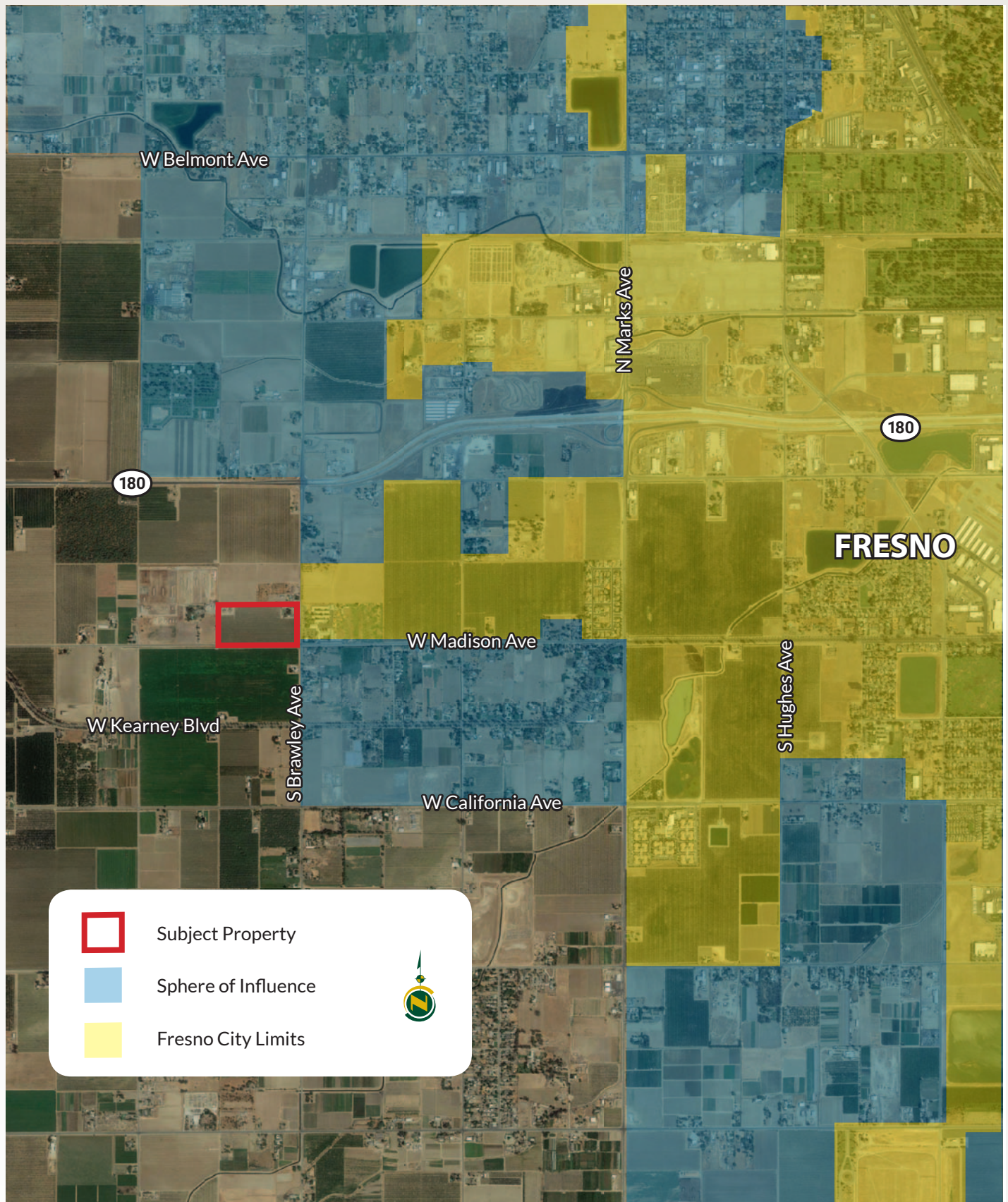
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AERIAL



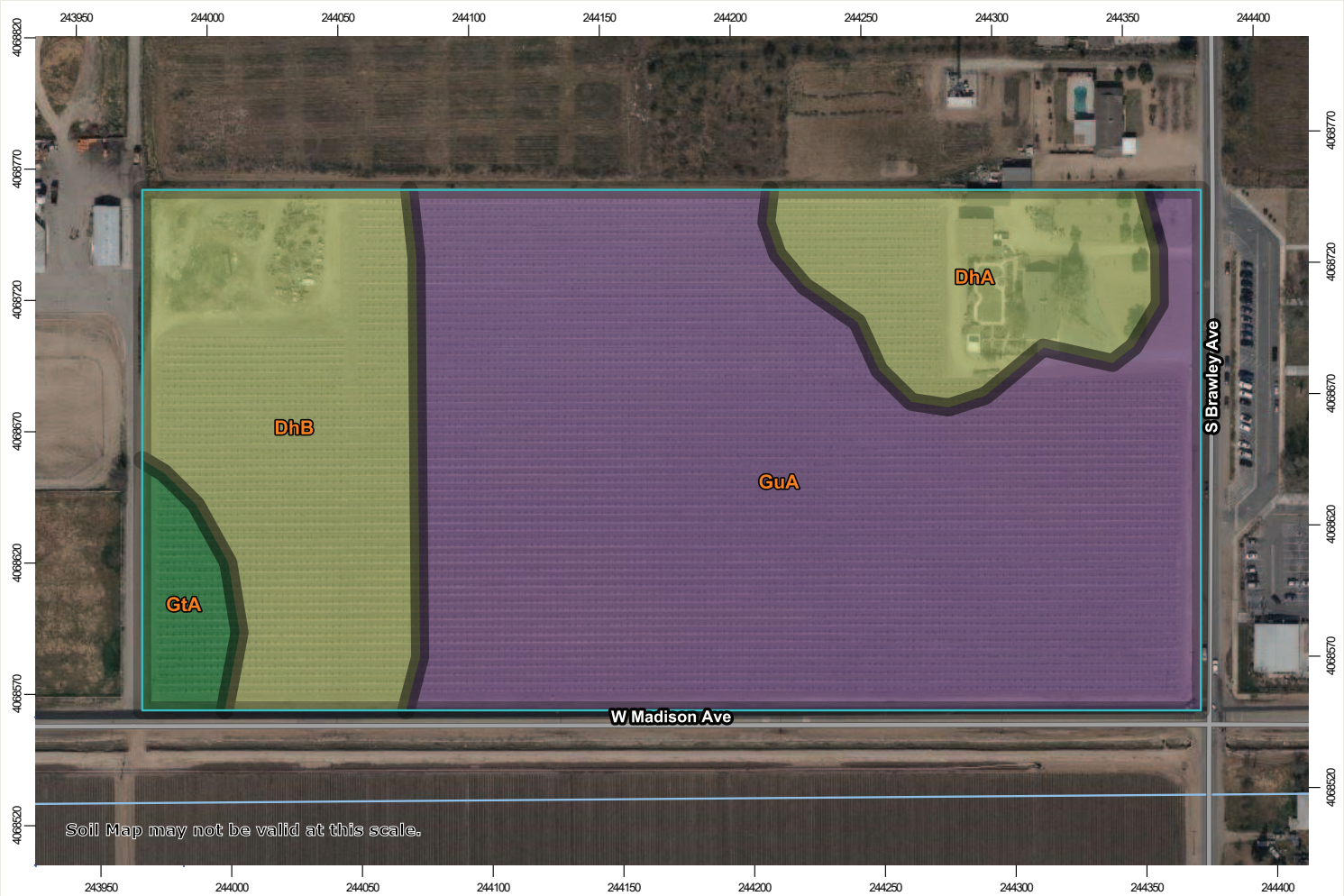
FRESNO CITY LIMIT & SPHERE OF INFLUENCE



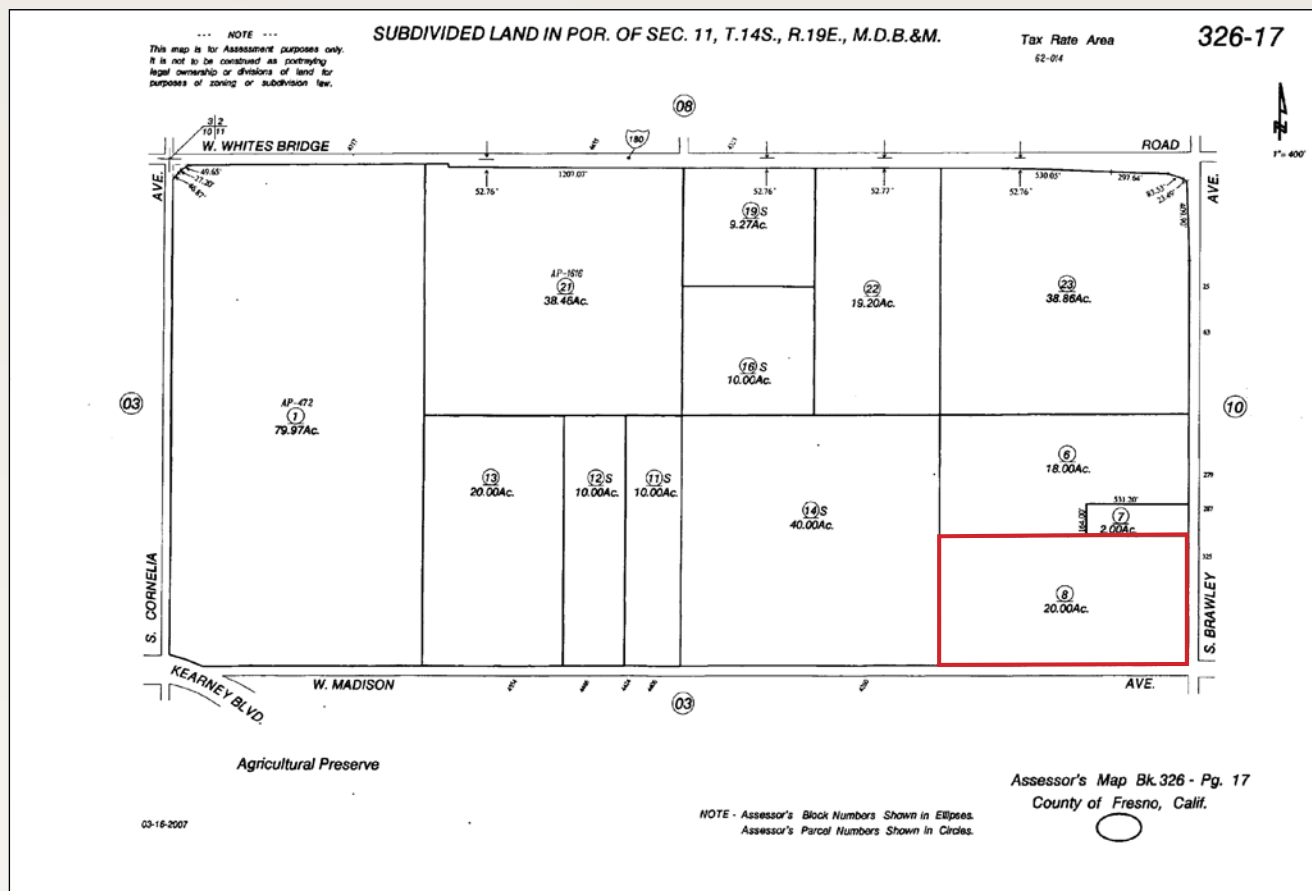
SOILS

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Delhi (85%)	2.3	11.4%
DhB	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good	Delhi (85%)	4.5	22.5%
GtA	Greenfield sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Greenfield (85%)	0.7	3.4%
GuA	Greenfield sandy loam, moderately deep, 0 to 3 percent slopes	Grade 3 - Fair	Greenfield (85%)	12.5	62.7%



ASSESSOR'S PARCEL MAP



PHOTOS



PHOTOS (CONTINUED)



PHOTOS (CONTINUED)



PHOTOS (CONTINUED)



STATE MAP

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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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