

# **FOR SALE**



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## **Easton Area F.I.D.**

### **Cherry and Vineyard Ranch with Rental Homes**



#### **29.32± Acres Fresno County, California**

- Fresno Irrigation District
- Three Rental Homes on Two Parcels
- Ag and Domestic Pumps/Wells
- Young Cherry Orchard
- Good Soils and Ground Water
- Income and Tax Benefits

**Exclusively Presented By:  
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# Easton Area F.I.D.

## Cherry & Vineyard Ranch with Rental Homes

**29.32± Acres**

**\$1,570,000**

**DESCRIPTION:**

This prime farming opportunity is located in the highly desired Fresno Irrigation District. The property is currently planted with a young Coral cherry orchard and a mature Thompson vineyard. The two parcels also have three homes rented with approximately \$31,500± in rental income. The offering also has a number of out buildings that could serve as storage, shops or other uses. The property receives F.I.D. water along with having an ag pump and well along with a domestic pump and well.

**LOCATION:**

The two parcels are located just south of American Avenue on Orange Avenue with street address of 5130 and 5216 South Orange Avenue, Fresno, CA 93725.

**LEGAL:**

Fresno County APNs: 334-350-14 approximately 9.77± acres and APN 334-350-15 approximately 19.55± acres. Both parcels are located in a portion of Section 2, Township 15S, Range 20E, M.D.B & M.

**ZONING:**

AE 20 - Agriculture Exclusive 20 acre. Both parcels are under the Williamson Act Contract.

**PLANTINGS:**

18± acres mature Thompson vineyard  
9.5± acres young Coral Cherry orchard with Tulare Cherry Pollinator

**SOILS:**

Hanford sandy loam, silty substatum  
Hesperia sandy loam, very deep  
Delhi loamy sand, 0 to 3% slopes, MLRA 17  
Delhi sand, 0 to 3% slopes, MLRA 17

**WATER:**

One ag pump and well, one domestic pump and well. Fresno Irrigation District. Vineyard is flood irrigated, Cherry orchard has sprinkler irrigation system. The ag pump and well has a filter and injection system.

**BUILDINGS:**

The 5130 S. Orange Ave. address has an older wood structure home with two bedrooms and one bath that is approximately 1,084±sq.ft. This address also has a newer 1,400± sq. ft. small cottage type home that is also being rented, along with three large out buildings that could be used in various ways.

The 5216 S. Orange Ave. address has a home built in 1958 that is wood and stucco with two bedrooms and 1.25 bathrooms. The three homes are all rented on a month to month basis with an approximate combined rental income of \$31,500 per year.

**PRICE/TERMS:**

\$1,570,000 all cash or terms acceptable to seller.



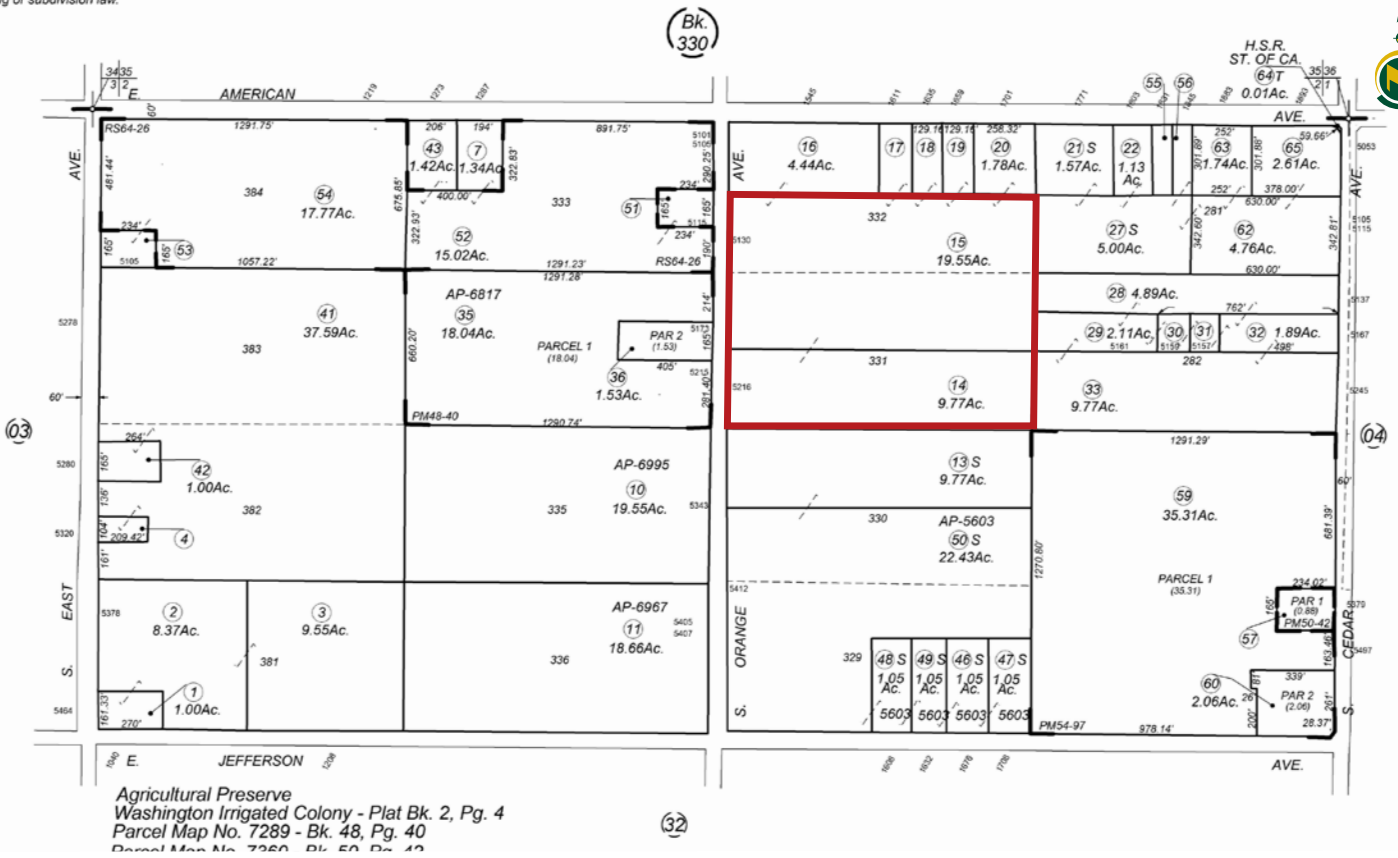
# ASSESSOR'S PARCEL MAP

This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

SUBDIVIDED LAND IN FOR. SEC. 2, T.15S., R.20E. M.D.B. & M.

Tax Rate Area  
152-000

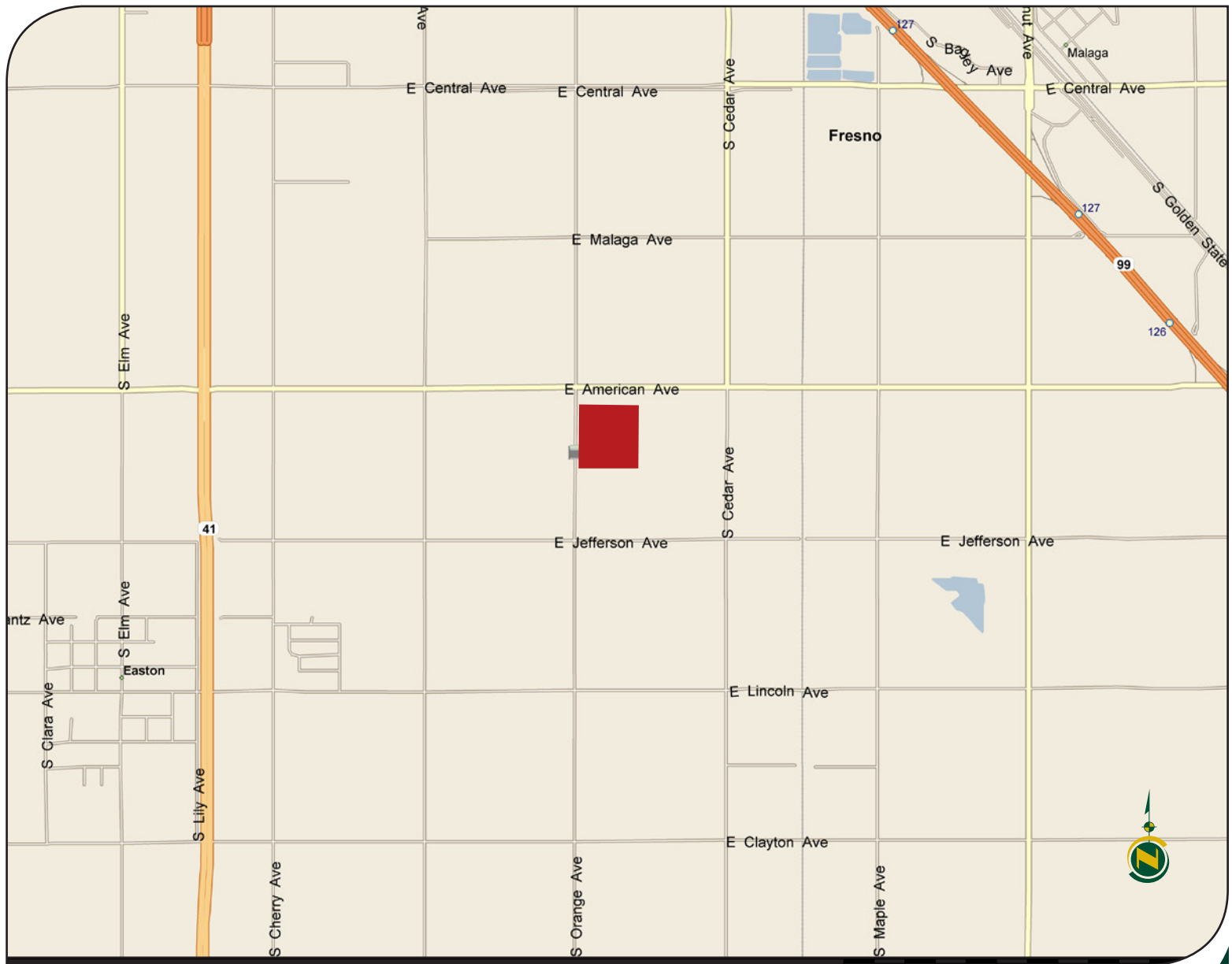
334-31



## PHOTOS



## LOCATION MAP



**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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