

# CARUTHERS AREA VINEYARDS & HOMES

**186.27± ACRES**  
Fresno County, CA

**\$6,240,045**  
(\$33,500/ac.)

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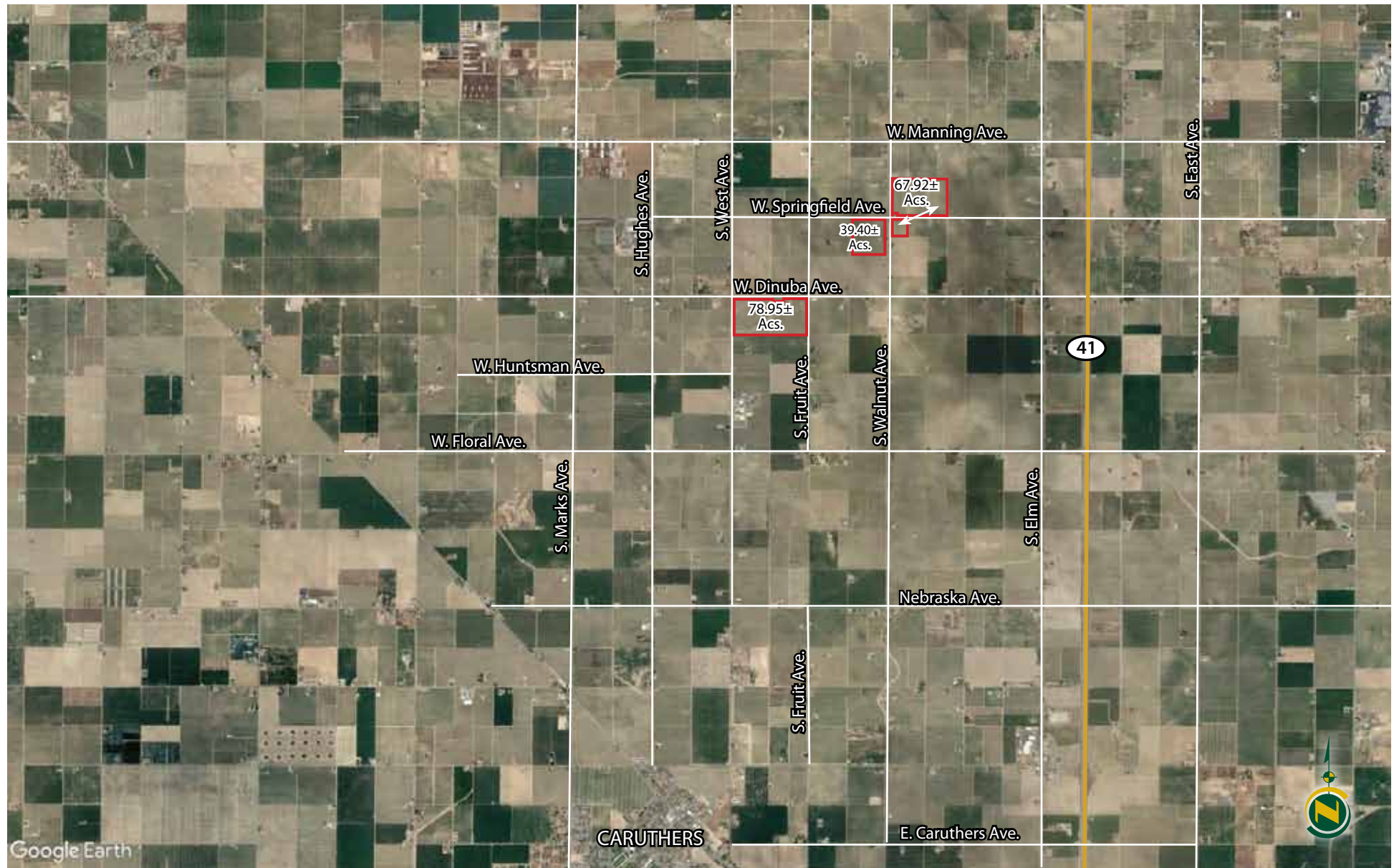


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## Location Aerial



Google Earth

CARUTHERS

E. Caruthers Ave.

Nebraska Ave.

S. Elm Ave.

S. Walnut Ave.

S. Fruit Ave.

S. West Ave.

S. Hughes Ave.

S. Marks Ave.

W. Huntsman Ave.

W. Floral Ave.

W. Springfield Ave.

W. Dinuba Ave.

W. Manning Ave.

S. East Ave.

41





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## Property Details

**LOCATION:** 80± acres at the southeast corner of West and Dinuba Avenues. The remaining acreage is at the northeast, southeast and southwest corners of walnut and Springfield Avenues.

**DESCRIPTION:** The ranch consists of 7 separate parcels in two locations. Primarily planted to Thompson Seedless vines except for a 12 1/2± acre block of Muscats. In addition, there are three rental homes. Two are currently occupied, with one rented for \$1,200 per month and the other at \$1,000 per month. Both are on a month-to-month term. The third home is in the process of being vacated.

**LEGAL DESCRIPTION:** Fresno County APN's 338-140-01, 338-140-09s, 338-031-10, 338-031-11, 338-031-12, 338-031-14 and 338-020-20. Property is located in portions of Sections 28, 29, and 32, T15S, R20E, M.D.B.&M.

**SOILS:** Please see included soils maps.

**WATER:** All parcels are in the Consolidated Irrig. District. 35± acres are assessed for surface water & the remaining acreage is assessed for groundwater. In addition there is a total of 4 ag wells & 2 domestic wells. All fields are drip irrigated

### **BUILDINGS/IMPROVEMENTS:**

- (1) 3 bdrm, 2 bath, 1,620± sq. ft. home with a 3-car garage.
- (1) 3 bdrm, 2 bath, 1,578± sq. ft. home currently rented for \$1,000 per month
- (1) 2 bdrm, 1 bath, 1,384± sq. ft. home
- (1) 24' x 40' enclosed metal shop
- (1) 30' x 40' steel shop
- (1) 40' x 50' storage shed
- (1) 40' x 60' storage shed

**PLANTINGS:** The property is currently planted to Thompson Seedless vines with 2-wire trellis on either 18" or 24" crossarms. Approximately 12 1/2± acres are planted to Muscats.

**PRICE/TERMS:** \$6,240,045 (\$33,500/ac.) cash at the close of escrow. Buyer to cooperate with seller's 1031 Exchange at no cost to buyer.





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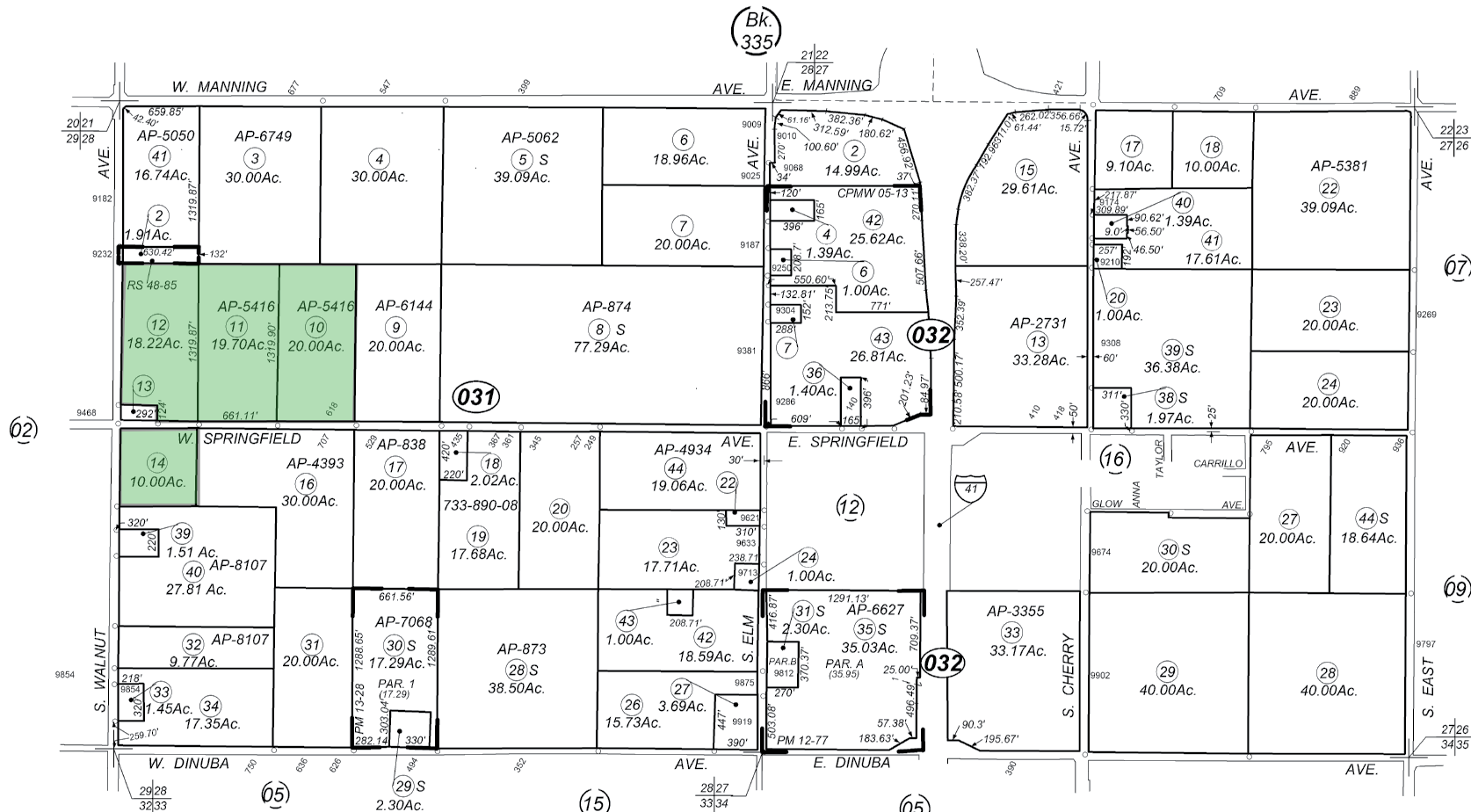
## Assessor's Parcel Map

**-NOTE-**  
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.

SEC'S. 27 & 28, T.15S., R.20E., M.D.B.&M.

Tax Rate Area  
157-000

**338-03**



Agricultural Preserve  
Certificate of Parcel Map Waiver No. 05-13, Doc. 34476, 02-16-07  
Parcel Map No. 2079 - Bk.12, Pg.77  
Parcel Map No. 2112F - Bk.13, Pg.28  
Record of Survey Bk. 48 Pg. 85

Assessor's Map Bk.338 - Pg.03  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

8/16/2019



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## Soils



### SOILS MAP LEGEND

Hst = Hesperia fine sandy loam, deep  
Grade 1

DhA = Delhi loamy sand, 0-3% slopes  
Grade 3

Hsm = Hesperia sandy loam deep  
Grade 1

DeB = Delhi sand, 3-9% slopes  
Grade 3

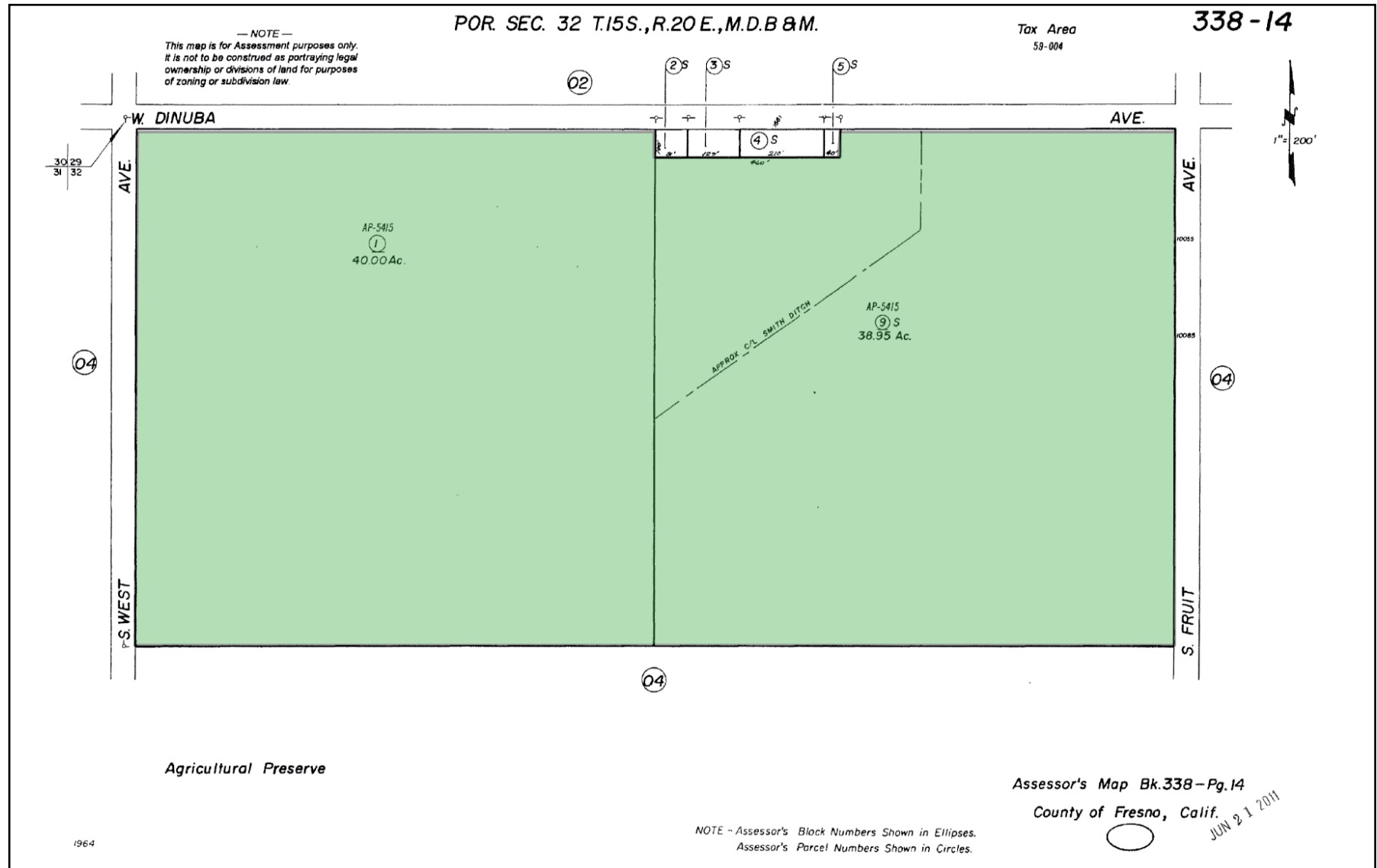
Hsr = Hesperia fine sandy loam, very deep  
Grade 1

Dm = Dello loamy sand  
Grade 3

DeA = Delhi sand, 0-3% slopes, MLRA 17  
Grade 3









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## Soils Map



### SOILS LEGEND

DhA = Delhi loamy sand,  
0-3% slopes, MLRA 17  
Grade 2

Hsm = Hesperia sandy loam, deep  
Grade 1

DeA = Delhi sand,  
0-3% slopes, MLRA 17  
Grade 3

CfA = Calhi loamy sand,  
0-3% slopes  
Grade 2

Hsr = Hesperia fine sandy loam,  
very deep  
Grade 1

DIA = Delhi loamy sand,  
Moderately deep, 0-3% slopes  
Grade 2

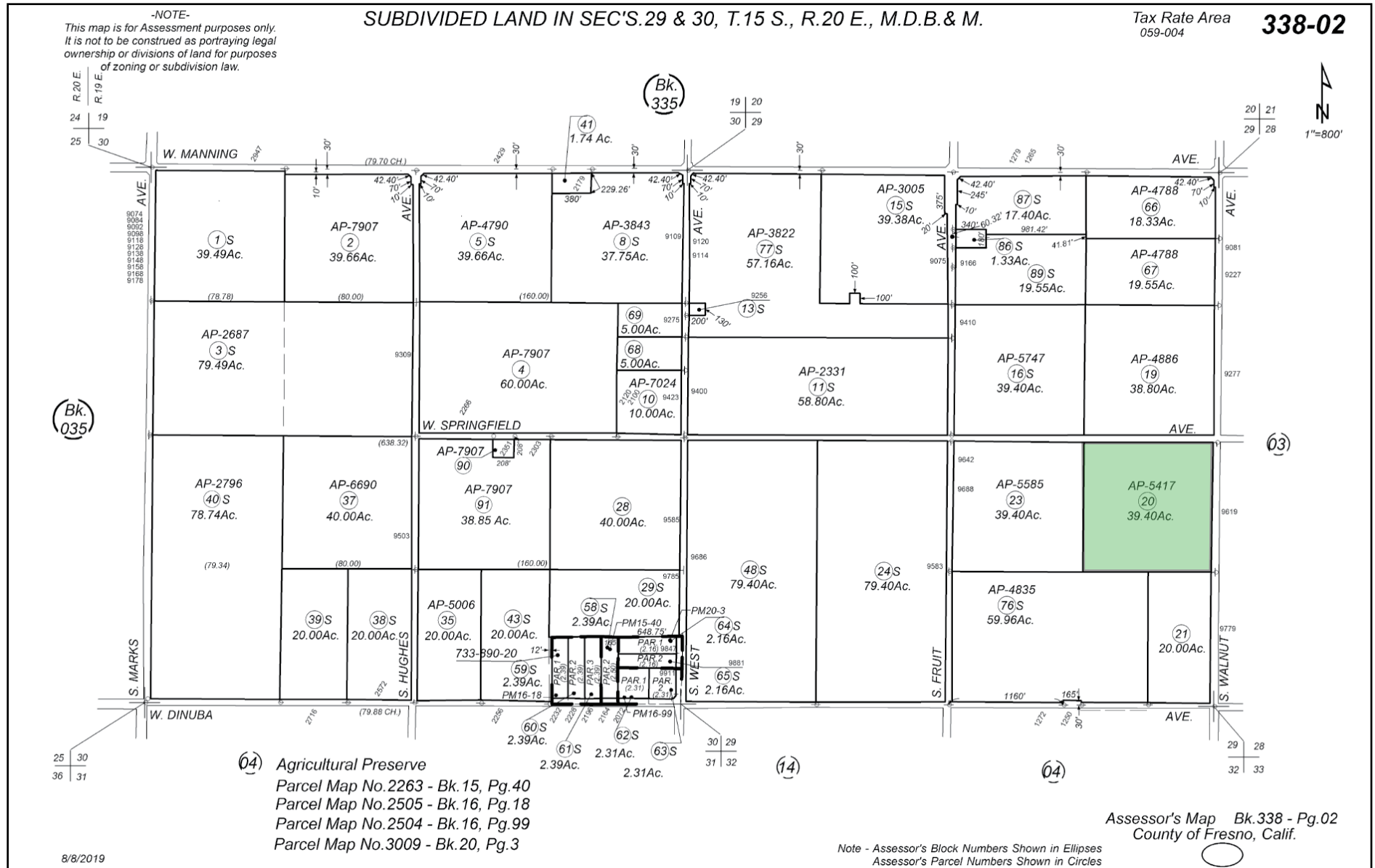


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## Assessor's Parcel Map





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## Soils Map



### SOILS LEGEND

DhA = Delhi loamy sand,  
0-3% slopes, MLRA 17  
Grade 2

CfA = Calhi loamy sand,  
0-3% slopes  
Grade 2

DeA = Delhi sand,  
0-3% slopes, MLRA 17  
Grade 3

Hsr = Hesperia fine sandy loam,  
very deep  
Grade 1

DhB = Delhi loamy sand,  
3-9% slopes  
Grade 2



## Property Aerial





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## Property Photos





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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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