

FRESNO VINEYARD

Fresno County, California

37.34± Acres

\$1,960,350

(\$52,500/Acre)

PRICE REDUCED



• Mature Thompson Vineyard • Fresno Irrigation District



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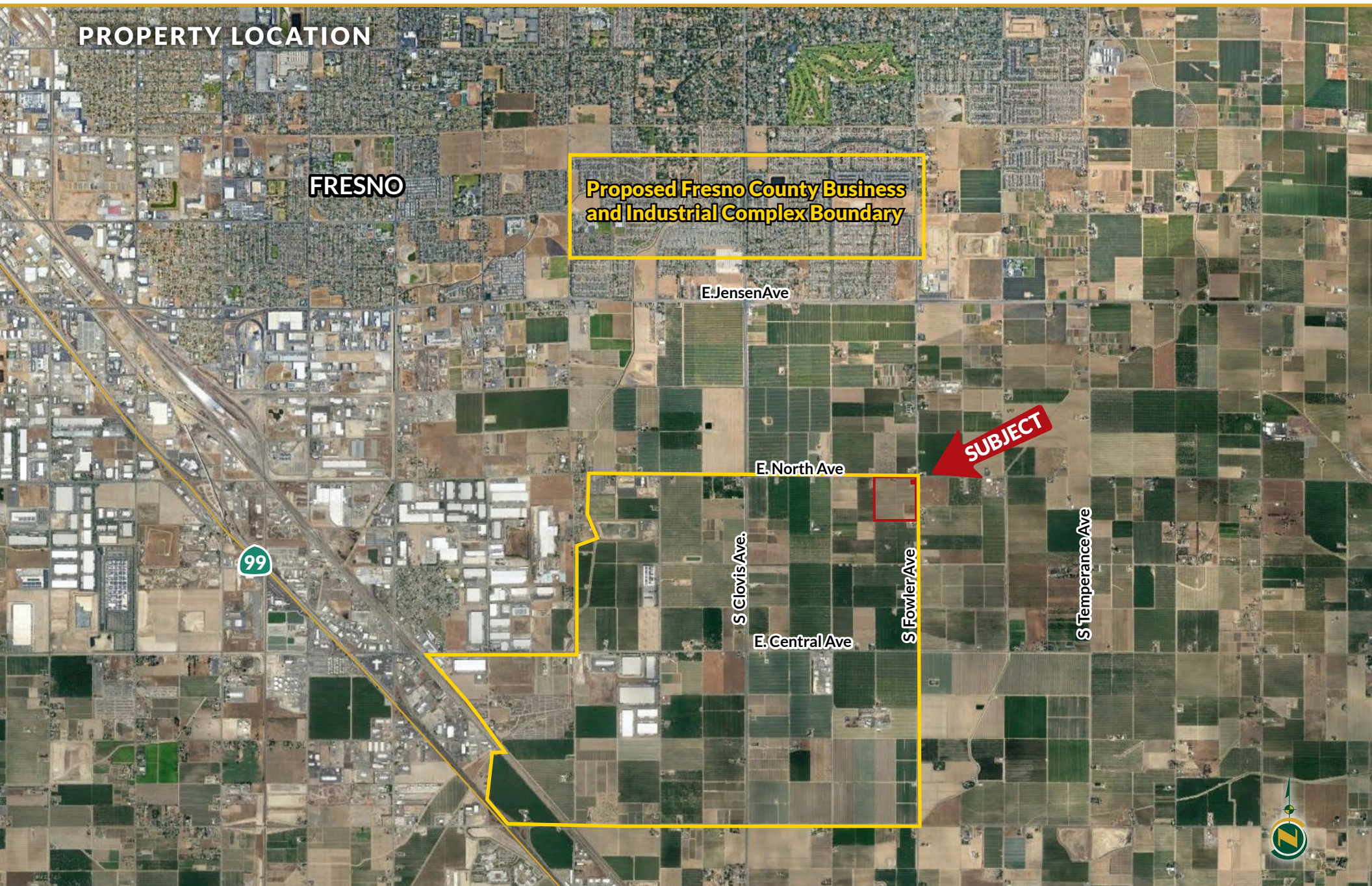
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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Exclusively Presented by:



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

37.34± acres of older Thompson grapes and open ground.

LOCATION

Located on the SWC of North Avenue and Fowler Avenue, approximately 1 mile south of Jensen Avenue.

Note: Property is located within the proposed Fresno County Business and Industrial Campus.

NOTE

Adjacent/contiguous parcels are also available for sale for a total of 116.34± acres.

LEGAL

Fresno APN: 331-030-07. Located in a portion of Section 28, T14S, R21E, M.D.B.&M. Property is in the Williamson Act.

ZONING

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

PLANTINGS

See Plantings Map included.

WATER

Fresno Irrigation District from the Briggs Canal
(1) 10 HP submersible

SOILS

Hanford sandy loam, 20.5± acs., Grade 1
Hesperia sandy loam, very deep, 14.3± acs., Grade 1
Exeter sandy loam, 3.6± acs., Grade 4

BUILDINGS

1,324±sq. ft. older home. Seller will require a 2 year leaseback at no cost to Seller. Terms to be agreed upon before opening escrow. Please do not disturb tenants.

PRICE/TERMS

\$1,960,350 cash on close of escrow.



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37.34± Acres
Fresno County, CA



PLANTING MAP



SOILS MAP



California Revised Store Index (CA)

Map unit symbol	Map unit name
Hc	Hanford sandy loam, Grade 1
Hsd	Hesperia sandy loam, very deep, Grade 1
Es	Exeter sandy loam, Grade 4

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FRESNO

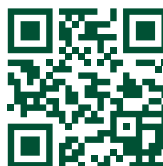
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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.