

# HOWARD AVE. VINEYARD

Fresno County, California

**\$800,000**

(\$40,754/Acre)



**19.63± Acres**

- Fresno Irrigation District
- (1) Ag Pump and Well
- Mature Thompson Seedless Grapes

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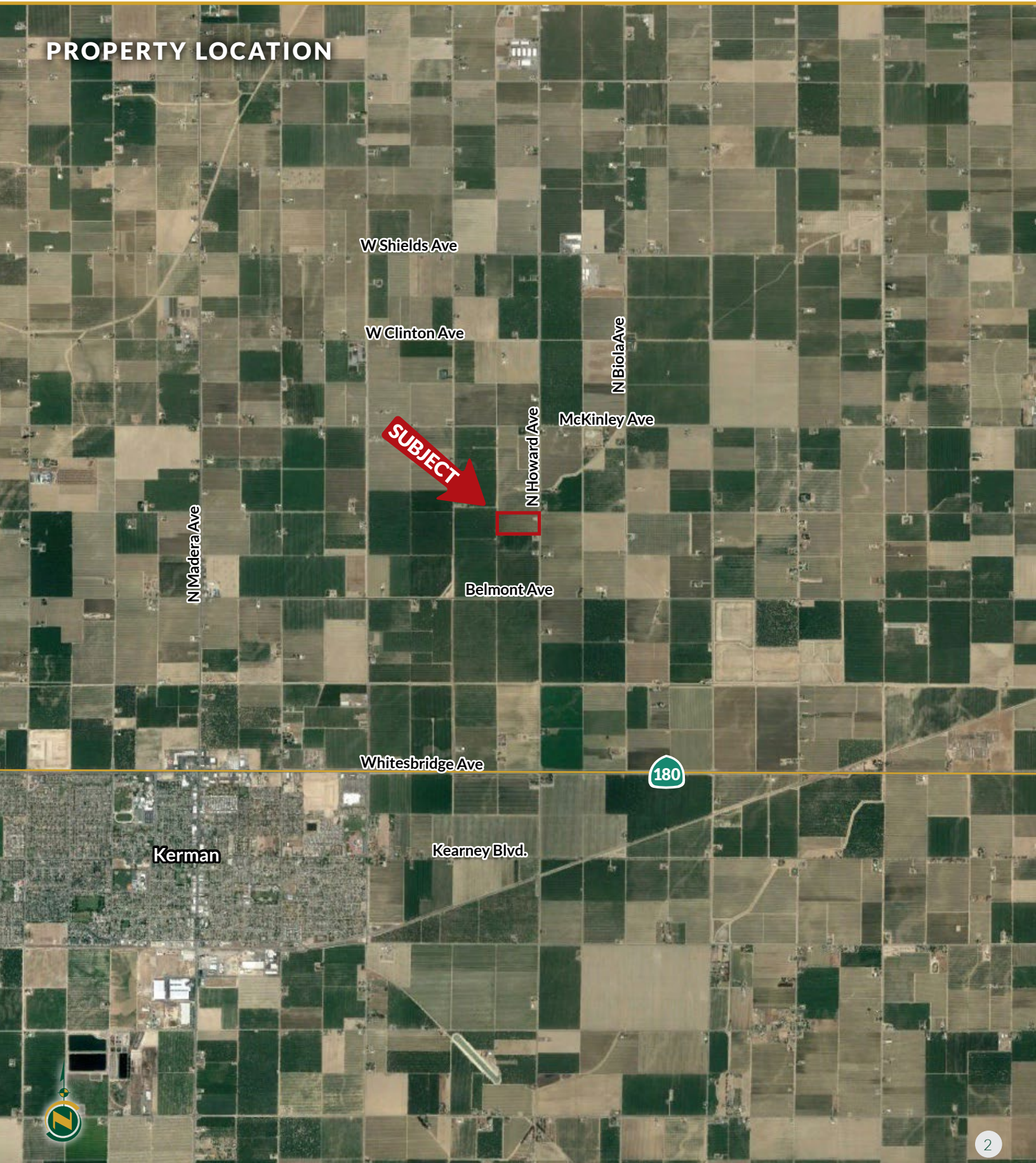


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19.63± Acres  
Fresno County, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

The property consists of a mature Thompson Seedless vineyard with 2 wire trellis, steel stakes, and wood end posts.

### LOCATION

West side of Howard Avenue north of Belmont Avenue.

### LEGAL

Fresno County APN: 16-430-28 & 29, portion of Section 32, T13S, R18E, M.D.B. & M.

### ZONING

The subject parcel is zoned AE-20 and is enrolled in the Ag Preserve (Williamson Act).

### WATER

The property is in the Fresno Irrigation District with surface water delivery. There is a 30 HP agricultural pump and deep well with a cement pipeline and gates at each row to water the vineyard.

### SOILS

The ranch is primarily Hanford sandy loam, silty substratum. See Soils Map included.

### PRICE/TERMS

\$800,000 cash and/or terms agreeable to the Seller. The sale is "As Is", "Where Is" with no warranty or representation. 2023 crop is negotiable.



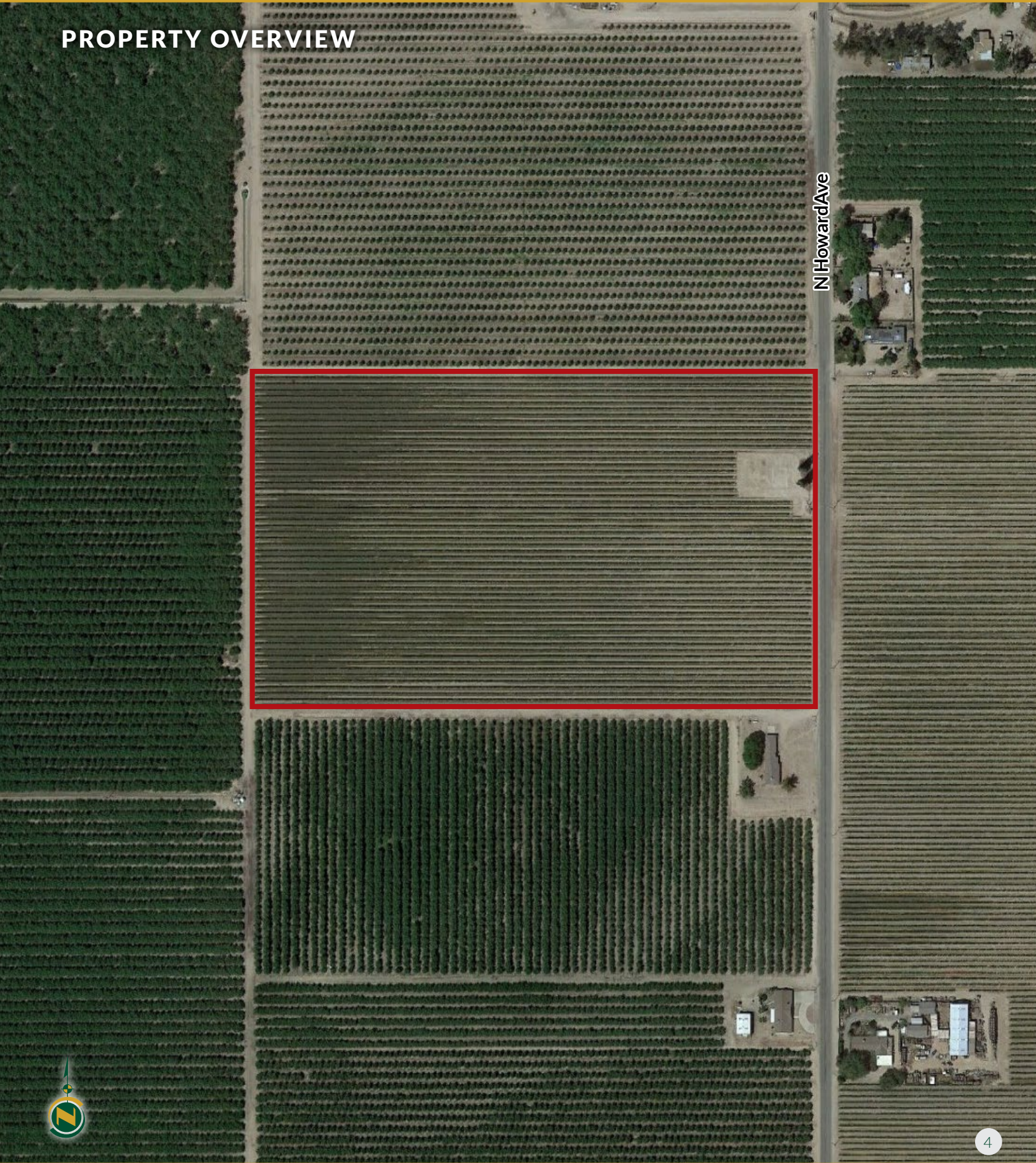


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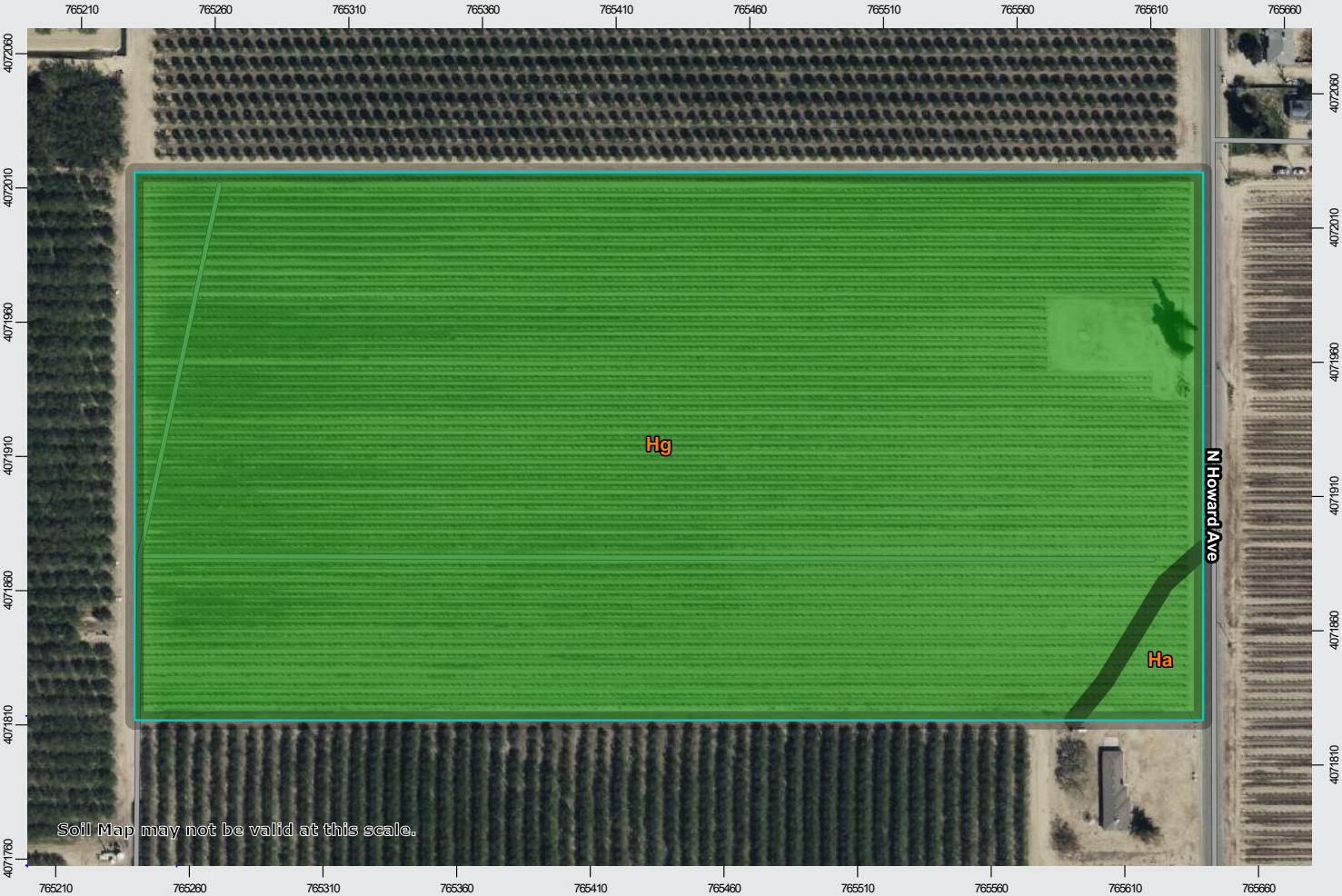


## PROPERTY OVERVIEW





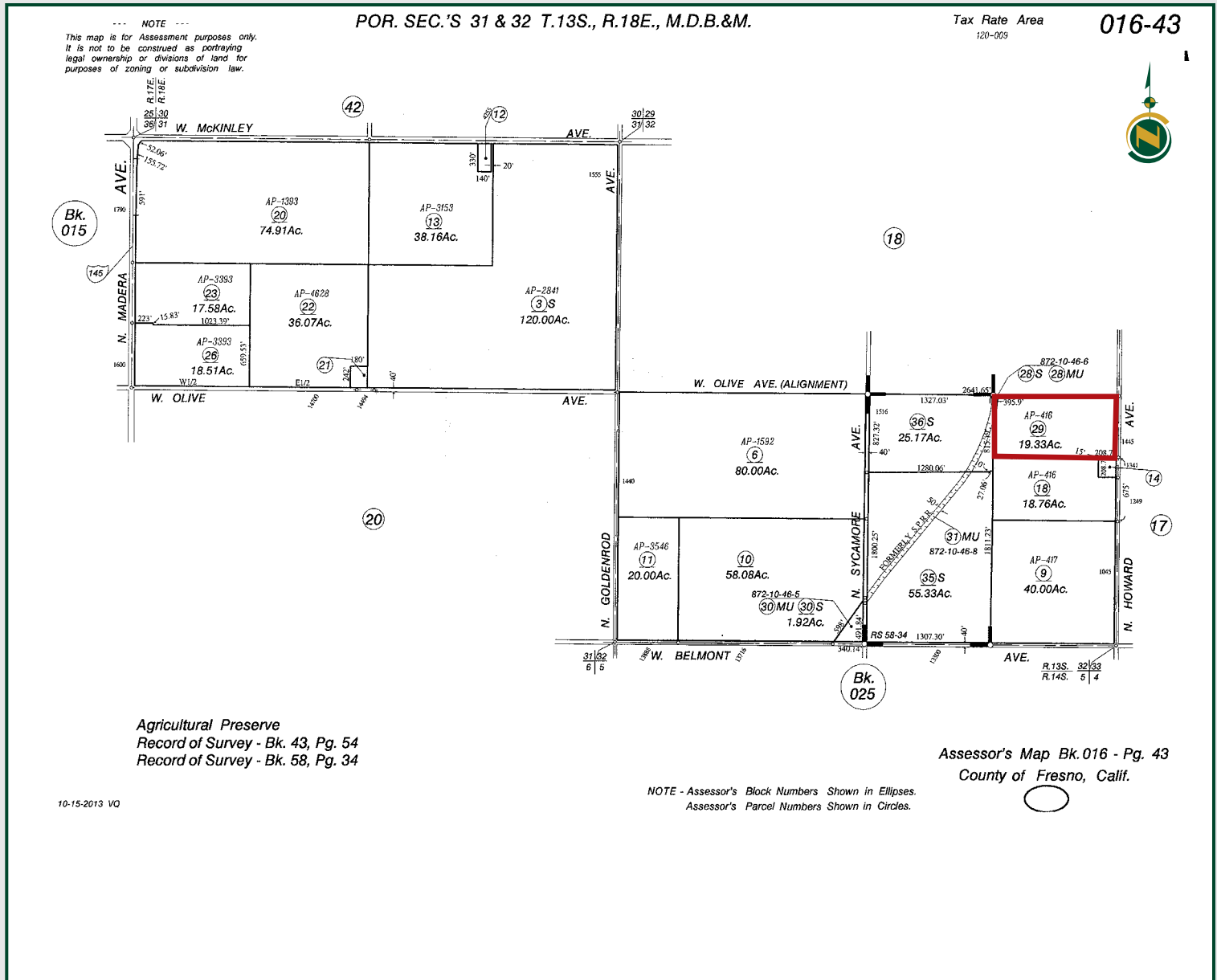
SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	Grade 1 - Excellent



## PARCEL MAP





## PROPERTY PHOTOS





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## PROPERTY PHOTO



**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.**



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