

# C.I.D. THOMPSON VINEYARD

Fresno County, California

38.66± Acres

**\$1,082,480**  
(\$28,000/Acre)



- Consolidated Irrigation District
- Two Sources of Water
- Predominately Class 1 - Excellent Soils



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



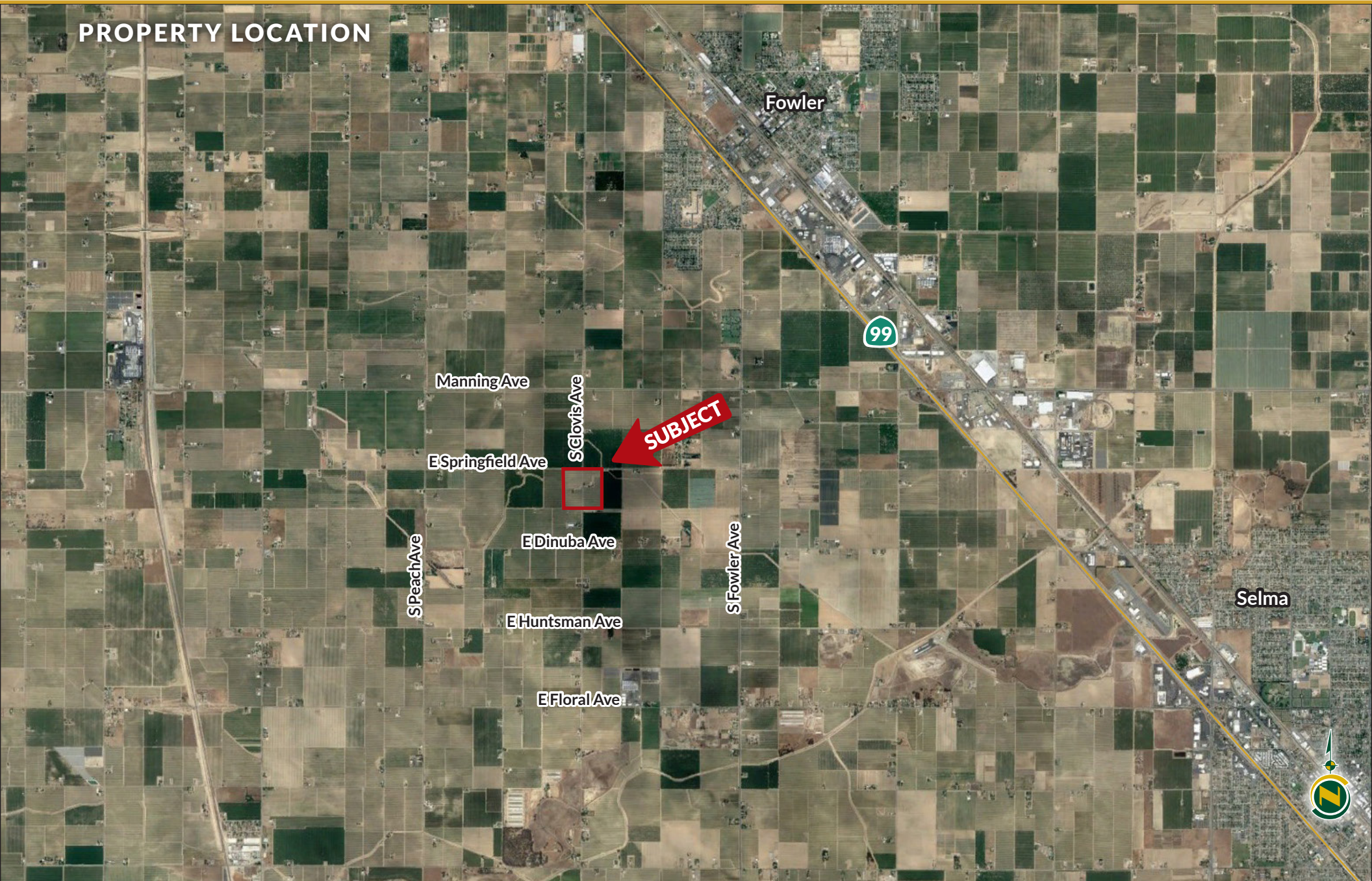


# C.I.D. THOMPSON VINEYARD

38.66± Acres  
Fresno County, CA



## PROPERTY LOCATION





# C.I.D. THOMPSON VINEYARD

38.66± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### DESCRIPTION

The subject property is comprised of 38.66± assessed acres planted to Thompson seedless raisin grapes and a small block of Zante currants located in the desirable farming area of Consolidated Irrigation District.

### LOCATION

The subject property is located on the southeast and southwest corners of E. Springfield and S. Clovis Avenues, approximately 2.5 miles southwest of Fowler. Physical address: 9615 S. Clovis Avenue, Fowler, CA 93625.

### LEGAL

Fresno County APN's: 348-020-05 and 348-030-28.  
Located in a portion of Section 29, T15S, R21E, M.D.B.&M.

### ZONING

AE-20, Agricultural Exclusive - 20 acres.  
Both parcels are enrolled in the Williamson Act.

### PLANTINGS

24± acres of mature Thompson Seedless raisin grapes.  
8± acres of Zante currants.

### WATER

Both parcels are in the Consolidated Irrigation District and entitled to receive surface water through the Iowa Ditch, which bisects the property. There is also an ag pump and well and a domestic well. The vineyards are drip irrigated with a filtration system.

### SOILS

Hesperia fine sandy loam, very deep  
Delhi loamy sand, 0-3% slopes, MLRA 17  
Hanford sandy loam

### BUILDINGS

There is a 1,256± square foot rental house built in 1920 with a detached garage located at 9615 S. Clovis Avenue, Fowler, CA 93625. The house is currently rented.

### PRICE/TERMS

\$1,082,480 cash at the close of escrow. Buyer to reimburse Seller for cultural costs toward the 2024 crop.





# C.I.D. THOMPSON VINEYARD

38.66± Acres  
Fresno County, CA



## PROPERTY OVERVIEW





# C.I.D. THOMPSON VINEYARD

38.66± Acres  
Fresno County, CA



## SOILS MAP



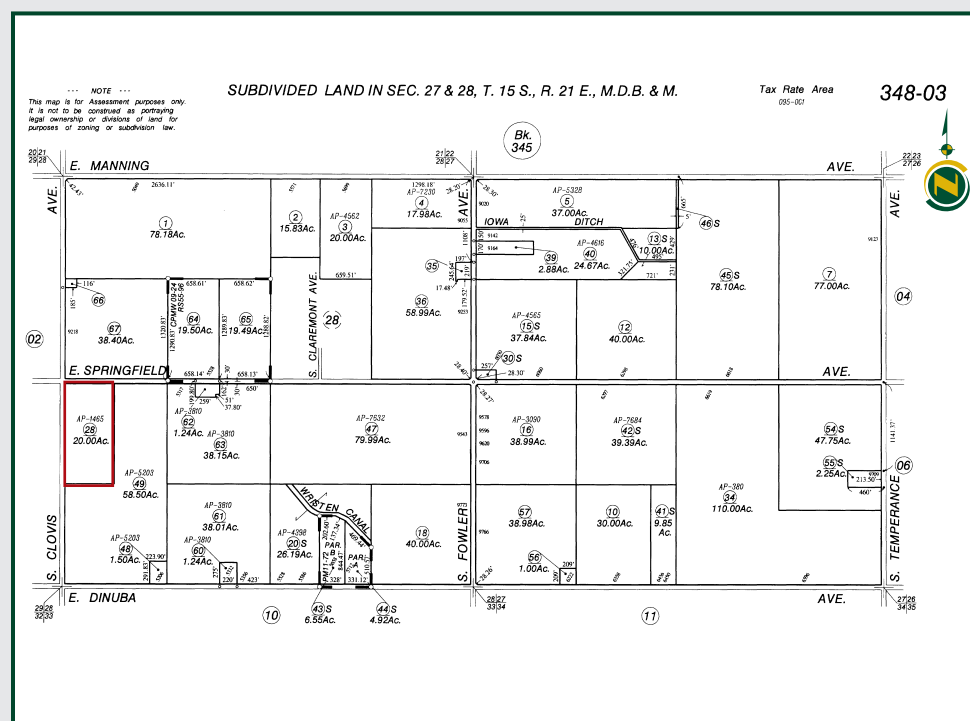
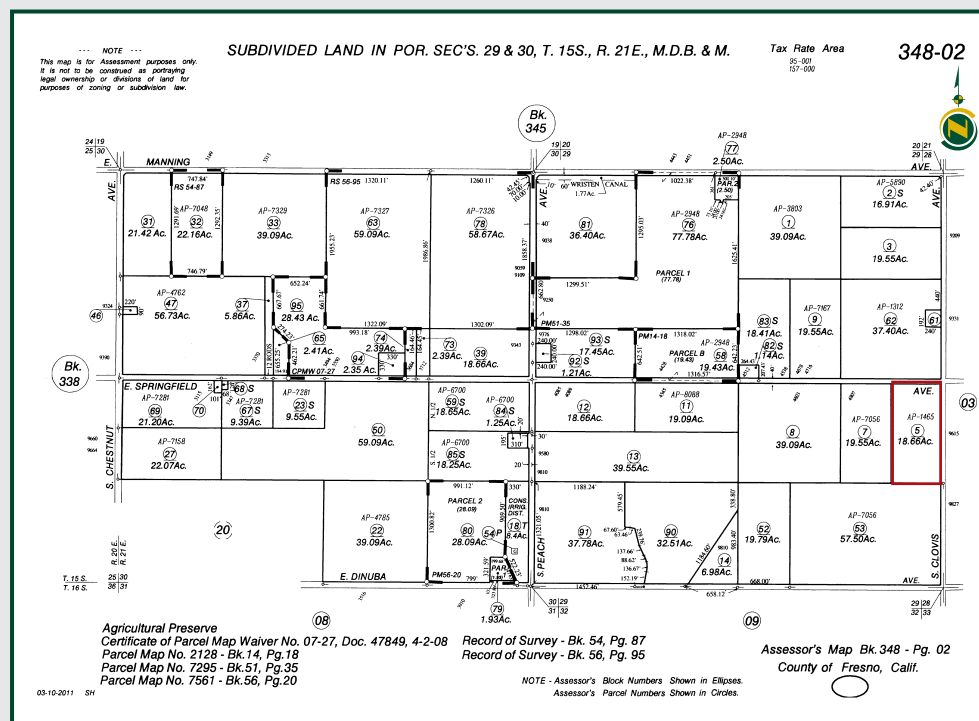
California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
Hc	Hanford sandy loam	Grade 1 - Excellent

**38.66± Acres**  
Fresno County, CA



## PARCEL MAPS





## PROPERTY PHOTOS





# C.I.D. THOMPSON VINEYARD

38.66± Acres  
Fresno County, CA



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the  
**App Store**



GET IT ON  
**Google Play**

**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.