

KEARNEY VINEYARD

Fresno County, California

80.00± Acres

\$2,560,000

(\$32,000/Acre)



- Producing Thompson Seedless
- Fresno Irrigation District
- One Pump and Well



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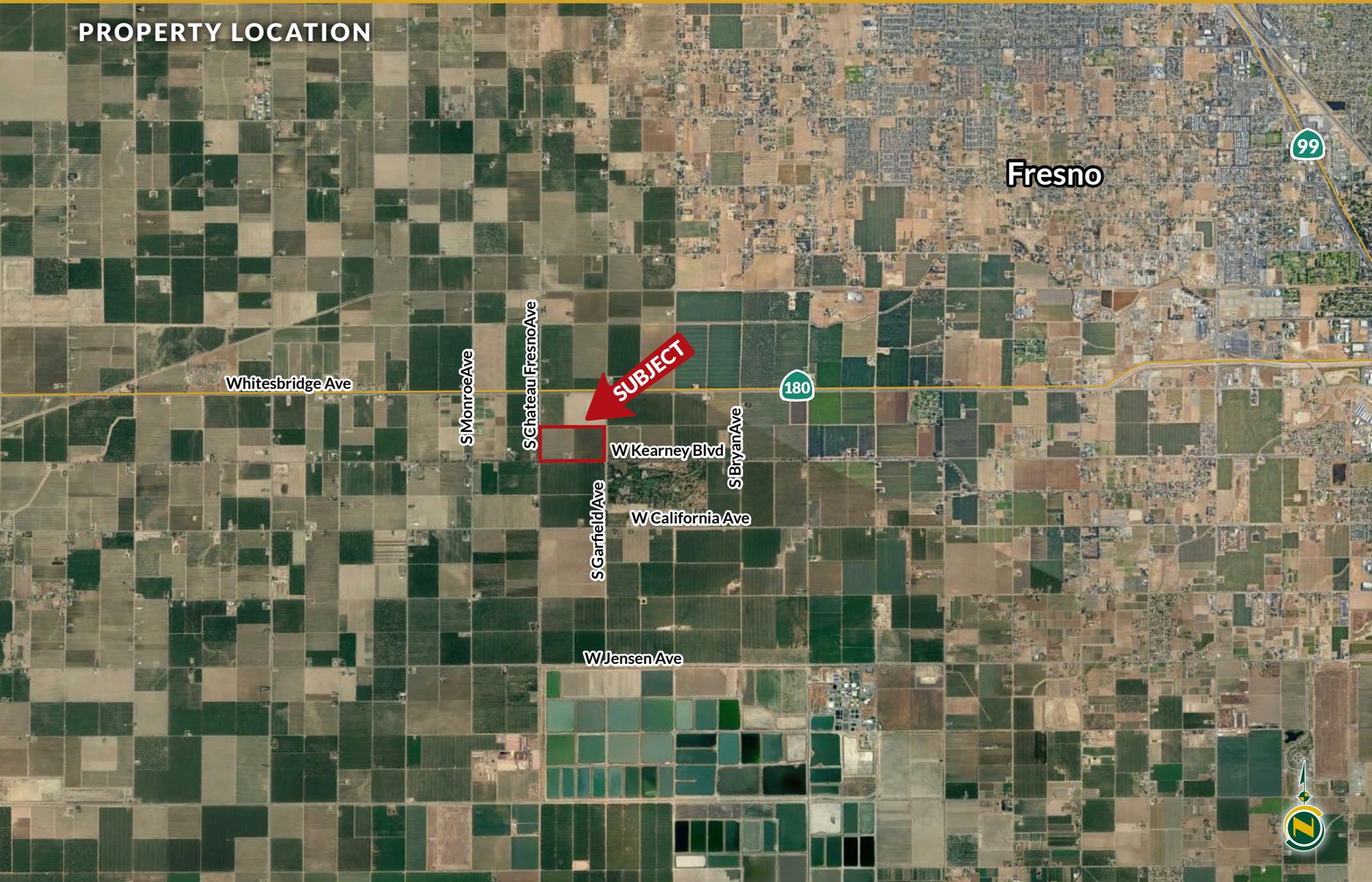


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the north side of W Kearney Blvd & the east side of S Chateau Fresno Ave
Property Address: 7700 W. Kearney Blvd., Fresno, Ca 93706.

LEGAL

Fresno County APN: 326-200-12, 14 & 16.
Located in a portion of Section 8, T14S, R19E, M.D.B.&M.
Located in Lots 209-212 Fruitvale Estates.

ZONING

Zone AE20, Agricultural Exclusive.
The property is located within the Williamson Act.

PLANTINGS

76.99± acres planted to Thompson Seedless.

WATER

The property is in/receives water from Fresno Irrigation District. There is a 40HP pump and well on the property.

SOILS

Grade 1, excellent soils

BUILDINGS

None

PRICE/TERMS

\$2,560,000 (\$32,000/ acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crop.

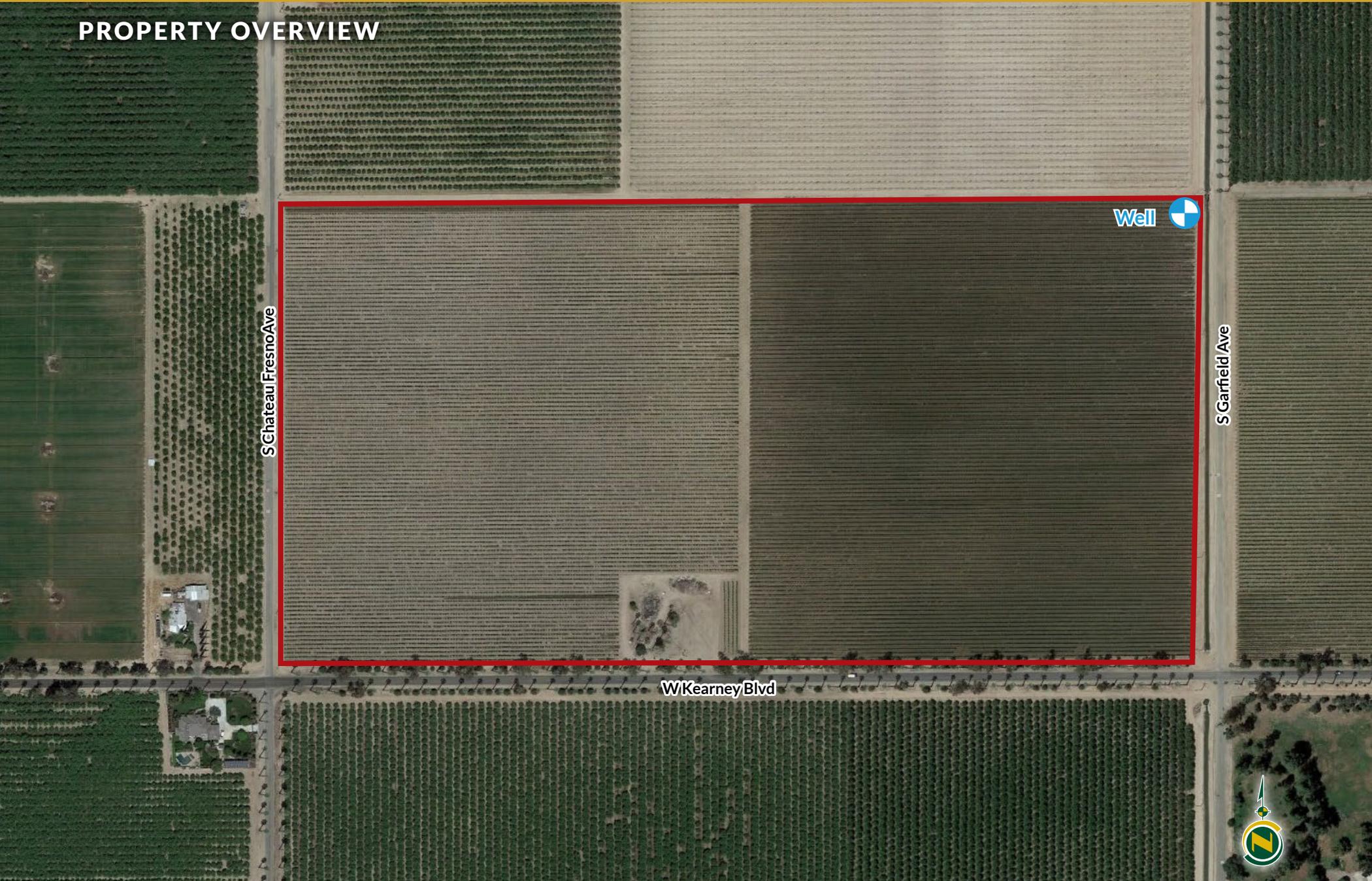


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PROPERTY OVERVIEW



S Chateau Fresno Ave

S Garfield Ave

W Kearney Blvd

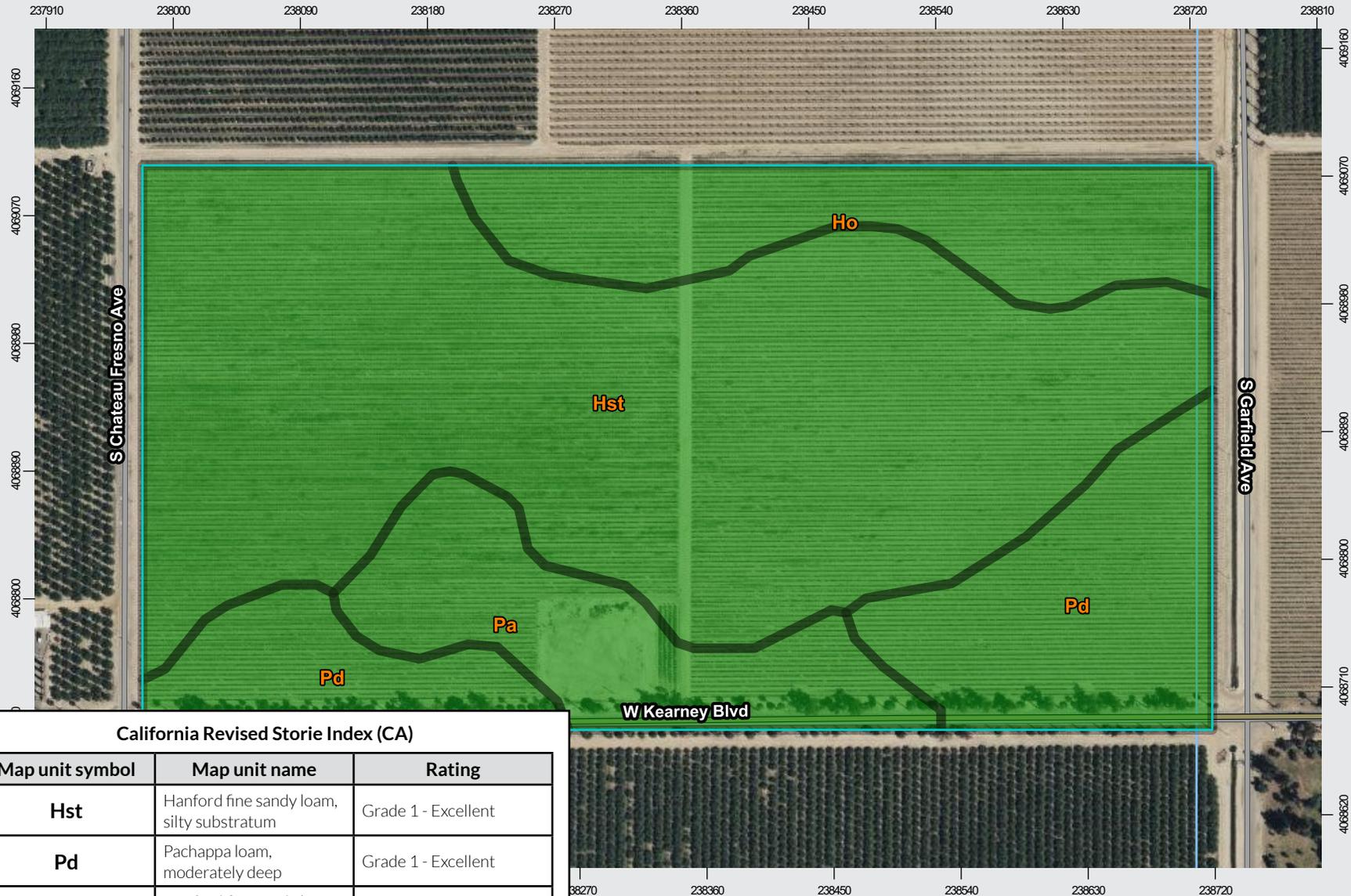


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hst	Hanford fine sandy loam, silty substratum	Grade 1 - Excellent
Pd	Pachappa loam, moderately deep	Grade 1 - Excellent
Ho	Hanford fine sandy loam, silty substratum	Grade 1 - Excellent
Pa	Pachappa loam	Grade 1 - Excellent

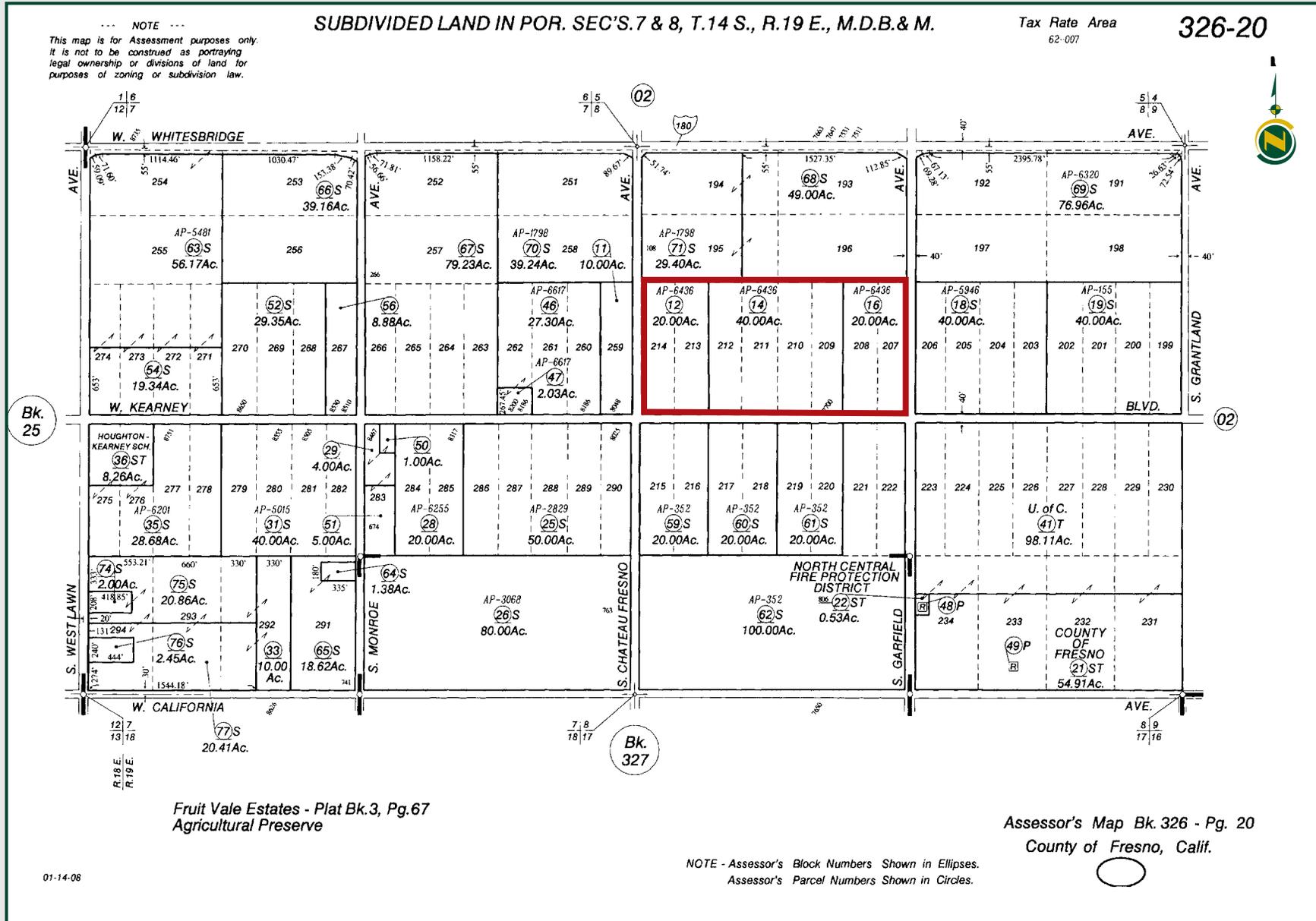


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PARCEL MAP



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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
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.