

# BIOLA F.I.D. RAISIN VINEYARD

Fresno County, California

59.70± Acres

**\$2,029,800**  
(\$34,000/Acre)

**PRICE REDUCED**

- Fresno Irrigation District
- Excellent Soils
- Flood/Furrow Irrigation



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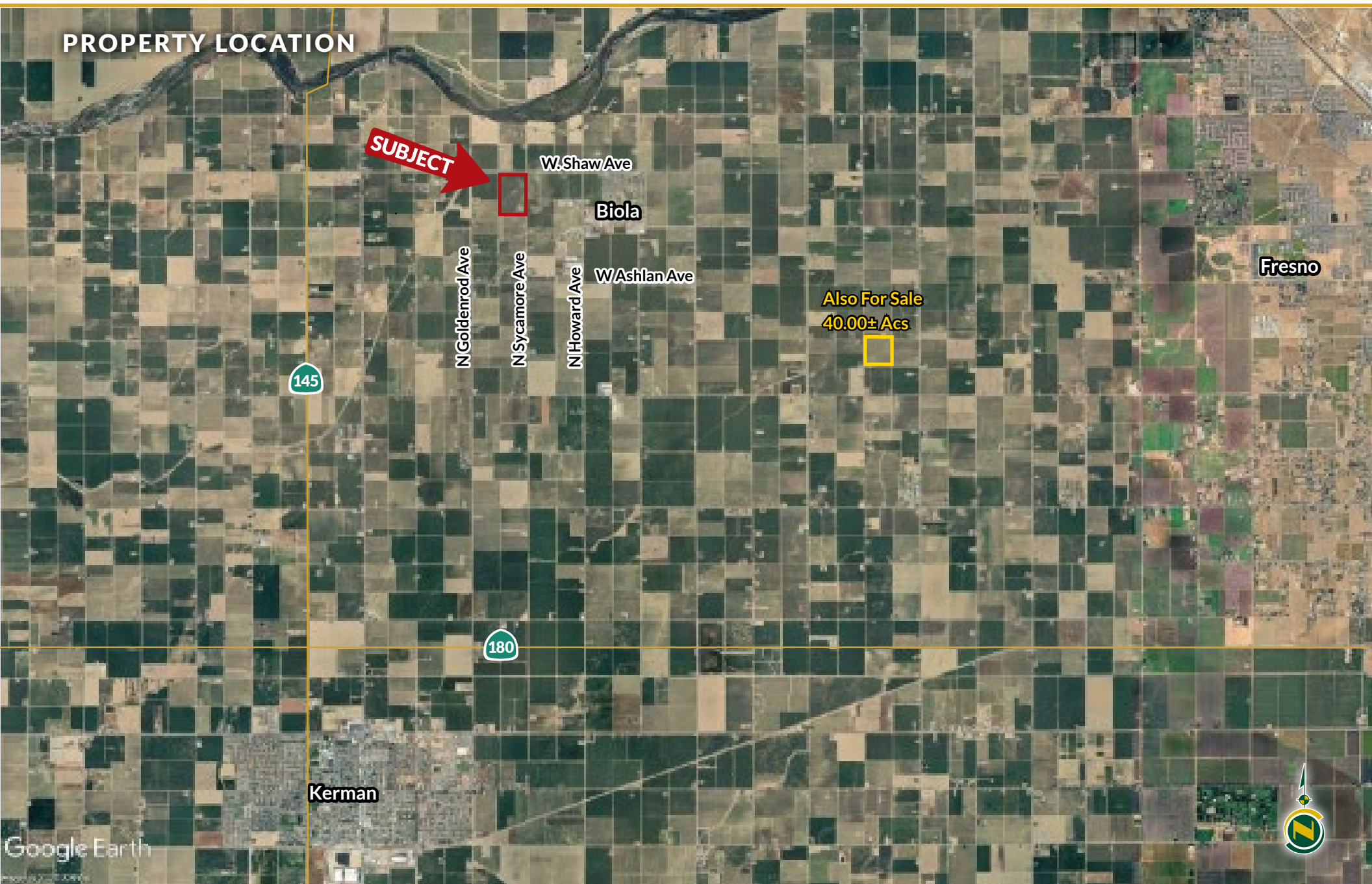
Exclusively Presented by:





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## PROPERTY INFORMATION

### DESCRIPTION

59.70± ac. ranch planted to Thompson Seedless vines.

### LOCATION

Located at the SWC of N. Sycamore and W. Shaw Avenues approximately 1/2± mile west of Biola, CA.93630.

### LEGAL

Fresno County APN: 016-310-35. Located in a portion of Section 17, T13S, R18E, M.D.B.&M.

### PLANTINGS

59.70± acres planted to 47± acres Thompson Seedless vines in the 1930's. 8'x12' spacing with 6' wood stakes and one 24" cross arm with 2 wires.

10± acres of Flame Seedless vines planted in 1981. 7'x12' spacing with 7' wood stakes with a double cross arm, 24" bottom, 2 wires and 36" top cross arm with 3 wires.

### WATER

FID (Fresno Irrigation District)

15 HP pump and 12" well casing

50 HP pump and 16" well casing, 312' well

3 HP submersible pump, 2 years old with 300' well

A concrete pipeline with valves at each row distributes water via flood/furrow irrigation.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). Both parcels are enrolled in the Williamson Act Agricultural Preserve.

### SOILS

Excellent soils. See soils maps included.

### BUILDINGS

The Sycamore ranch has a vacant older home that is in need of remodeling. There is a free standing 2 car garage. Additionally, there is a 35'x50' wood construction with plaster exterior and cement floor and metal roof with 3 drive in doors. There is a converted labor building that is currently rented as an employee home.

### PRICE/TERMS

\$2,029,800 all cash at close of escrow. No crops are included in the sale. Buyer and Seller to split the cost of the sale commission equally.

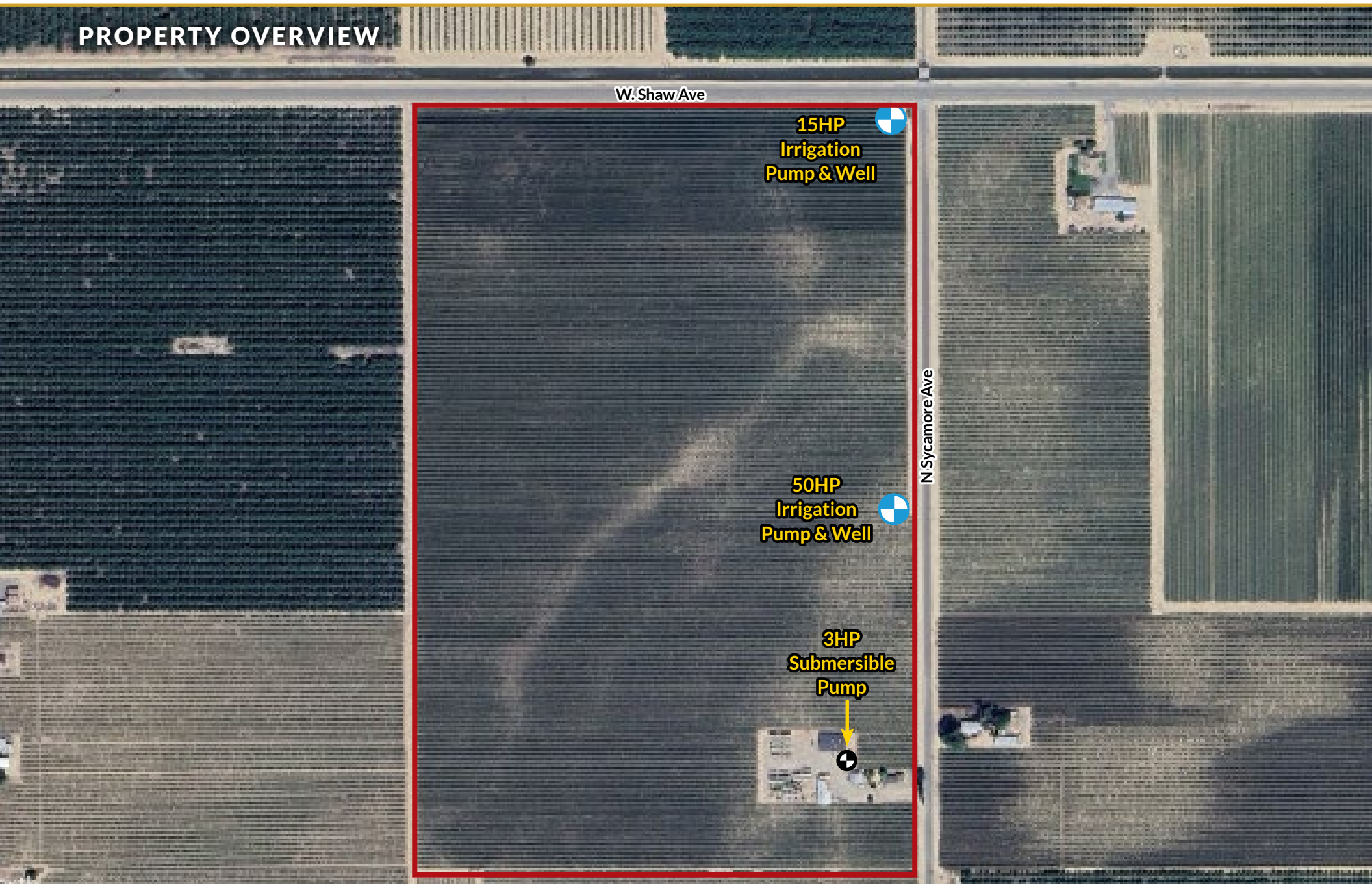


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## PROPERTY OVERVIEW





# BIOLA F.I.D. RAISIN VINEYARD

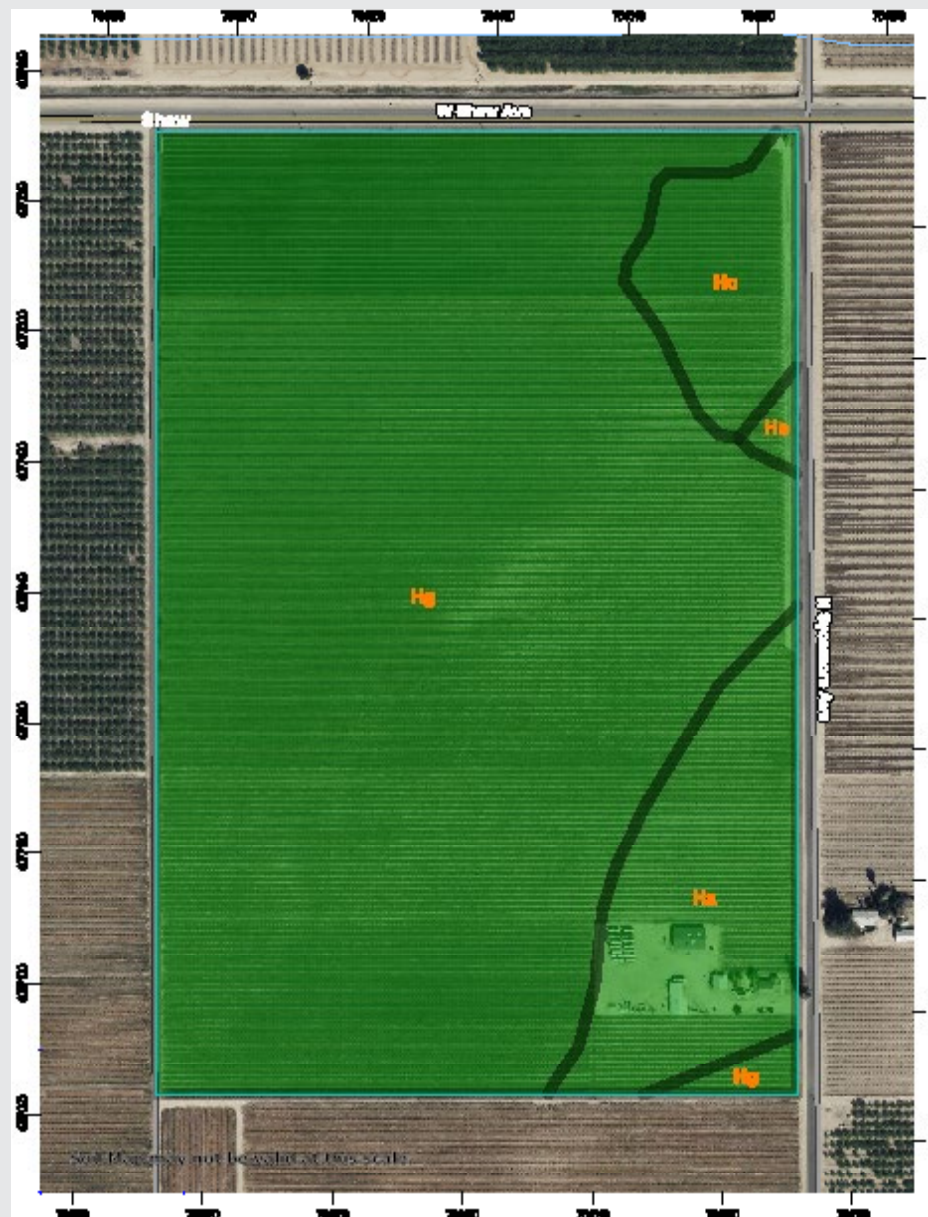
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## SOILS MAP

California Revised Storie Index (CA)

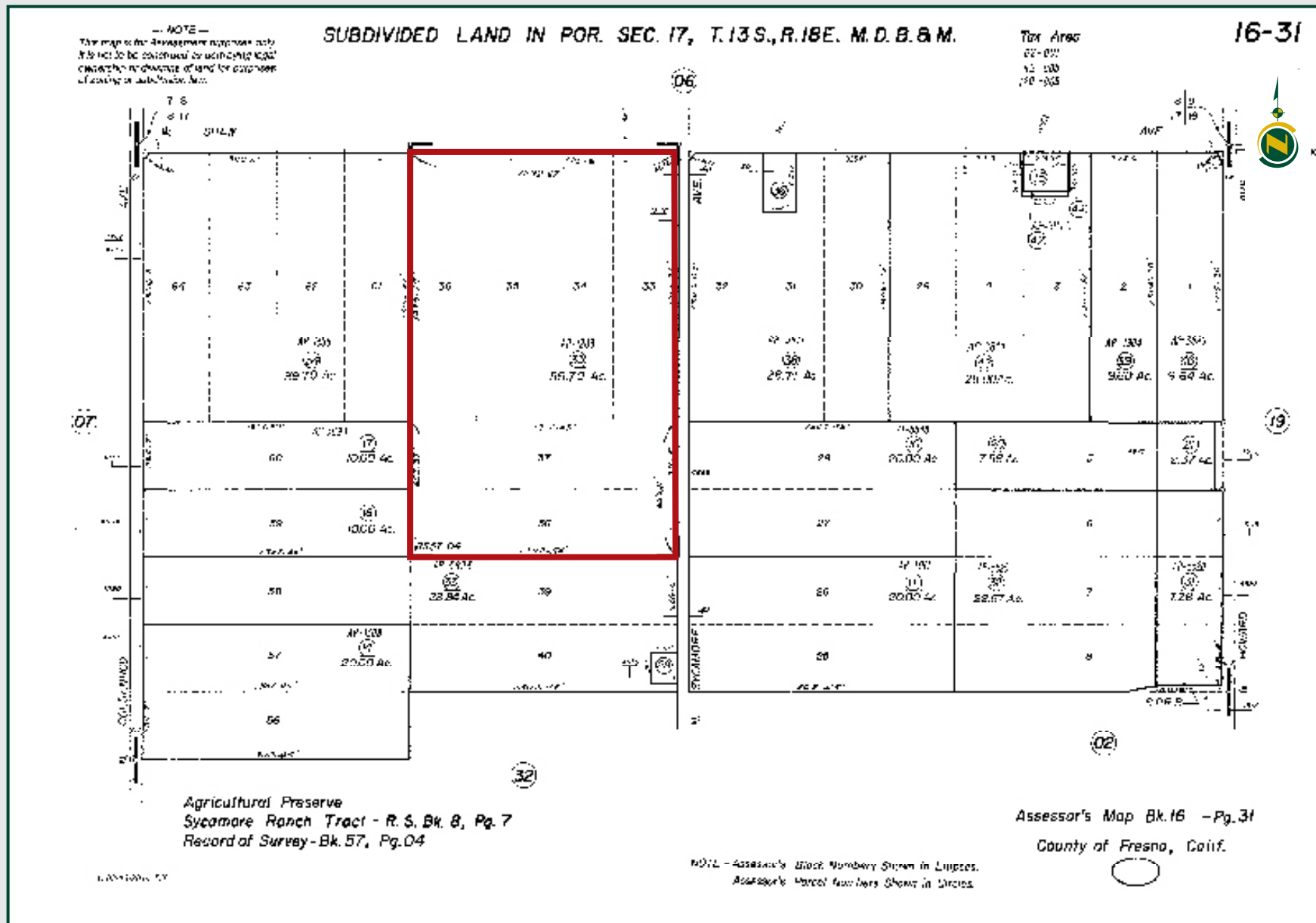
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent



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## PARCEL MAP



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## PROPERTY PHOTOS





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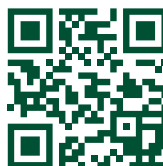
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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water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