

24.00±
ASSESSED ACRES

**VINEYARD & OPEN LAND
WITH HOME IN F.I.D.**
FRESNO COUNTY, CALIFORNIA

\$950,000
(\$39,583/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

• THOMPSON
SEEDLESS
VINEYARD

• SOILS RATED
EXCELLENT

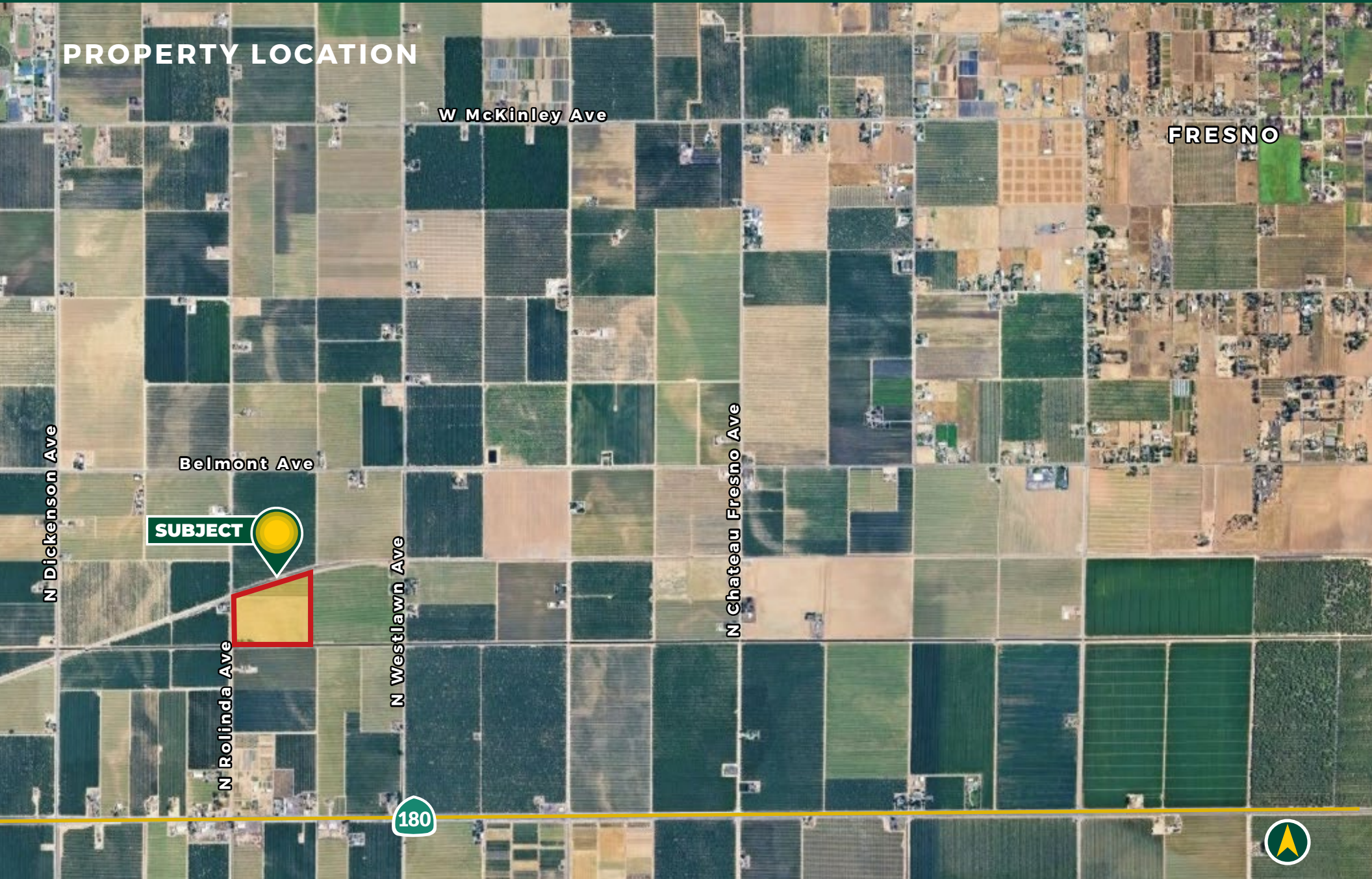
• HOME
CURRENTLY
RENTED

VINEYARD & OPEN LAND WITH HOME IN F.I.D.
FRESNO COUNTY, CA

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Great opportunity to have some land to build your dream home and have a small farm too. Excellent soil and water with F.I.D. and pump and well. There are 5± acres of Thompson Seedless vineyard and 18± acres open-land, suitable for planting many different crops, both permanent or annual.

LOCATION

496 N. Rolinda Ave., Fresno, CA. The parcel is .75± miles north of Hwy 180. It is 5± miles to Kerman and 10± miles to Fresno.

LEGAL

Fresno County APN: 025-071-18. Located in a portion of Section 1, T14S, R18E, M.D.B.&M.

ZONING

Rural/Agricultural: The parcel is not enrolled in the Williamson Act Ag Preserve.

SOILS

See Soils Map included.

PLANTINGS

Mature Thompson vineyard historically farmed to raisins. The vineyard has mostly wooden stakes with a few steel stakes as replacements with a 12' X 7' spacing on a single wire system.

WATER

Water is furnished by Fresno Irrigation District and irrigates east to west via furrow irrigation. The ag well has a 15 HP turbine pump. The property sits immediately north of a large F.I.D. canal.

BUILDINGS/STRUCTURES

One older 1940's home consisting of 1,086± square feet with central heat and air conditioning. The house is currently rented and will be sold in it's as-is condition.

PRICE/TERMS

\$950,000.00 all cash at the close of escrow plus, cultural costs incurred toward the 2026 raisin crop and any annual crop expenses.

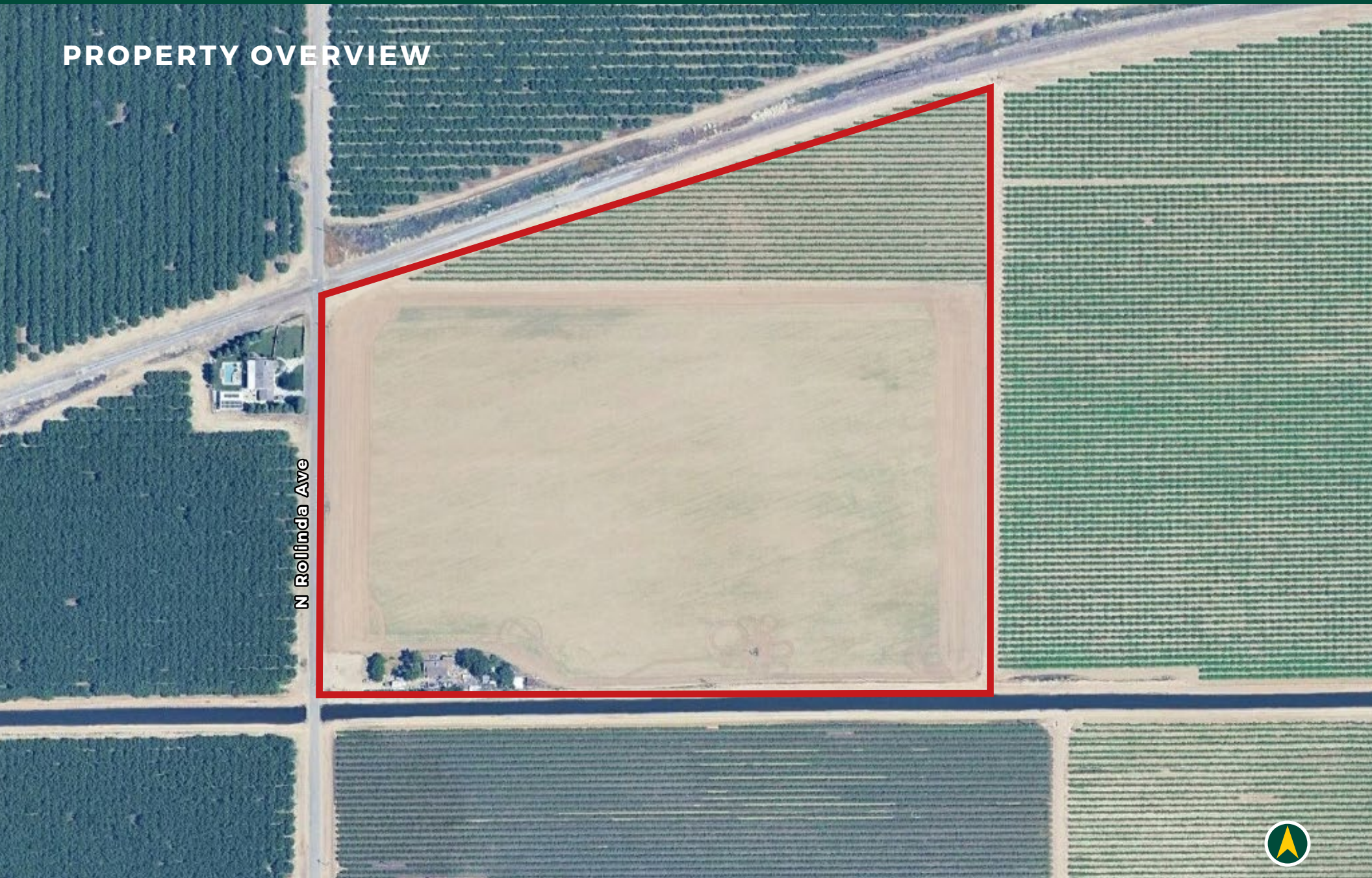


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PROPERTY OVERVIEW



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SOILS MAP



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



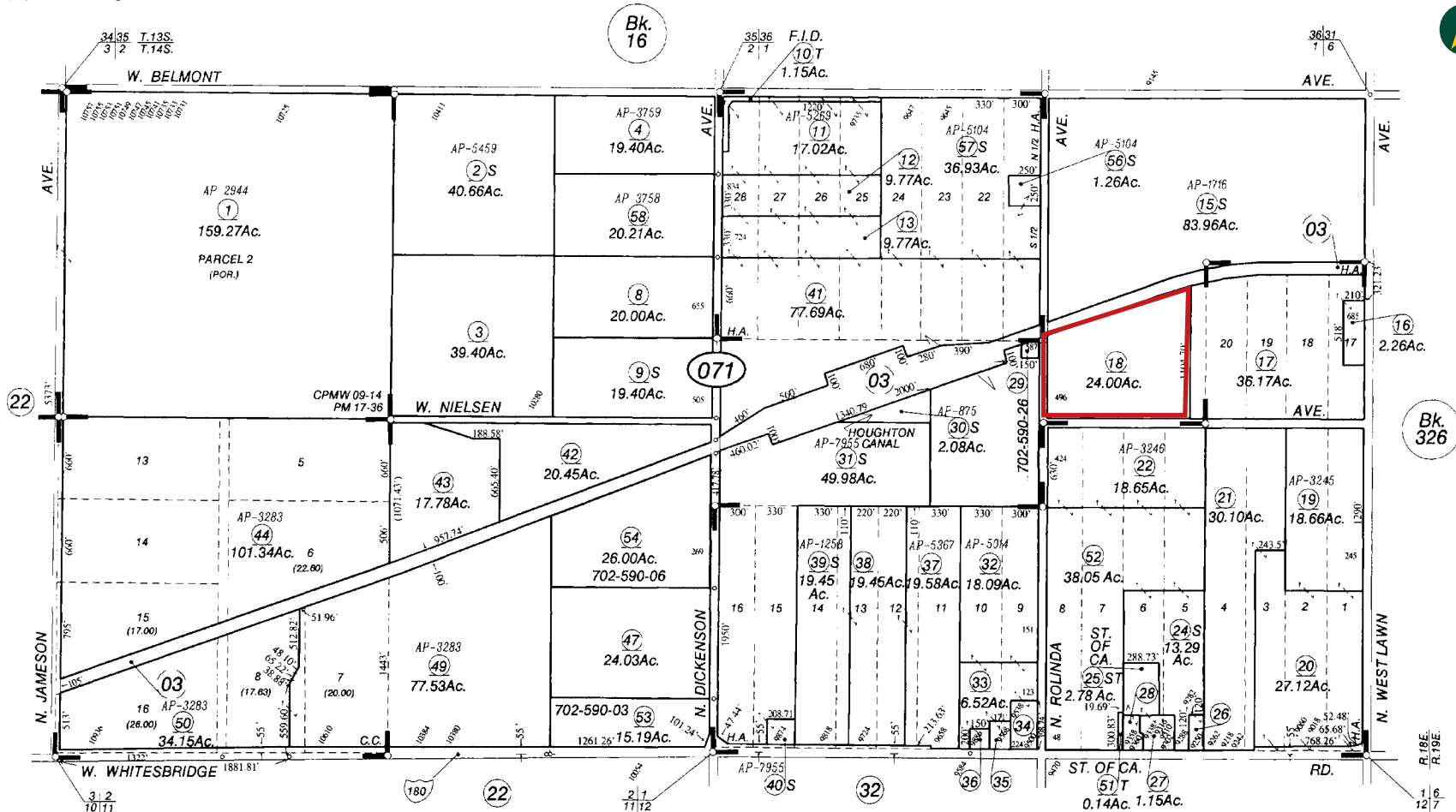
PARCEL MAP

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND & POR. SEC'S. 1&2, T.14S., R.18E., M.D.B.&M.

Tax Rate Area
62-007

025-07



Agricultural Preserve

Certificate of Parcel Map Waiver 09-14, Doc. 09-0074206, 6-2-09

Channells Colony - R.S. Bk.2, Pg.44

Houghtons Addition to Rolinda - Misc. Bk.1, Pg.3

Parcel Map No.2546F - Bk.17, Pg.36

Assessor's Map Bk.25 - Pg. 07

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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