

19.55±
ASSESSED ACRES

CARUTHERS VINEYARD
FRESNO COUNTY, CALIFORNIA

\$586,000
(\$29,974/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

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**PROPERTY
HIGHLIGHTS:**

• MATURE
THOMPSON
VINEYARD

• EASY ACCESS
FROM HWY 41

• CONSOLIDATED
IRRIGATION
DISTRICT

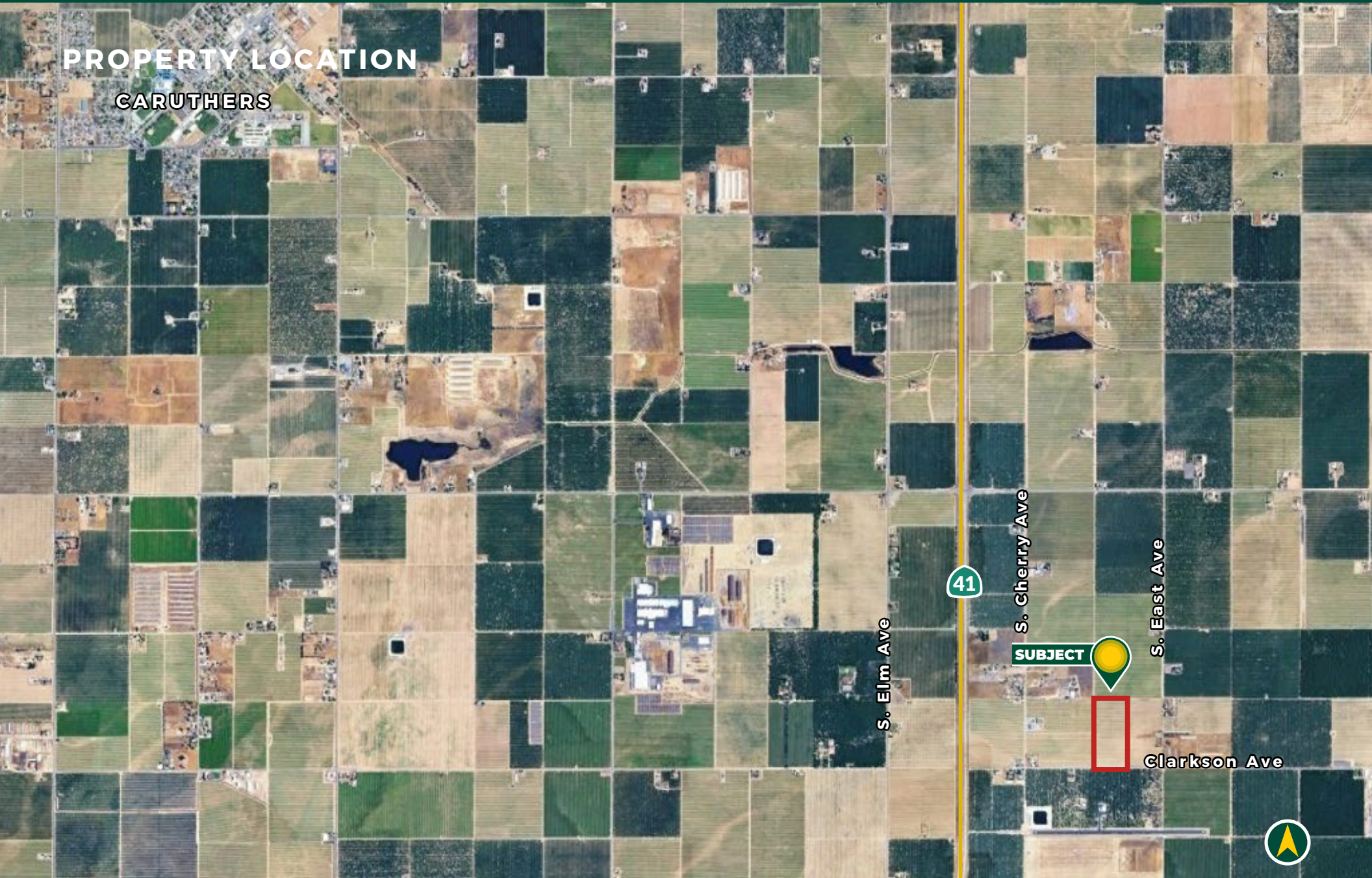
CARUTHERS VINEYARD
FRESNO COUNTY, CA

120.00± ACRES

\$586,000
(\$29,974 / ACRE)

PROPERTY LOCATION

CARUTHERS



PROPERTY INFORMATION

DESCRIPTION

Older Thompson vineyard that was not farmed in 2025. The vineyard has mostly steel stakes, planted on a 12' x 6' spacing.

LOCATION

On the north side of Clarkson Ave. approximately 1/8 mile west of East Ave.

LEGAL

Fresno County APN: 042-360-38S. Located in a portion of Section 27, T16S, R20E, M.D.B.&M. Property is enrolled in the Williamson Act.

ZONING

AE20 - Agricultural Exclusive

PLANTINGS

Mature Thompson vineyard. The vineyard was not farmed in 2025.

WATER/IRRIGATION

Consolidated Irrigation District (does not receive water)

Within the Central Kings GSA

One pump and well with filtration that is inoperable. A new well needs to be installed.

BUILDINGS

None.

SOILS

See Soils Map included.

PRICE/TERMS

\$586,000 or an offer acceptable to Seller, cash at the close of escrow.

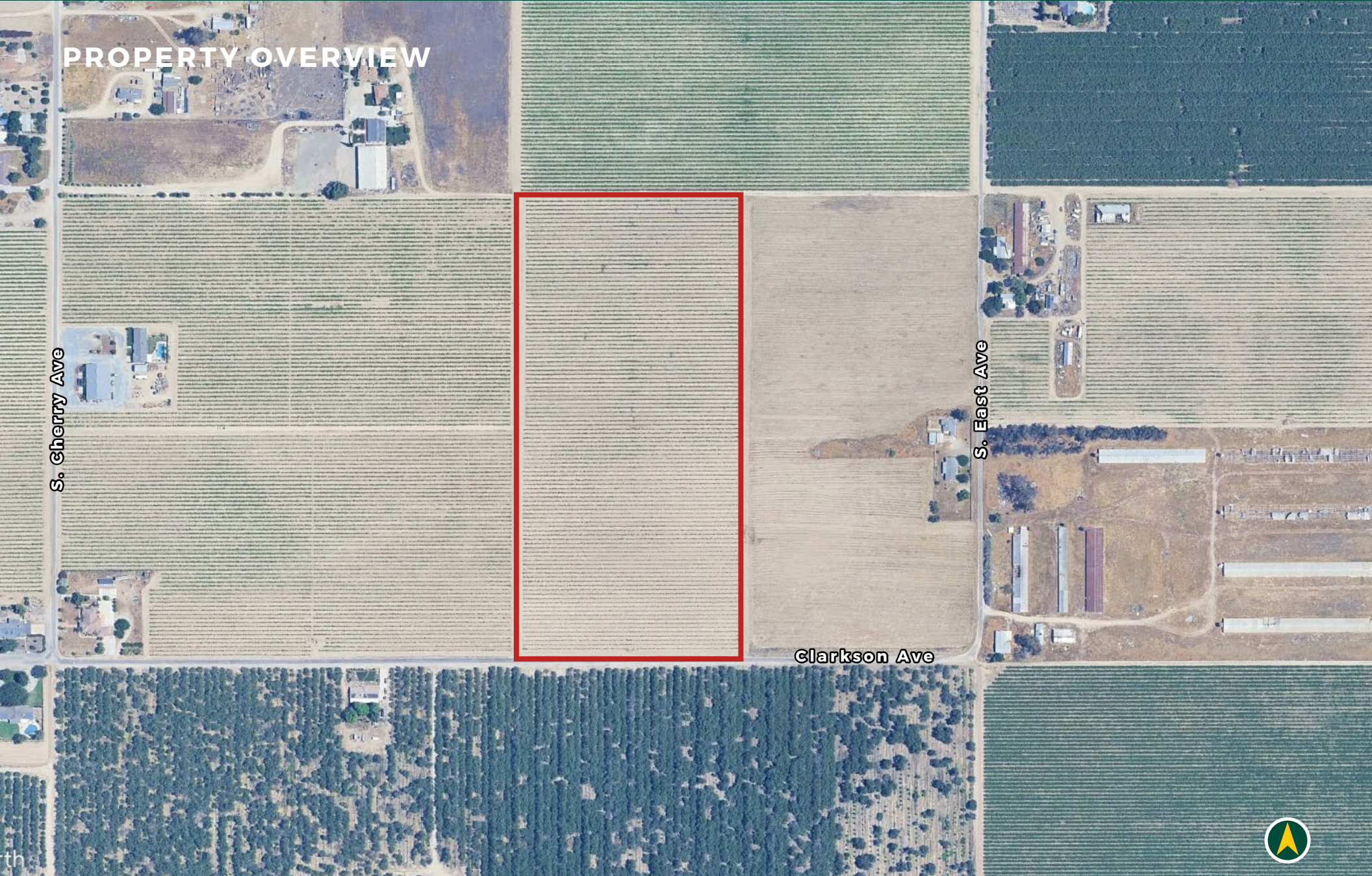


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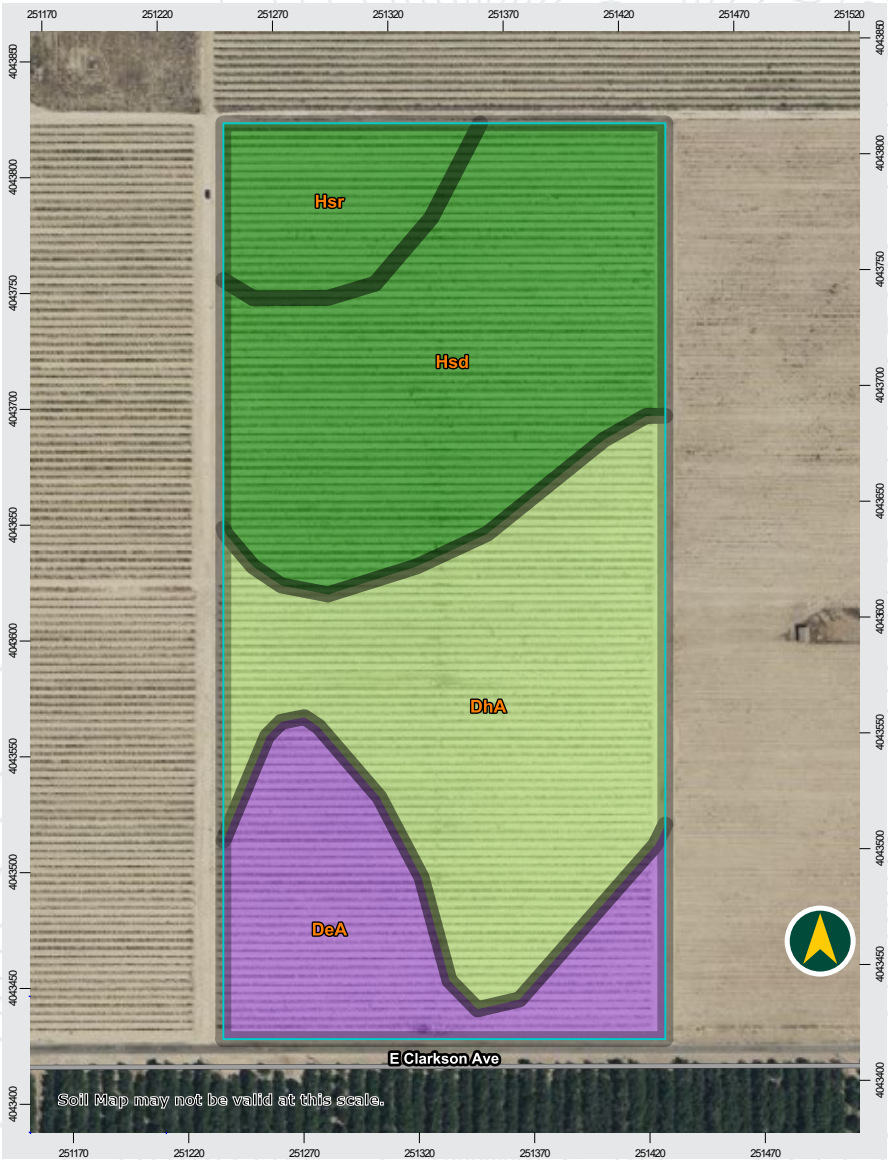
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PROPERTY OVERVIEW



SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
Dha	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
DeA	Delhi sand, 0-3% slopes	Grade 3 - Fair

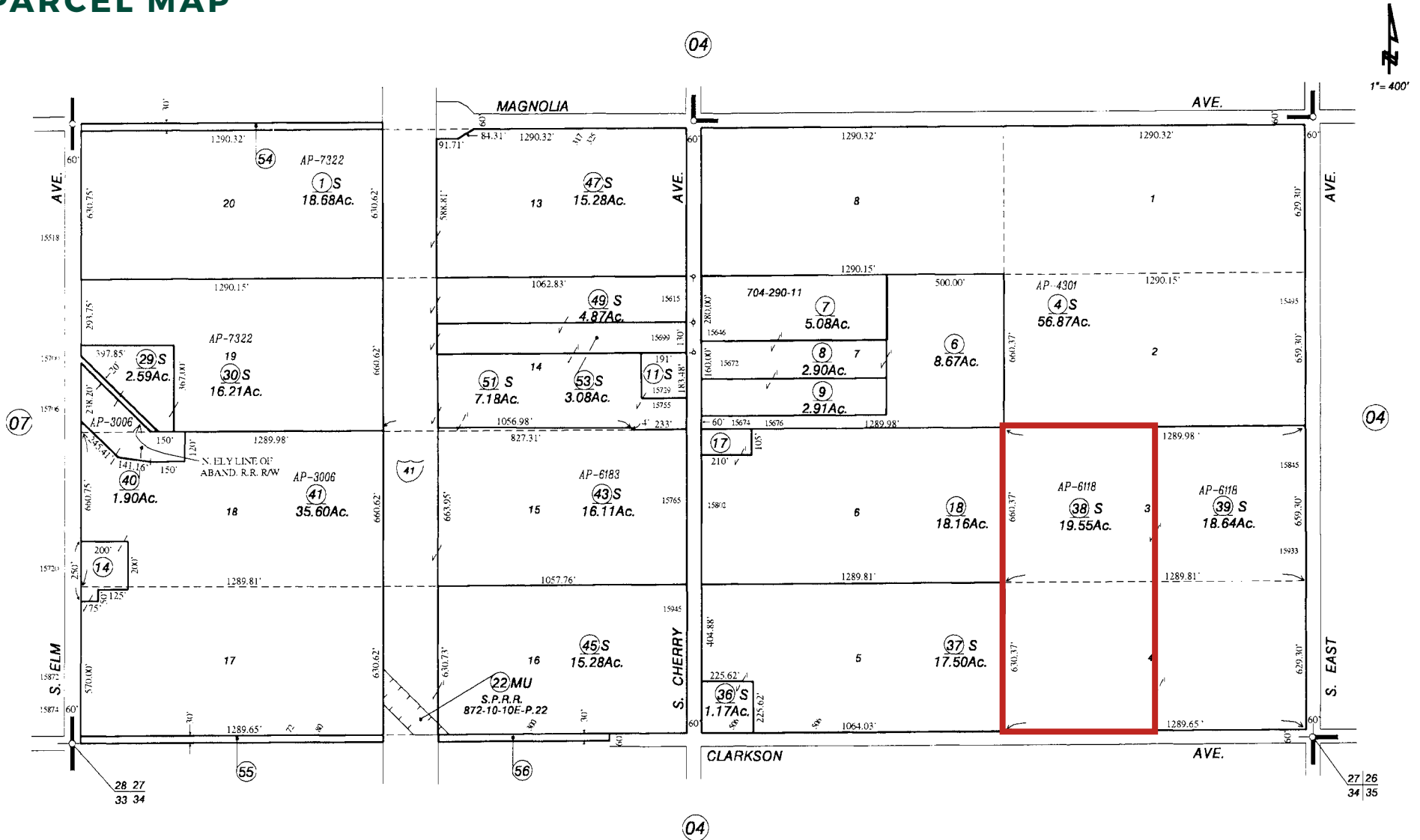


SUBDIVIDED LAND IN POR. SEC. 27, T.16 S., R.20 E., M.D.B.& M.

Tax Rate Area
70-009

042-36

PARCEL MAP



Agricultural Preserve
Fresno Valley Tract - R.S. Bk. 5, Pg. 34

Assessor's Map Bk.042 - Pg. 36
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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