



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Manning Vineyard



**74.75± Acres
Fresno County, California**

- New well, water distributed via drip irrigation
- Established Thompson Seedless vineyard

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Manning Vineyard

74.75± Assessed Acres

\$1,495,000
(\$20,000 per acre)

LOCATION:

The southwest corner of Manning Avenue and McMullin Grade, approximately 8± miles south of the City of Kerman.

LEGAL:

A portion of the NE 1/4 of Section 30, T15S, R18E, M.D.B.&M. Fresno County
APN: 035-100-19s.

ZONING:

AE-20 (Agricultural Exclusive 20 acre minimum). The property is subject to a Williamson Act Contract.

PLANTINGS:

Approximately 67.6± net planted acres of Thompson Seedless vineyard, planted in 1992 on a 12' x 6' spacing.

PRODUCTION:

Available upon request.

WATER:

The property is irrigated by a new well with water distributed via single line drip irrigation.

SOILS:

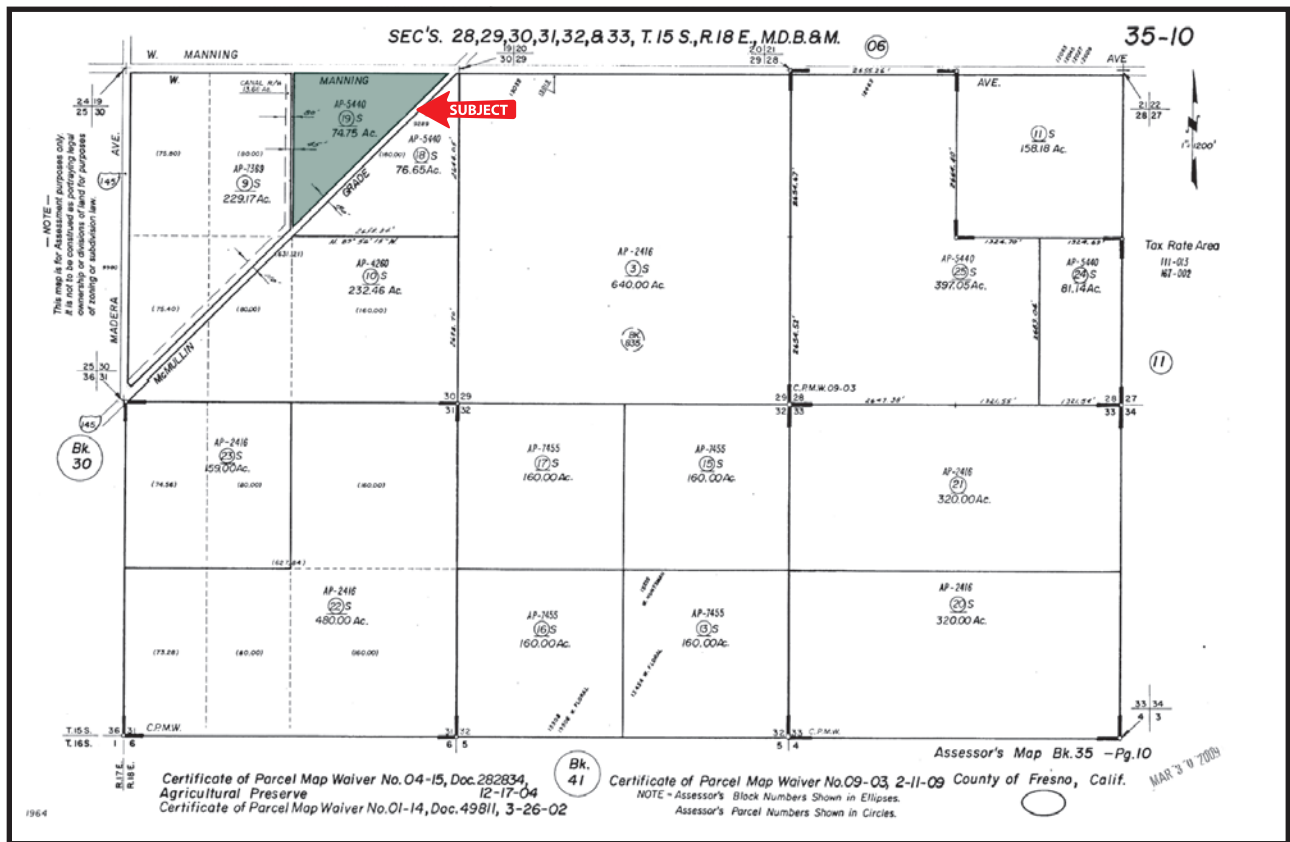
Fresno fine sandy loam, shallow
Fresno sandy loam, shallow
Calhi loamy sand, 0 to 3% slopes
Hesperia sandy loam, saline alkali

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

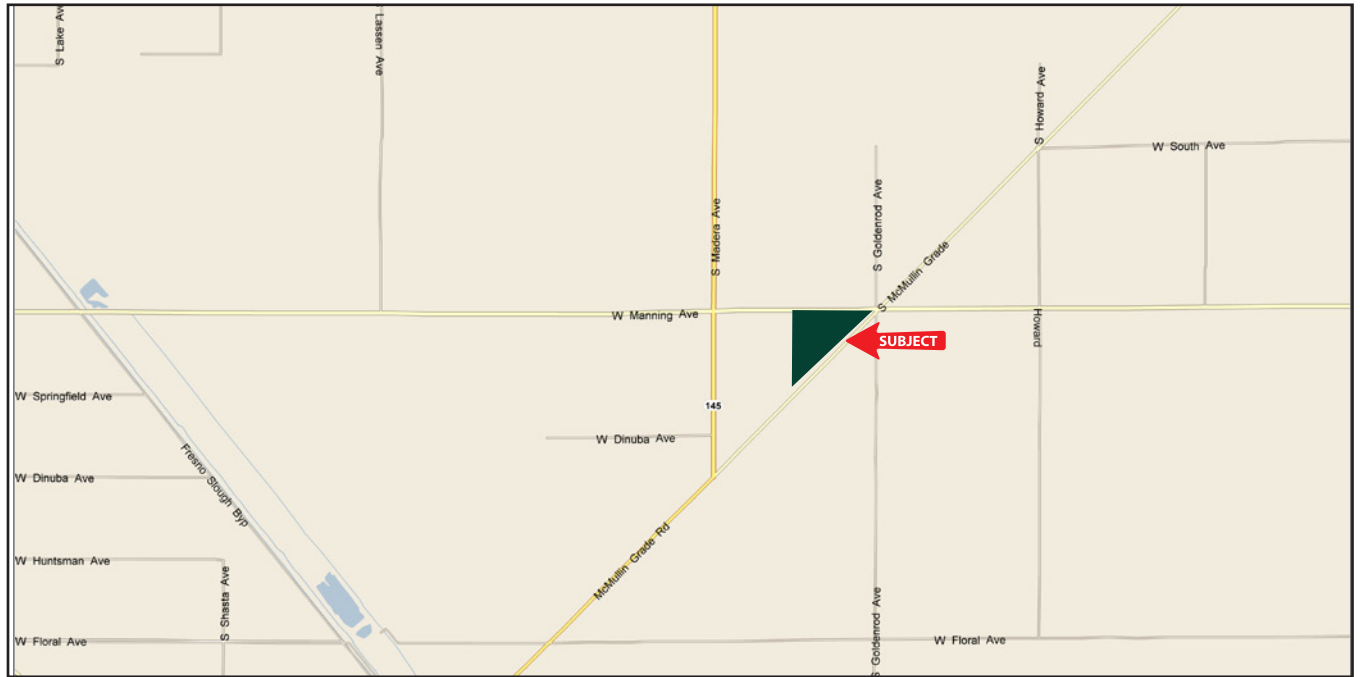
\$1,495,000 cash at the close of escrow. Buyer to reimburse Seller for 2016 cultural expenses to the close of escrow.



PROPERTY PHOTO



LOCATION MAP



AERIAL MAP



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

1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

