



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Raisin City Thompsons



**159.27± Assessed Acres
Fresno County, California**

- Established Thompson Seedless vineyard
- 100 HP irrigation pump and well
- Shop/storage building

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Raisin City Thompsons

159.27± Assessed Acres

\$2,787,225
(\$17,500 per acre)

LOCATION:

The south side of South Avenue, 1/2 mile west of Jameson Avenue

LEGAL:

The NW 1/4 of Section 22, T15S, R18E, M.D.B. & M.
Fresno County APN: 035-070-15s.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
The property is subject to the terms of the Williamson Act.

PLANTINGS:

A Thompson Seedless vineyard farmed for raisins that was planted in 1985.

WATER:

Raisin City Water District (no delivery of surface water).
(1) 100 HP irrigation pump and well.
(1) Domestic pump and well.
Flood irrigation.

SOILS:

Fresno fine sandy loam
Fresno fine sandy loam, shallow
Pond loam, moderately deep
Traver sandy loam

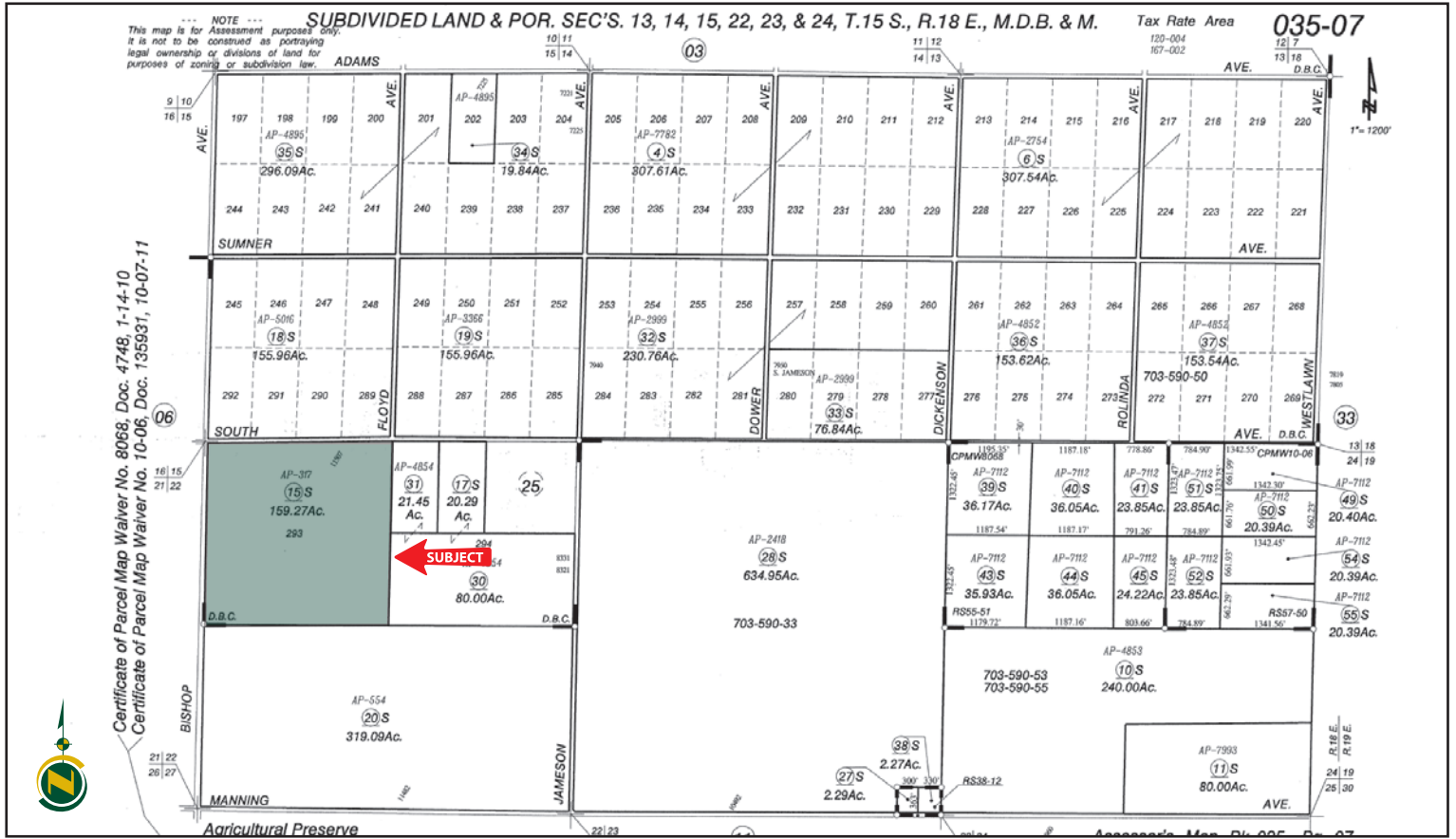
**BUILDINGS/
IMPROVEMENTS:**

(1) wood and metal shop building.
(1) older mobile home.

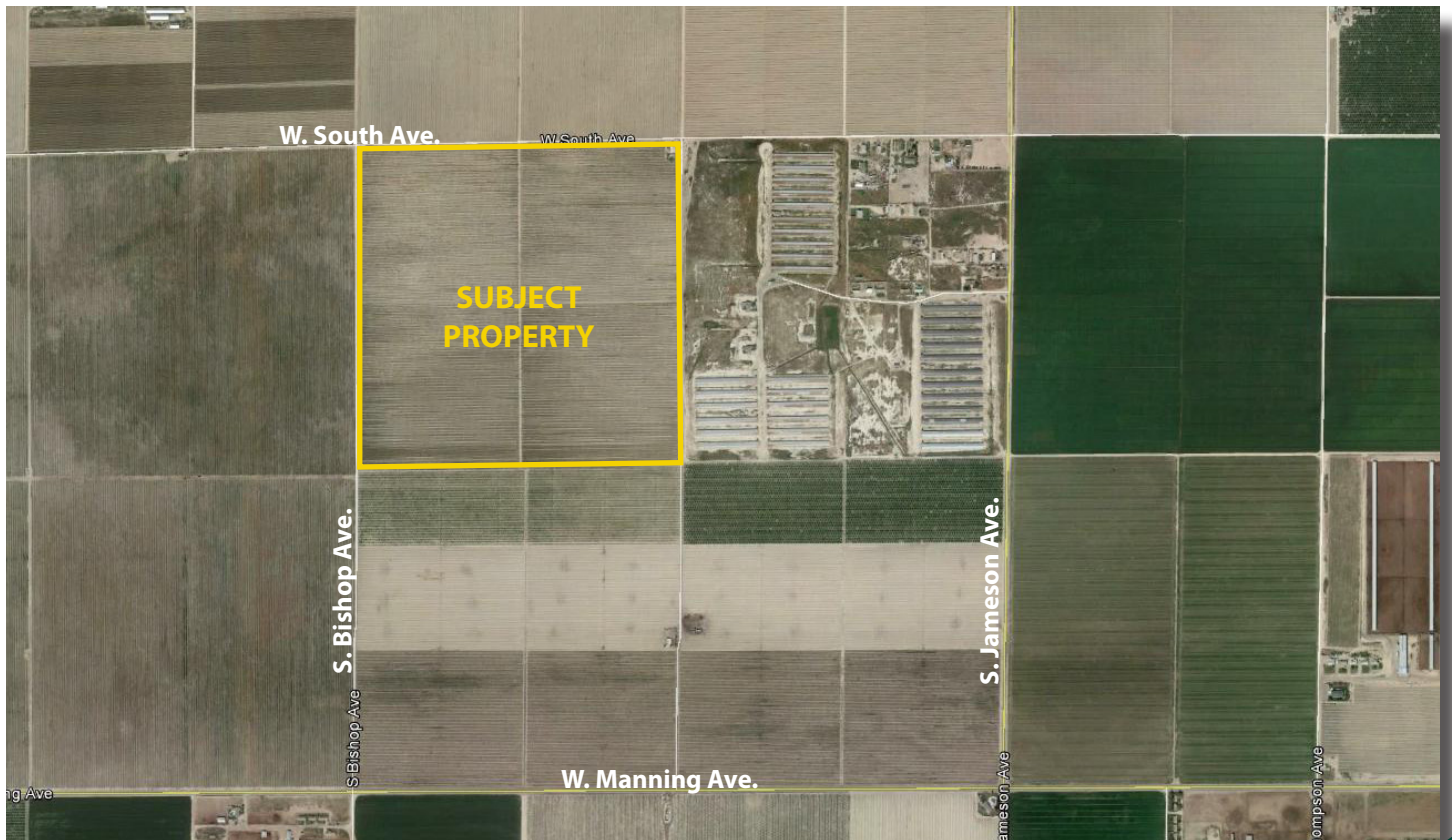
PRICE/TERMS:

\$2,787,225 cash at the close of escrow. The 2017 grape crop is included in the sale upon Buyer's reimbursement of cultural costs.

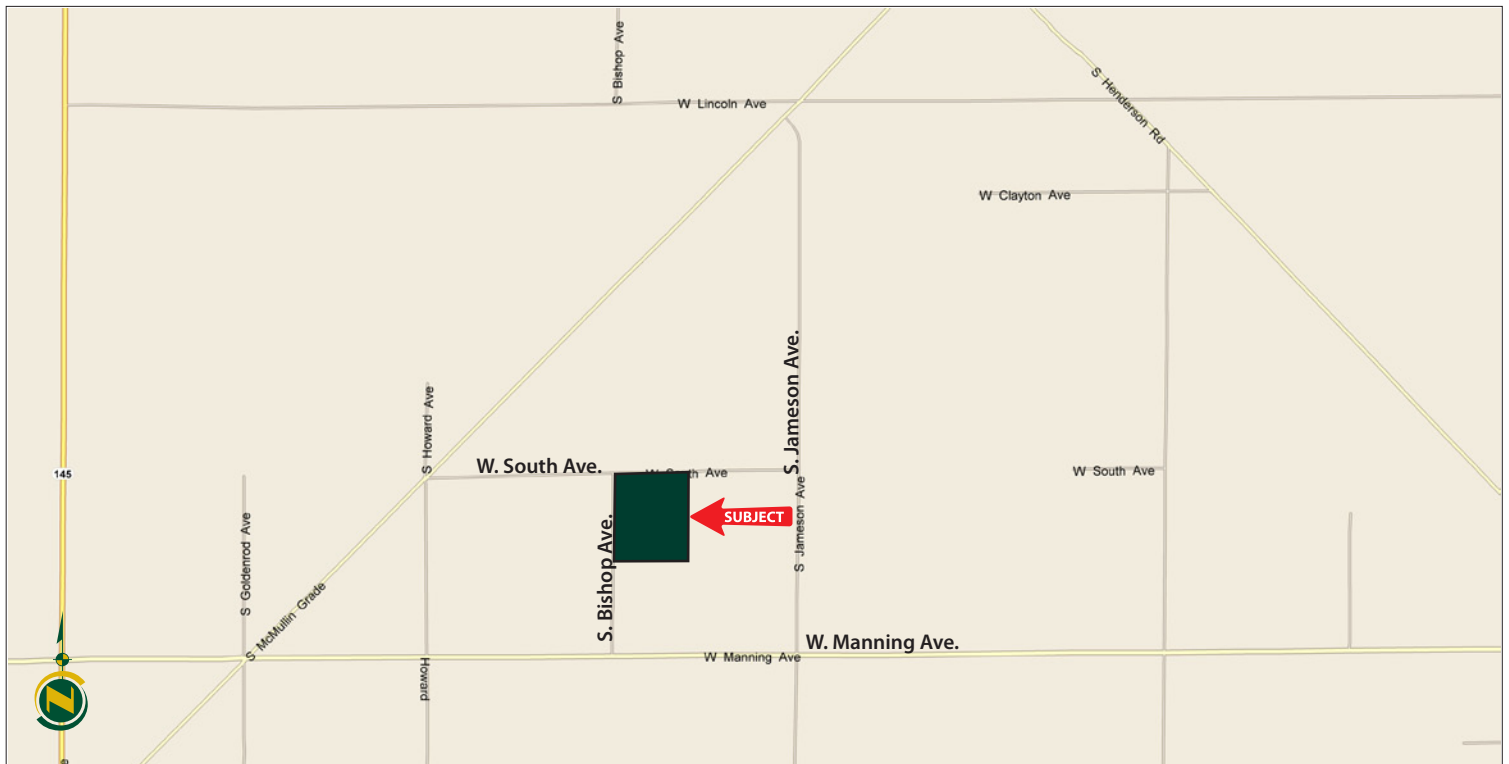
ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101
Fresno, CA 93711
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1801 Oak Street, Ste 121
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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.

