

# FOR SALE



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Monroe Ave. Vineyard & Residence



**35.03± Acres**  
**Fresno County, California**

- Fresno Irrigation District
- 2,114± s/f home + shop
- 1 ag well & 1 domestic well

**Exclusively Presented By:**  
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# Monroe Ave. Vineyard & Residence

**35.03± Acres**

**\$1,125,000**

**LOCATION:**

Well located Thompson Seedless vineyard and residence within one mile of Fresno city limits on Shields and Monroe Avenues. Commonly referred to as 2795 N. Monroe Avenue.

**DESCRIPTION:**

Mature Thompson vineyard with very nice 3 bedroom, 3 bath residence and metal Butler shop building.

**LEGAL:**

Fresno County APN's: 312-021-05 and 18. Located in a portion of Section 30, T13S, R19E, M.D.B.&M.

**ZONING:**

AE-20 (Agricultural Exclusive with 20 acre minimum parcel size). Property is in the Williamson Act with an Agricultural Preserve Contract.

**PLANTINGS:**

Thompson vineyard approximately 50 years old. Plantings are in east/west rows with 11' x 8' spacing. The vines are supported with metal and wooden stakes, metal and wooden end posts, 18" metal cross arms and 3 wire trellis. Production has averaged between 72 and 77 dried tons of raisins per year.

**WATER:**

Class one water from two sources. Primarily supplied by Fresno Irrigation District four days per month, 15th – 19th. Supplemental water is available from a 15 HP pump and deep well approximately 140' deep with 12" casing producing approximately 400 gallons per minute. The water table is approximately 95 feet. The vineyard is flood irrigated.

**SOILS:**

Hanford fine sandy loam silty substratum and Exeter sandy loam soils.

**BUILDINGS/  
IMPROVEMENTS:**

Very nice three bedroom, three full bath, wood frame, comp roofed residence and two car garage with automatic garage door openers. Home was constructed by Smith in 1960. The home is well appointed and has wood floors and nice landscaping, patio, and wrought-iron fenced yard. Home has a burglar alarm. There is a domestic well with a 2 HP submersible pump that is 3 yrs. old. The well is approximately 200 feet deep.

Additionally, there is a nice 30' x 60' metal Butler shop building with 2 roll up doors and concrete floor. There is 220 service and burglar alarm.

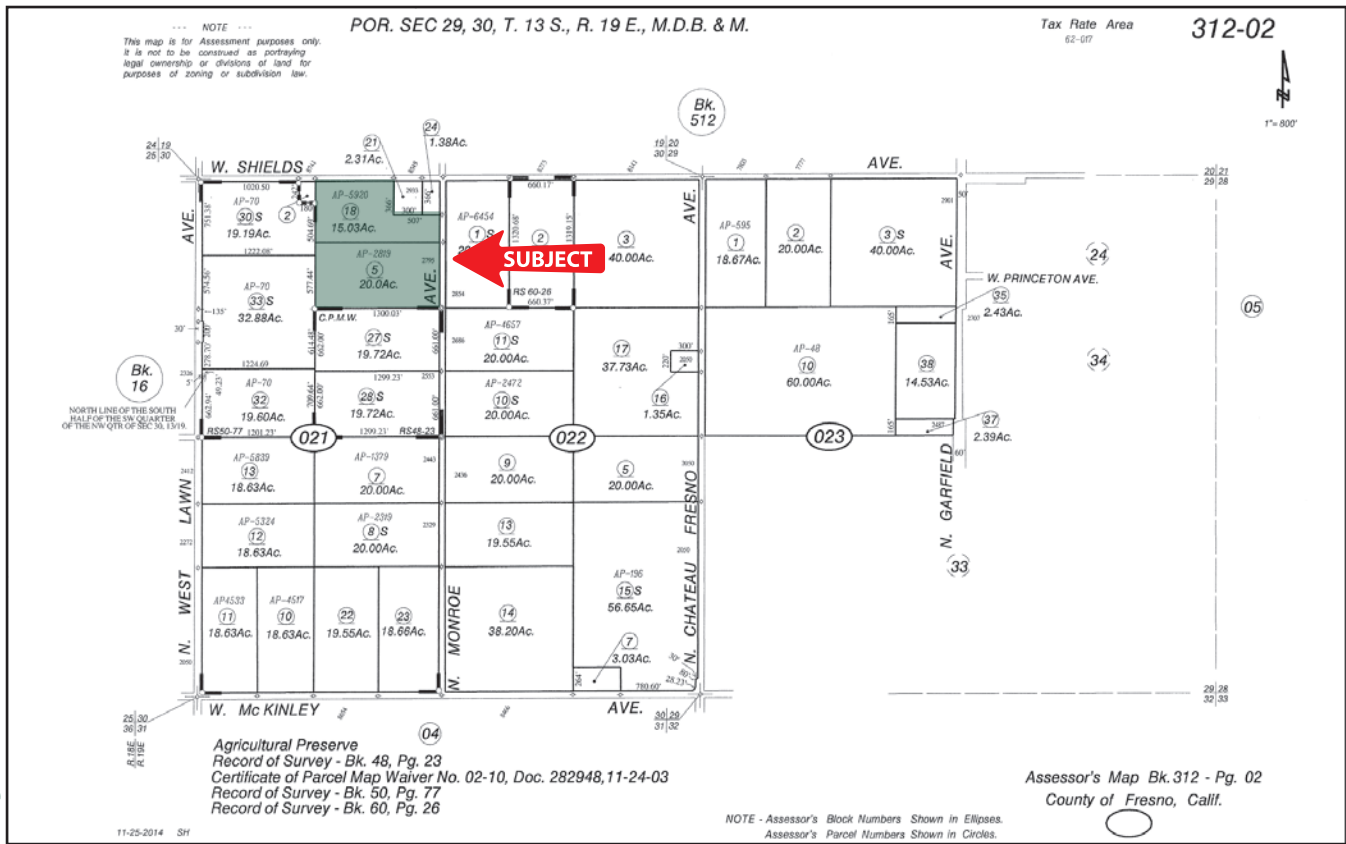
**EQUIPMENT:**

None.

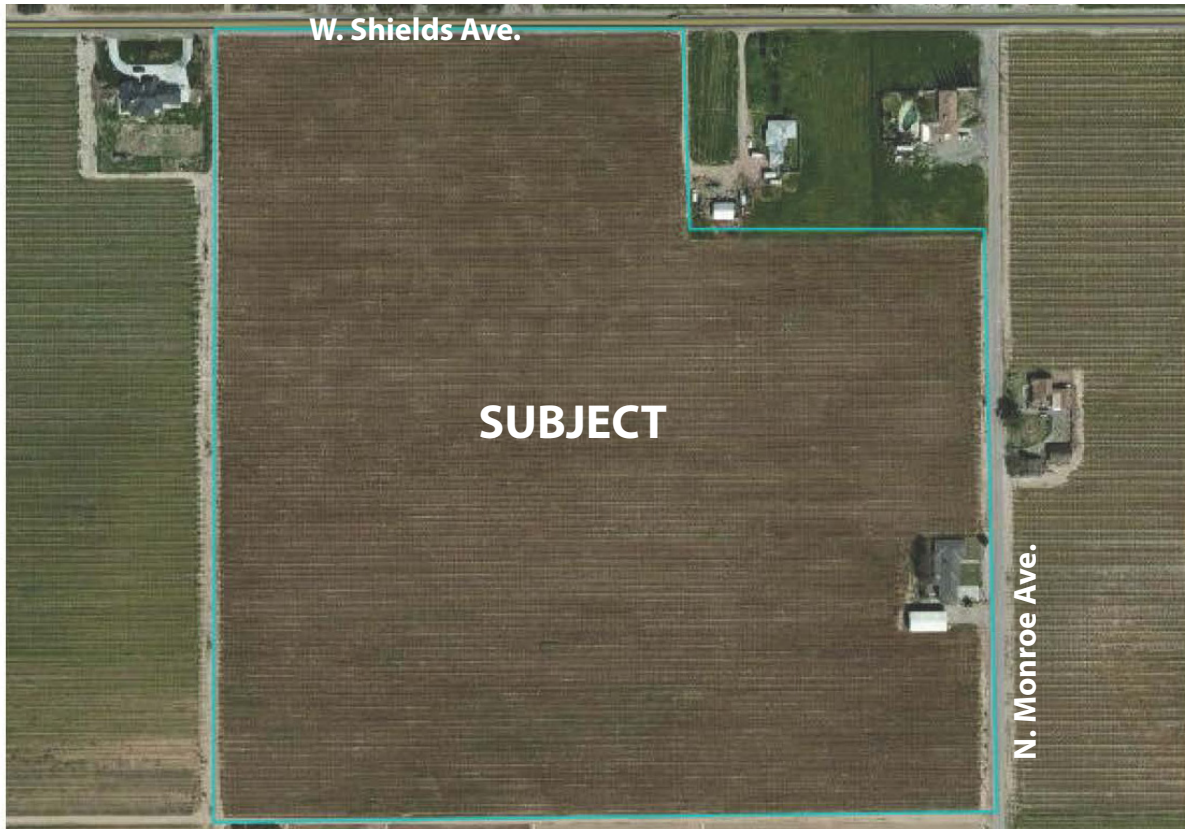
**PRICE/TERMS:**

\$1,125,000 cash or terms agreeable to the Seller at close of escrow.

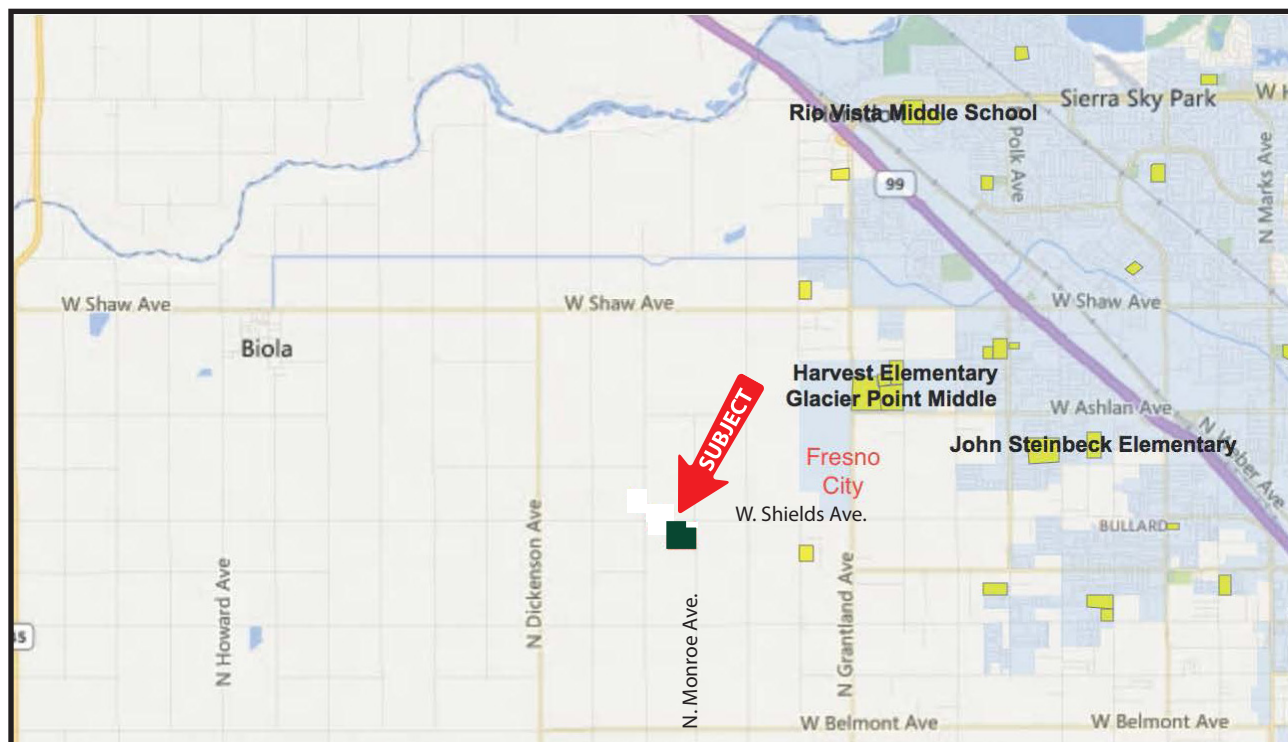
# ASSESSOR'S PARCEL MAP



# AERIAL MAP



# LOCATION MAP



# SHOP BUILDING



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.

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