

**FOR SALE**



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

# Highland Ave. Vineyard



**89.24± Acres**  
**Fresno County, California**

- Consolidated Irrigation District
- (2) Agricultural Wells
- Mature Thompson Seedless Vineyard

**Exclusively Presented By:**  
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CA BRE #00020875



# Highland Ave. Vineyard

89.24± Acres

\$2,350,000

**LOCATION:**

A well located Thompson Seedless vineyard on the east side of Highland Ave. south of Central Ave. and north of American Ave.  
Address: 4444 S. Highland Ave., Del Rey, CA 93616

**LEGAL:**

Fresno County APN's: 332-051-05s & 06s. Located in a portion of Section 31, T14S, R22E, M.D.B.&M.

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). Property is in the Williamson Act.

**PLANTINGS:**

Mature Thompson Seedless vineyard, vine spacing varies, single wire trellis, 2 ½ to 3 ton production.

**WATER:**

The property has drip irrigation from 2 agricultural deep wells and Consolidated Irrigation District service.

**SOILS:**

Hanford sandy loam  
Dello loamy sand  
Delhi sand, 0-3% slopes  
Delhi loamy sand 0 to 3% slopes & 3 to 9% slopes

**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$2,350,000 Cash or terms agreeable to the Seller at close of escrow.  
2017 crop is not included in the purchase price.

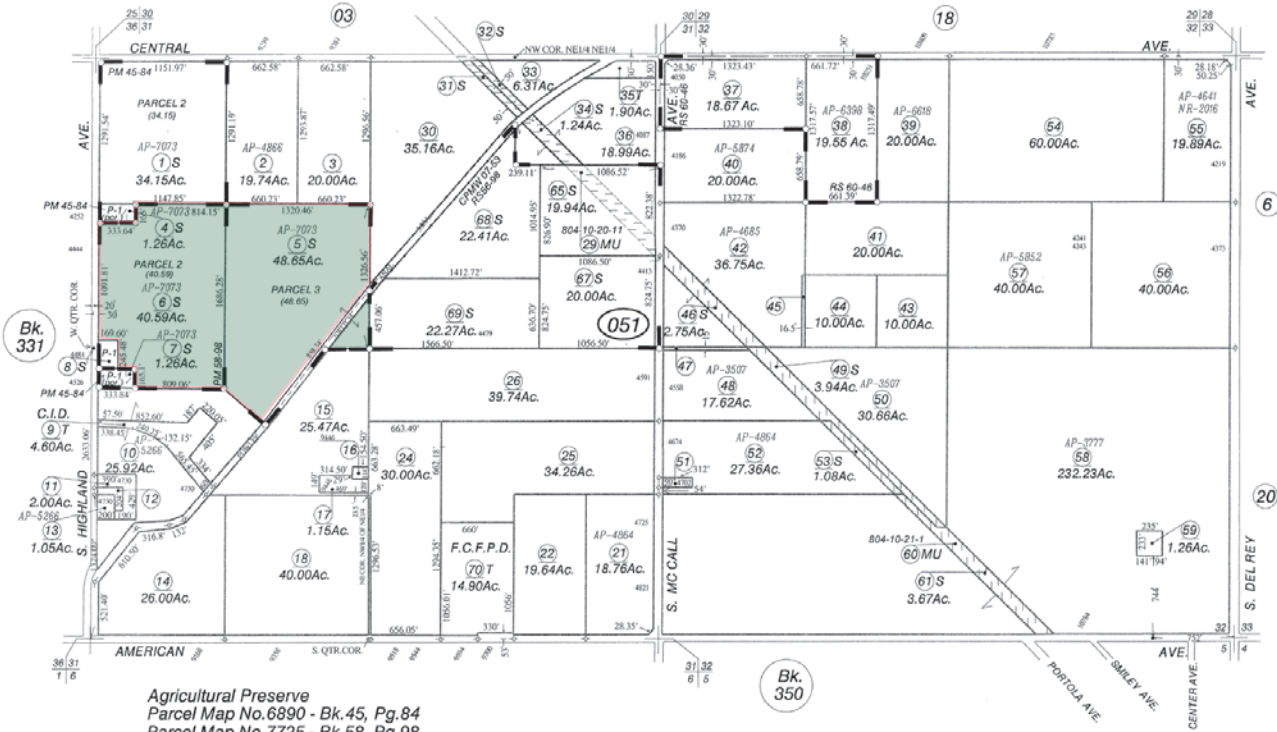
# ASSESSOR'S PARCEL MAP

--- 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.

SEC'S. 31 & 32, T.14S., R.22E., M.D.B.&M.

Tax Rate Area  
 71-000  
 71-031

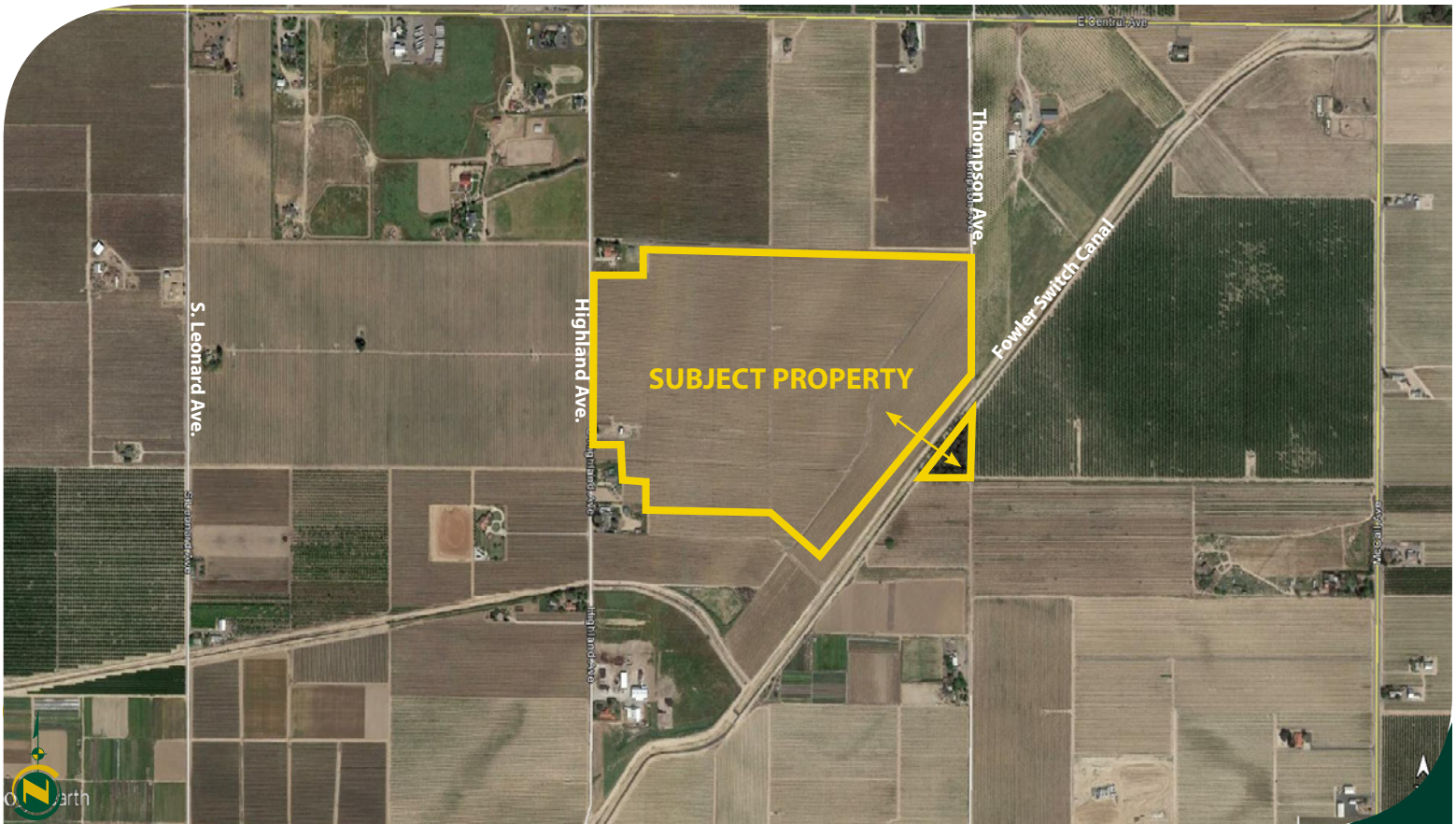
332-05



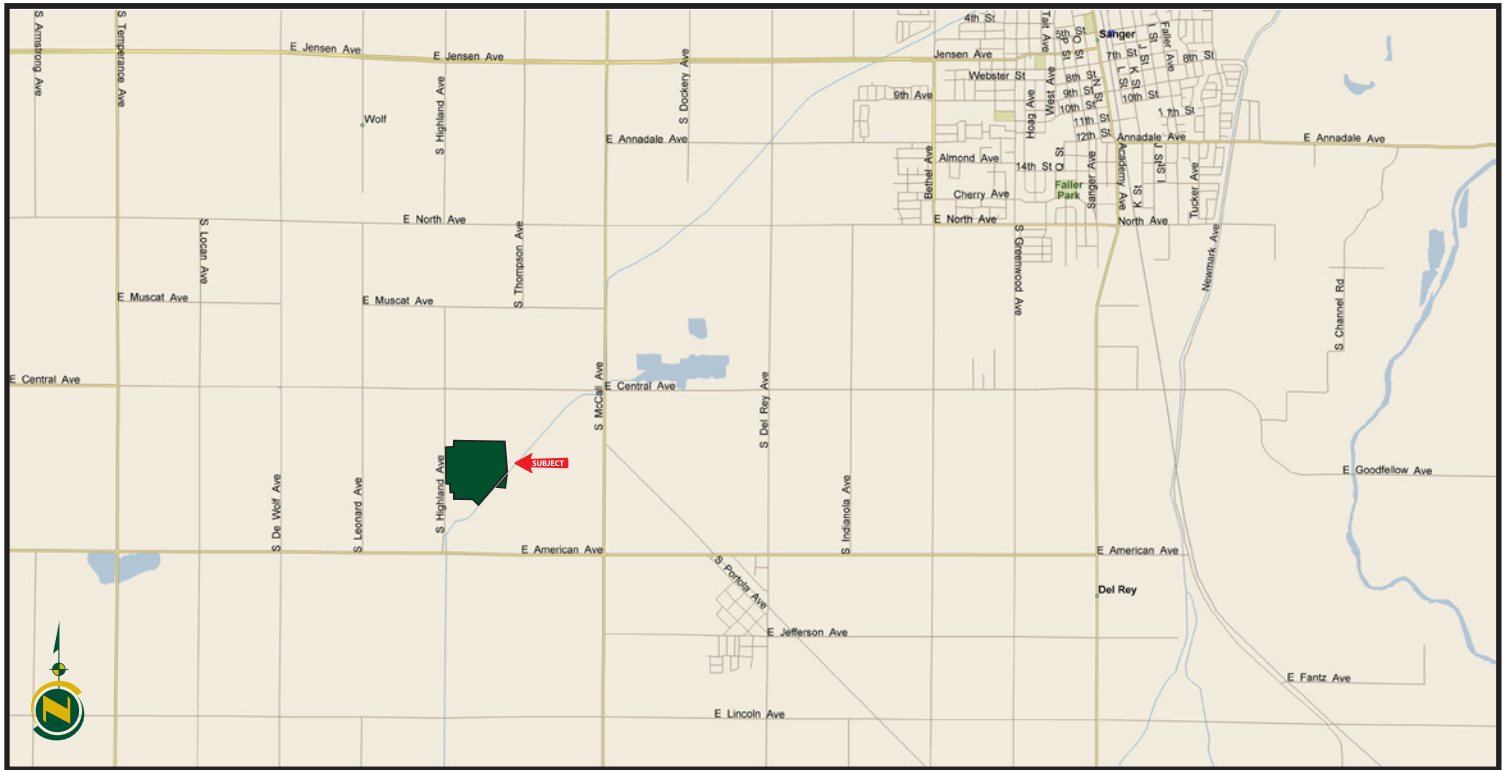
Agricultural Preserve  
 Parcel Map No. 6890 - Bk. 45, Pg. 84  
 Parcel Map No. 7725 - Bk. 58, Pg. 98  
 Certificate of Parcel Map Waiver No. 07-53, Doc. 14270, 1-28-2011  
 Record of Survey - Bk. 56, Pg. 98  
 Record of Survey - Bk. 60, Pg. 46

Assessor's Map Bk. 332 - Pg. 05

# AERIAL MAP



# LOCATION MAP



# REGIONAL MAP



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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