

FOR SALE



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AGRICULTURAL PROPERTIES
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Easton Thompson Vineyard



10.00± Acres
Fresno County, California

- Grade 1 soils
- Mature Thompson Seedless vineyard
- Located in great farming area

Exclusively Presented By:
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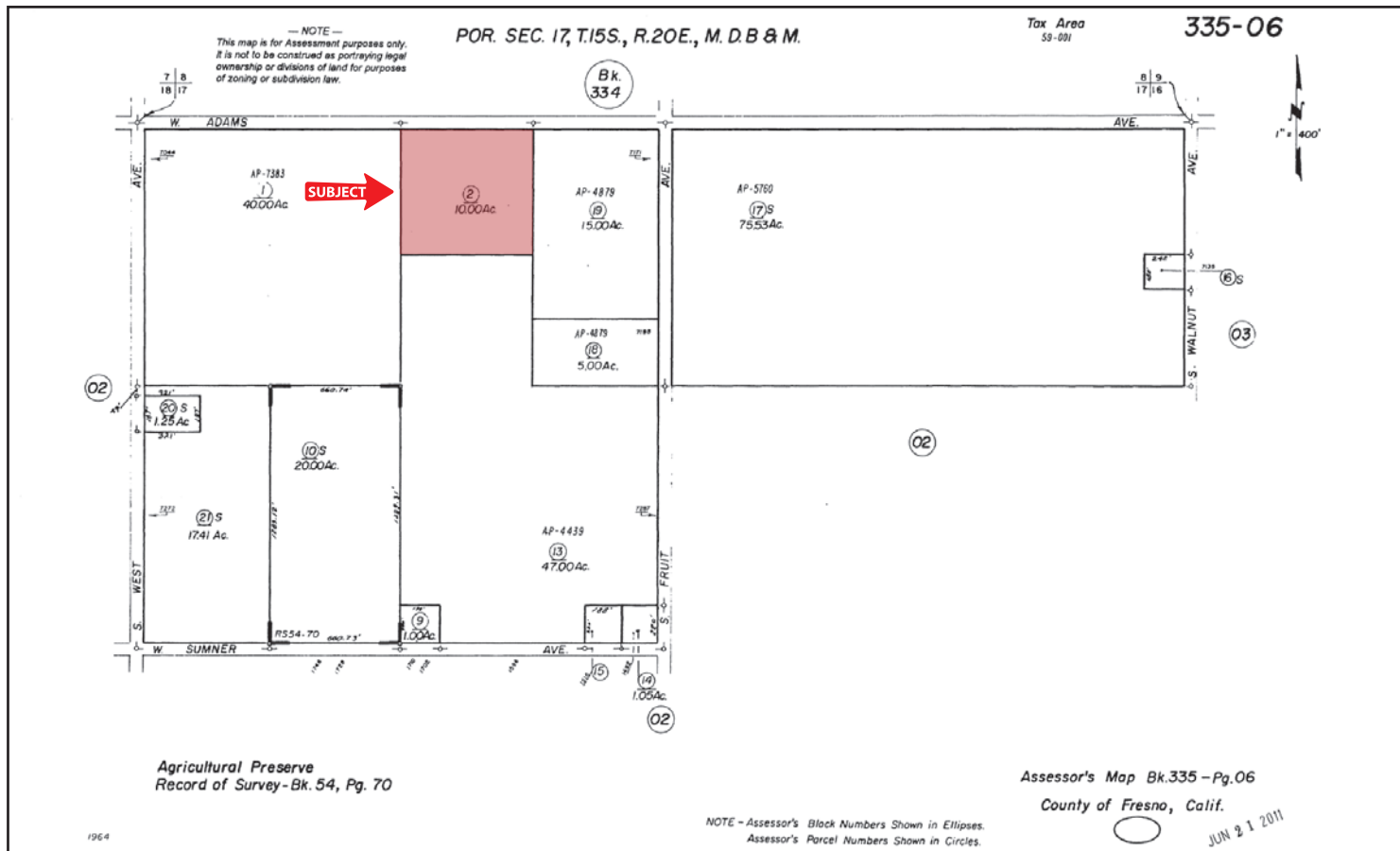
Easton Thompson Vineyard

10.00± Acres

\$235,000

LOCATION:	The property is located on Adams Avenue approximately 1/8 mile west of Fruit Avenue on the south side of the road.
DESCRIPTION:	Located in the Easton area known for its excellent soils and water availability. The vineyard has been farmed for raisin production and has a history of average production.
LEGAL:	Fresno County APN: 335-060-02. Located in the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 17, T15S, R20E. M.D.B.& M.
ZONING:	AE-20. The property is not enrolled in the Agricultural Preserve.
PLANTINGS:	Mature Thompson Vineyard, single wire, wood stakes with an occasional metal stake.
WATER:	The parcel has a 15 HP pump and well. Water is distributed via concrete pipeline with valves at each row.
SOILS:	Hesperia fine sandy loam, Grade 1, Excellent.
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$235,000 All cash at close of escrow or terms acceptable to owner. Owner to be reimbursed for cultural costs incurred toward the 2017 crop.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



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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