

# **FOR SALE**



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

## **Victorian Home & Vineyard**



**38.50± Acres**  
**Fresno County, California**

- Fresno Irrigation District
- Beautiful Custom Home & Shop
- Thompson Grape Vineyard

**Exclusively Presented By:**  
**Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA BRE #00020875



# Victorian Home & Vineyard

**38.50± Acres**

**\$2,000,000**

**LOCATION:**

1764 N. Dower Avenue, Fresno, CA 93723.

The property is located at the southeast corner of McKinley and Dower, just west of Dickenson Road.

**DESCRIPTION:**

The beautiful custom built Victorian style home sits on 38.50± acres, 37± acres of which is planted to Thompson grapes. This is an outstanding opportunity to live and farm on a remarkably well maintained property. The home is securely fenced along with the 40 x 75 foot shop with two 14' roll up doors that can accommodate RV/trailer parking. Solar panels for the house are located on the shop. A sparkling pool with water features is just off the plushly landscaped back yard which offers a large covered patio, great for entertaining. Inside you will be greeted by vaulted ceilings, neutral paint, large fireplace in the family room, and a gorgeous kitchen with granite counters, center island with 2nd sink, large walk-in pantry, gas cooktop, and double built-in ovens.

**LEGAL:**

Fresno County APN's: 016-160-59 and 60. Zoning: AE-20. Located in a portion of Section 35, T13S, R18E., M.D.B.&M. Both parcels are located in the Williamson Act.

**PLANTINGS:**

37.50± acres of Thompson grapes on wire metal stakes. East end of the ranch has treated wood end posts.

**WATER:**

One domestic well, one ag well, Fresno Irrigation District. Vines are valve irrigated.

**SOILS:**

Hanford coarse sandy loam  
Hanford sandy loam, silty substratum  
Hanford fine sandy loam, silty substratum  
Hesperia fine sandy loam moderately deep

**BUILDINGS/  
IMPROVEMENTS:**

Beautiful custom home and 40' x 75' shop.

**PRICE/TERMS:**

\$2,000,000 All cash at the close of escrow.

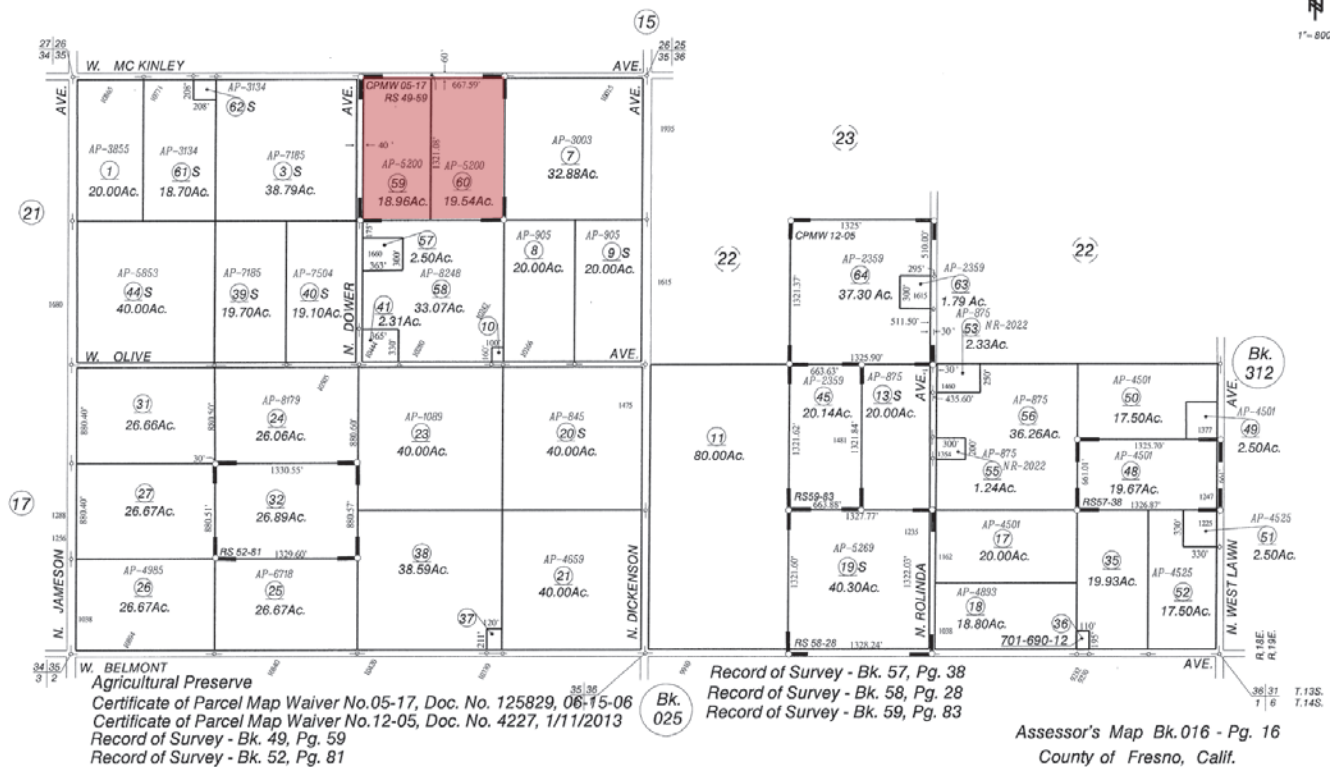
# ASSESSOR'S PARCEL MAP

*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.*

SUBDIVIDED LAND IN POR. SEC.'S 35 & 36 T.13S., R.18E., M.D.B.& M.

62-001  
62-007

016-16



## SOILS MAP

## SOILS LEGEND

**Ha = Hanford coarse sandy loam  
Grade 1, Excellent**

**Hg = Hanford sandy loam,  
silty substratum  
Grade 1, Excellent**

**Ho = Hanford fine sandy loam,  
silty substratum  
Grade 1, Excellent**

**Hst = Hesperia fine sandy loam,  
moderately deep  
Grade 1, Excellent**





## LOCATION MAP



## PROPERTY PHOTOS



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.

## 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 159  
Bakersfield, CA 93301  
661.334.2777



Download Our  
Mobile App!

<http://snap.vu/oue>

Download on the  
App Store

GET IT ON  
Google Play