

# **FOR SALE**



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AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## **F.I.D. Valentine Vineyard**



**31.71± Acres**  
**Fresno County, California**

- Fresno Irrigation District
- 3 varieties of grapes
- Very good soils

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



# F.I.D. Valentine Vineyard

**31.71± Acres**

**\$1,093,995**  
**(\$34,500/acre)**

**LOCATION:**

Address: 2760 S. Valentine Avenue, Fresno, CA 93706. The property is located NE of Valentine and North Avenues in southwest Fresno.

**DESCRIPTION:**

The property is planted to vines; Scarlet Royal, Crimson and Selma Pete.

**LEGAL:**

Fresno County APN: 327-140-61. Located in a portion of Section 24, T14S, R19E, M.D.B.&M.

**ZONING:**

AE-20 (Agricultural Exclusive, minimum 20 acre parcels).

**PLANTINGS:**

18± acres of Scarlet Royal - 7± years old, 7' x 11.5' approximate spacing.  
9.0± acres of Crimson - 4± years old, 7' x 11.5' approximate spacing.  
3.00± acres of Selma Pete - 6± years old, 6' x 11.5' approximate spacing.  
All with own rootstock.

**WATER:**

Fresno Irrigation District.  
10 HP submersible pump.  
Valve and drip irrigation.

**SOILS:**

Borden loam  
Hesperia fine sandy loam, moderately deep  
Hesperia fine sandy loam, moderately deep, saline-alkali

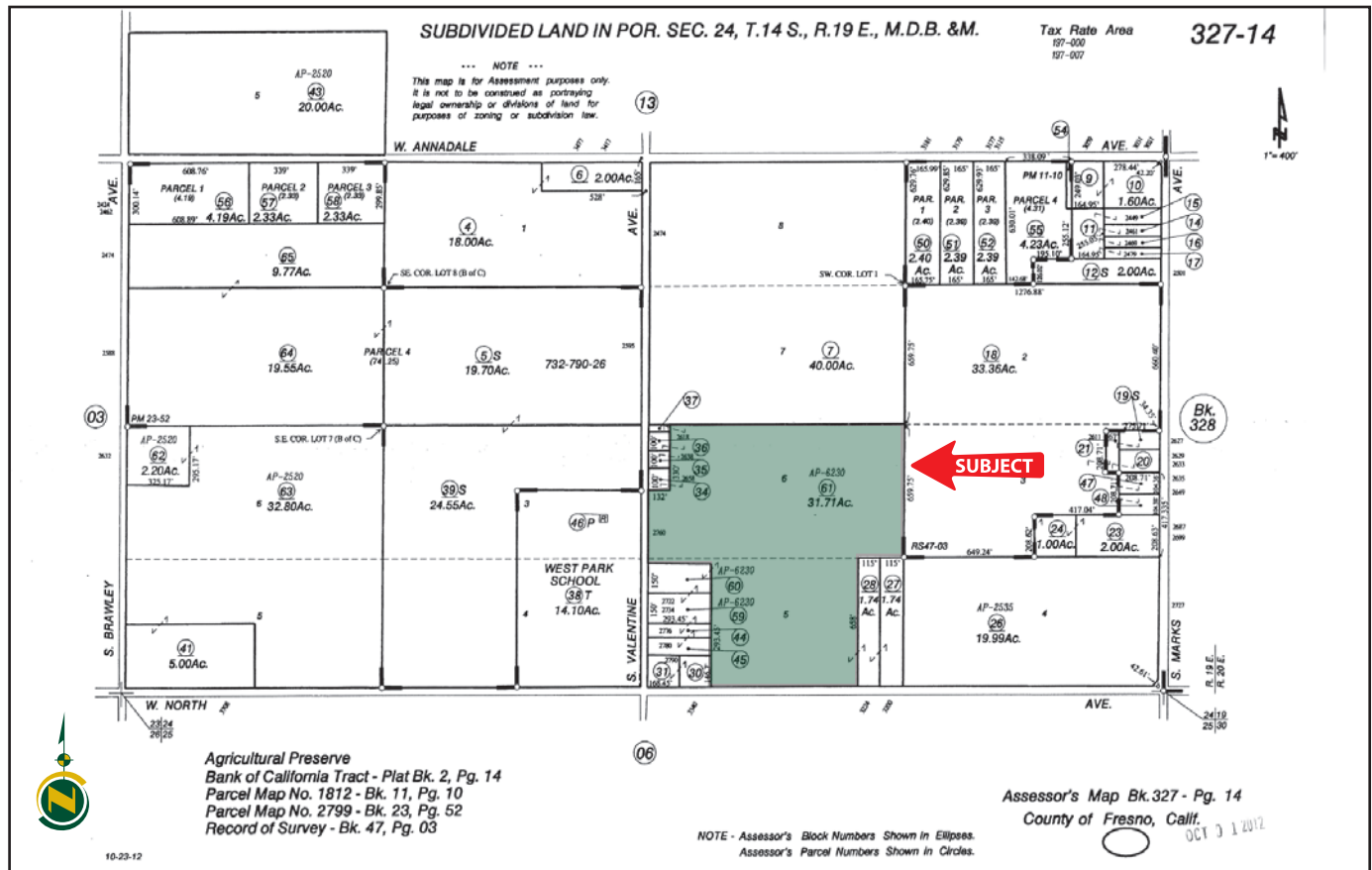
**BUILDINGS/  
IMPROVEMENTS:**

1,600± s/f shop with 100± s/f office, restroom, insulated ceiling and 12' roll-up door.

**PRICE/TERMS:**

\$1,093,995 All cash or terms acceptable to Seller.

# ASSESSOR'S PARCEL MAP



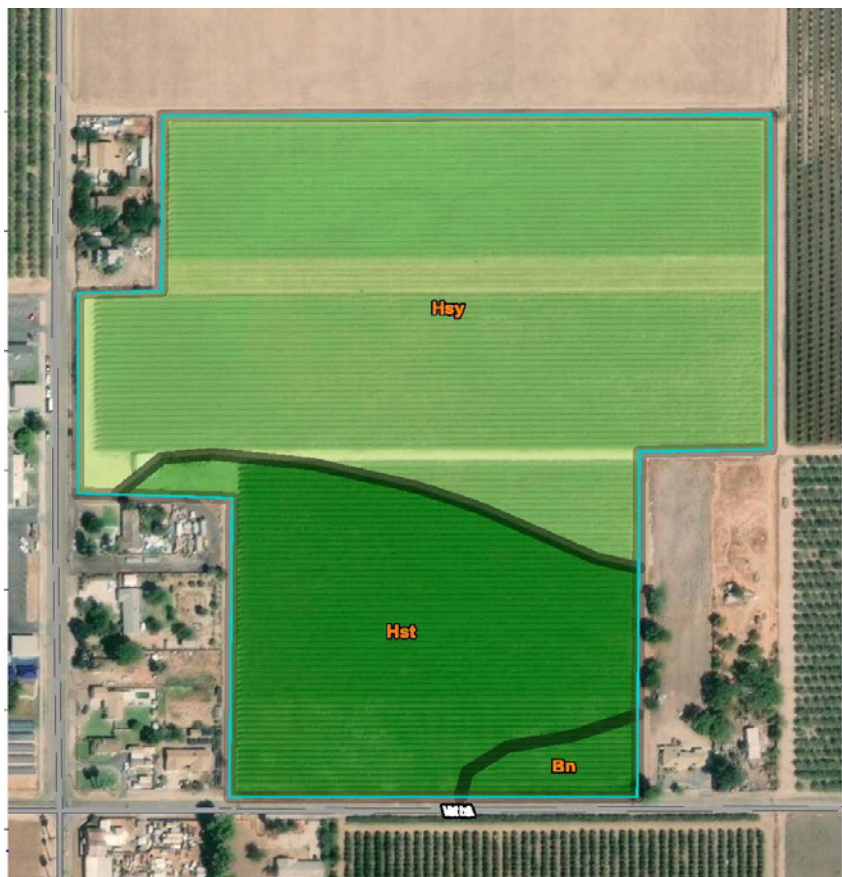
## SOILS MAP

## SOILS LEGEND

Hsy = *Hesperia* fine sandy loam  
moderately deep, saline alkali

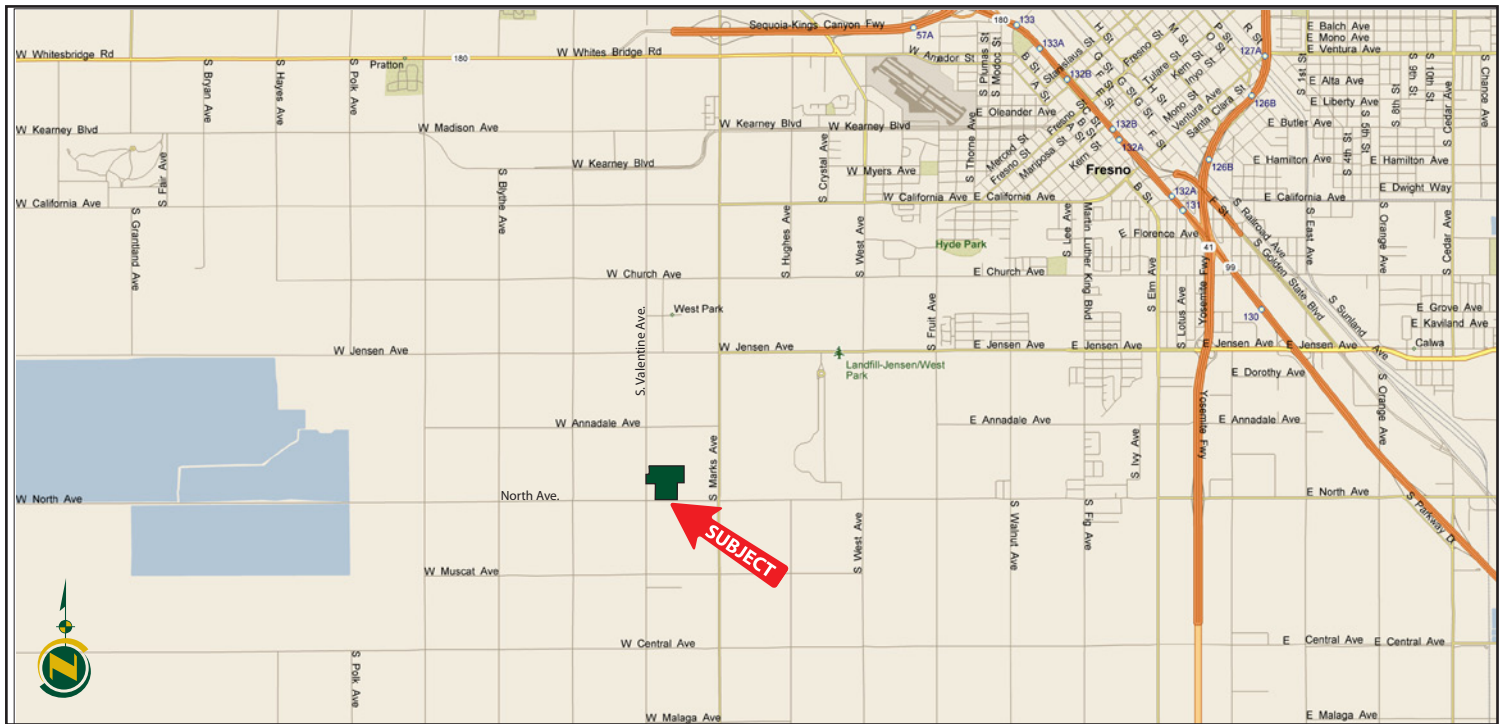
Hst = Hesperia fine sandy loam  
moderately deep

Bn = Borden loam





## LOCATION MAP



## PROPERTY PHOTOS



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

## Offices Serving The Central Valley

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**VISALIA**  
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