

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:
Pearson Realty



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CA BRE #00020875



Highland Ave. Vineyard

89.24± Acres

\$2,950,000

| | |
|-------------------------------------|---|
| 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. |
| 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: | \$2,950,000 cash to the Seller at close of escrow. Property can be purchased separately as follows: Parcel A: \$1,400,000 Parcel B: \$1,550,000 |

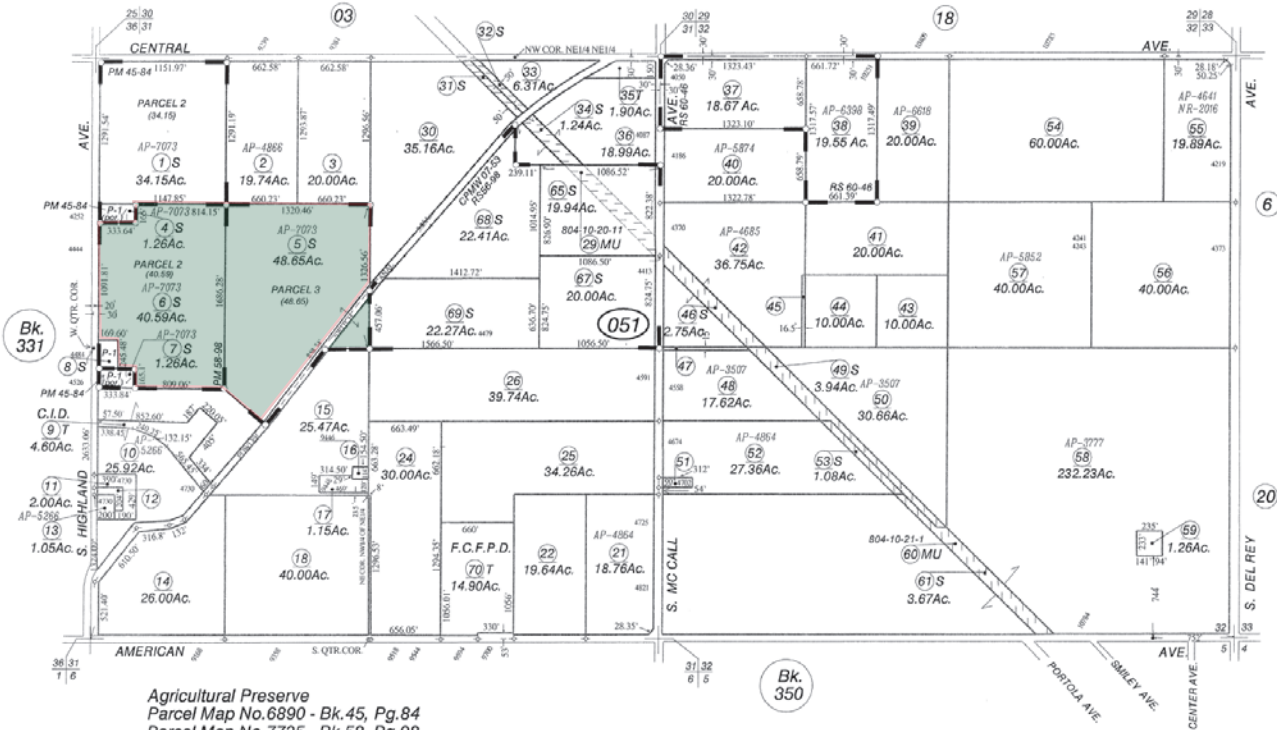
ASSESSOR'S PARCEL MAP

--- 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

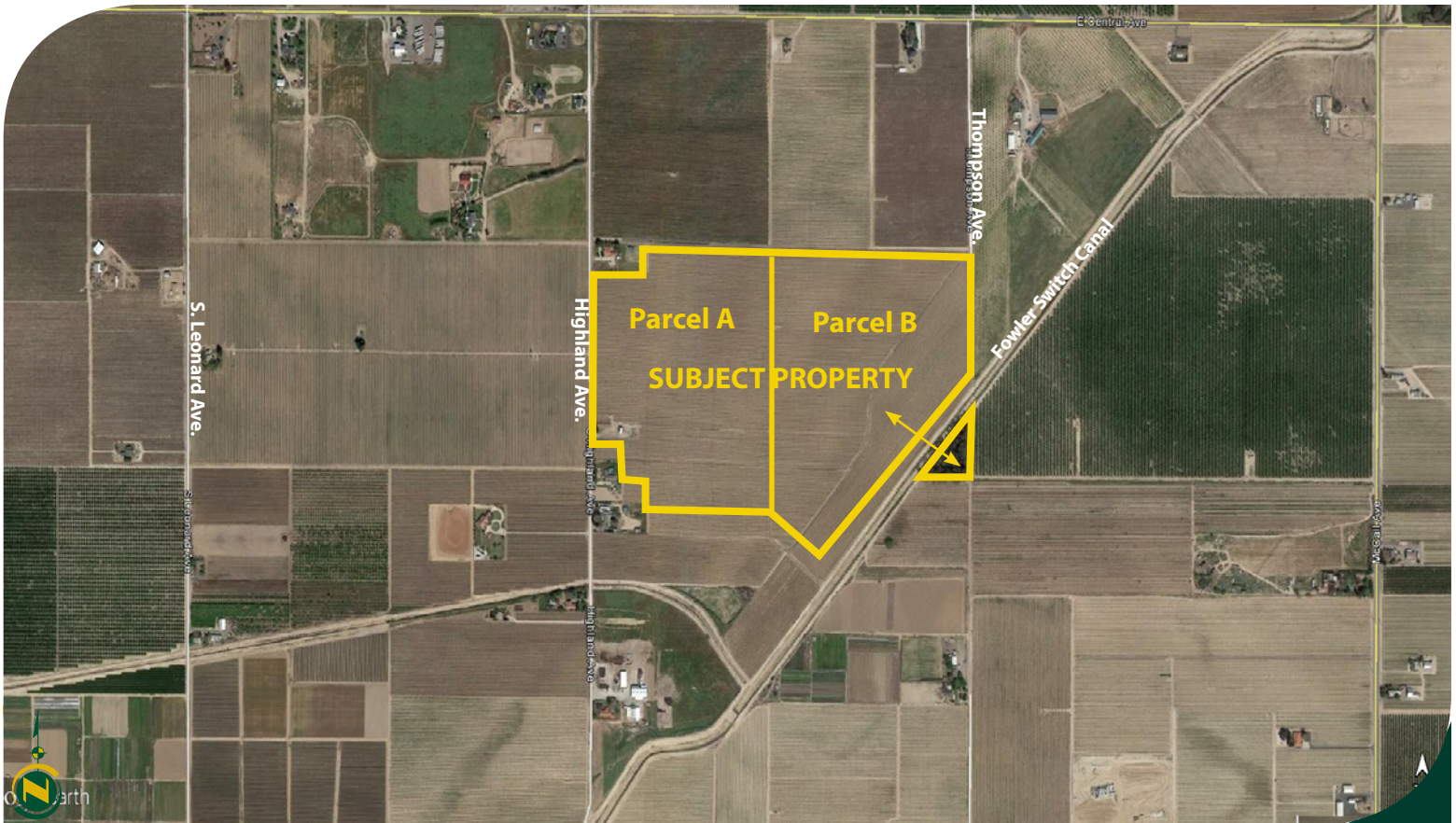
332-05



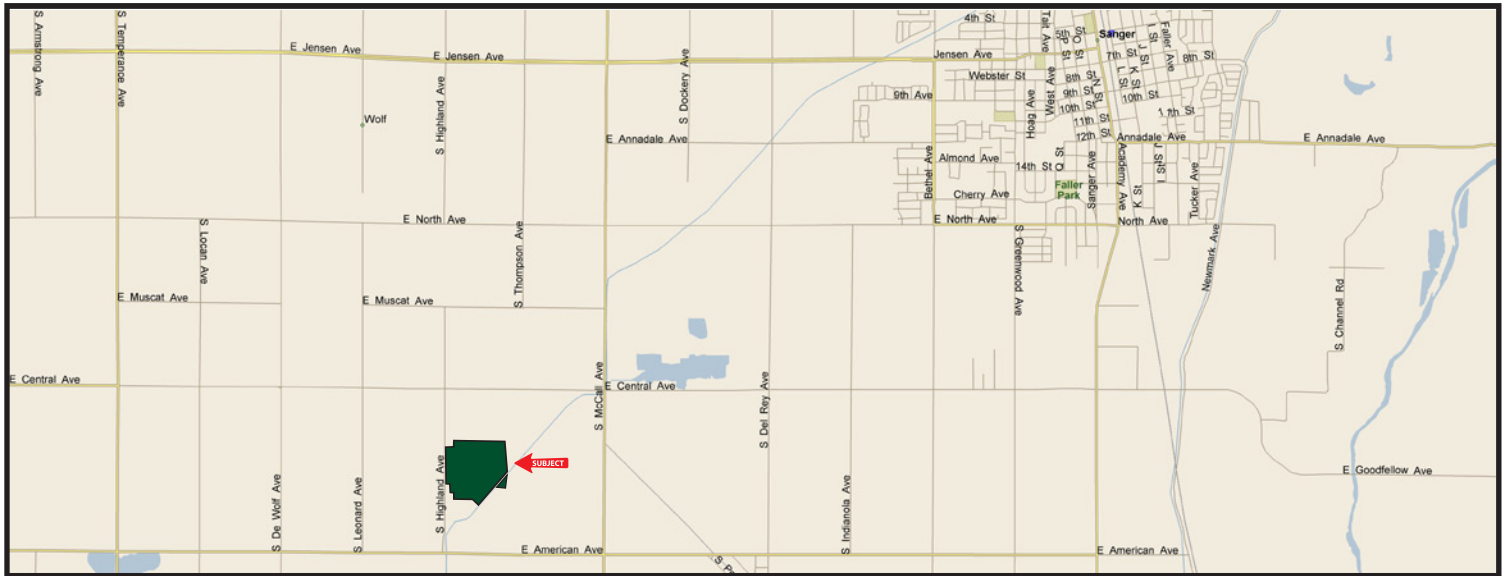
Agricultural Preserve
 Parcel Map No.6890 - Bk.45, Pg.84
 Parcel Map No.7725 - Bk.58, Pg.98
 Certificate of Parcel Map Waiver No. 07-53, Doc. 14270, 1-28-2011
 Record of Survey - Bk. 56, Pg. 98
 Record of Survey - Bk. 60, Pg. 46

Assessor's Map Bk. 332 - Pg. 05

AERIAL MAP



LOCATION MAP



REGIONAL MAP



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

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