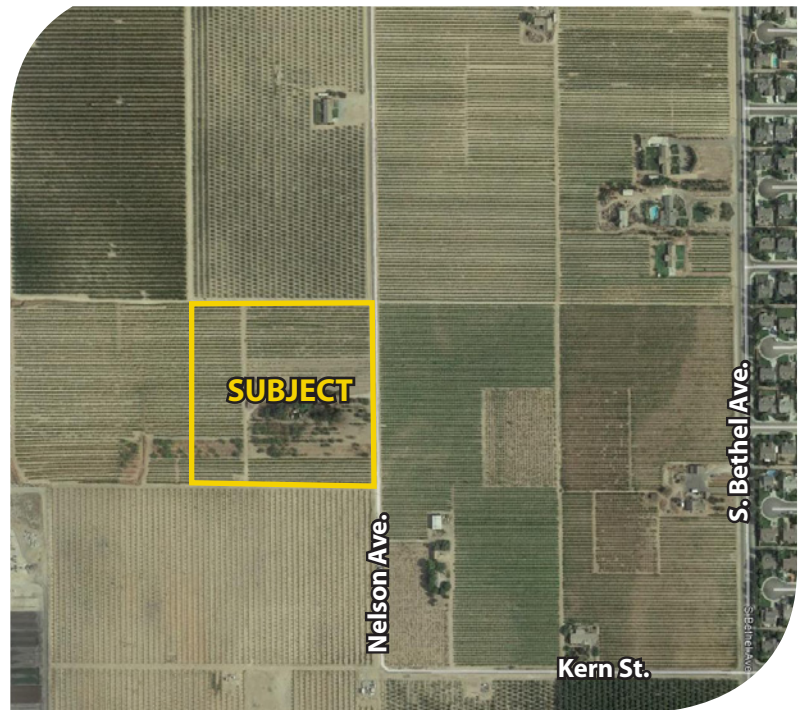# PEARSON REALTY
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Kingsburg Vineyard, Open Land & Residence

DESCRIPTION: A single wire Thompson Seedless vineyard w/drip, farm equipment and residence.

LOCATION: 15309 Nelson Avenue, Kingsburg, CA 93631. This property consists of 9.70± acs. on the west side of Nelson Ave. south of Conejo Ave. It is minutes from downtown Kingsburg & CA State Hwy. 99.

LEGAL: Fresno County APN: 393-211-31. Located in a portion of Section 28, T16S, R22E, M.D.B.& M. Zoning is AE-20.

SOILS: Predominately Hanford sandy loam; Delhi loamy sand, 0-3% slopes; Delhi loamy sand, 3-9% slopes.

WATER/UTILITIES: 250 ft. newer ag well with10 HP ag pump + a 1.5 HP domestic pump & well. PG&E electric service, septic tank. In the Consolidated Irrigation Dist. but does not receive water.

BUILDINGS/ IMPROVEMENTS: Residence, 1,310± s/f, 2-bedroom, 1-bath. Home has been remodeled; originally built in 1926.

PRICE/TERMS: $350,000 cash to Seller at close of escrow. Equipment list available.

9.70± Acres
Fresno County, California

Exclusively Presented By: Pearson Realty

A Tradition in Trust Since 1919

100 YEARS
PEARSON REALTY

LOCATION MAP
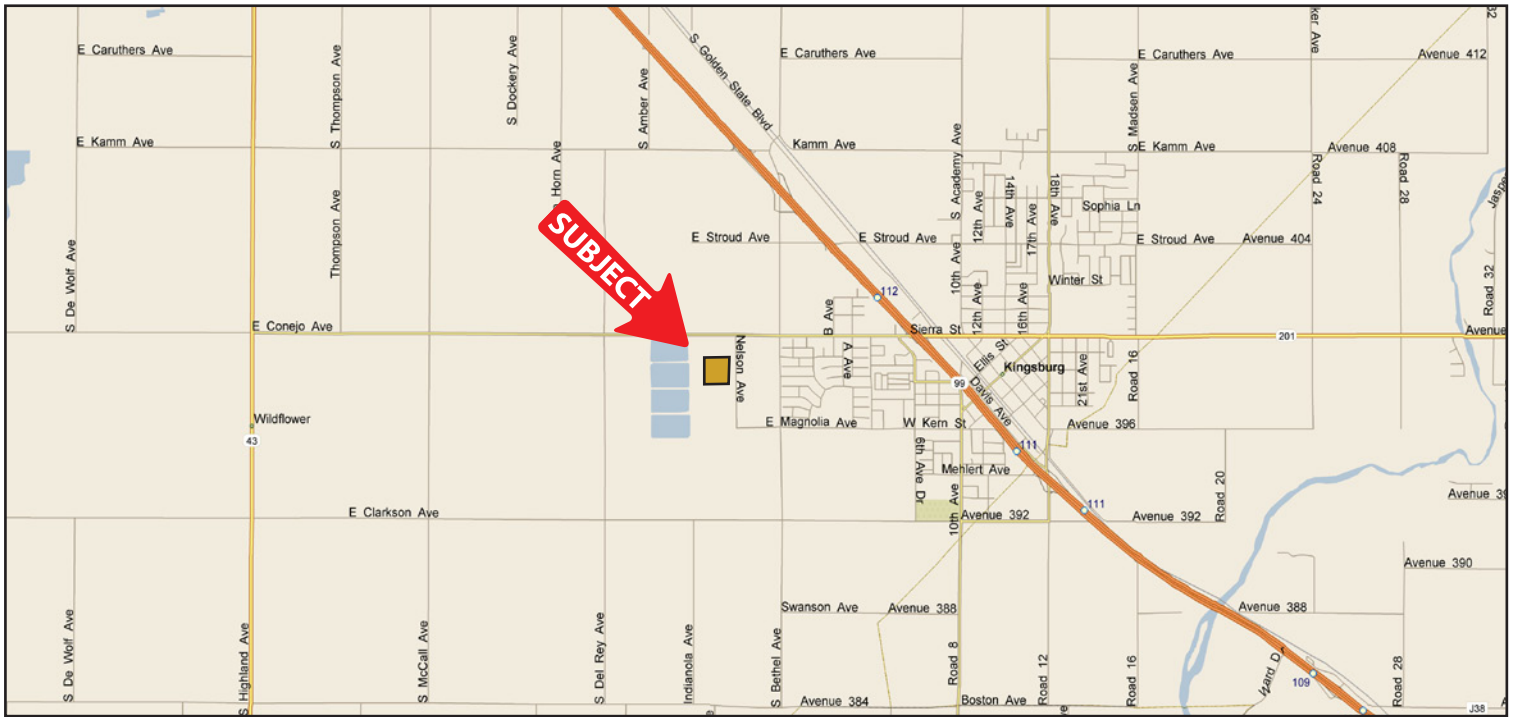
APN MAP
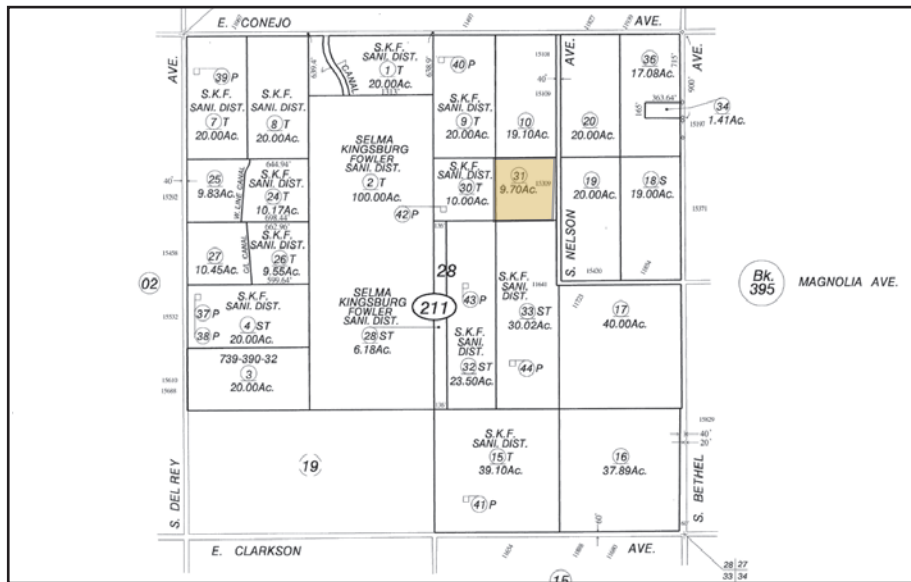
Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and 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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