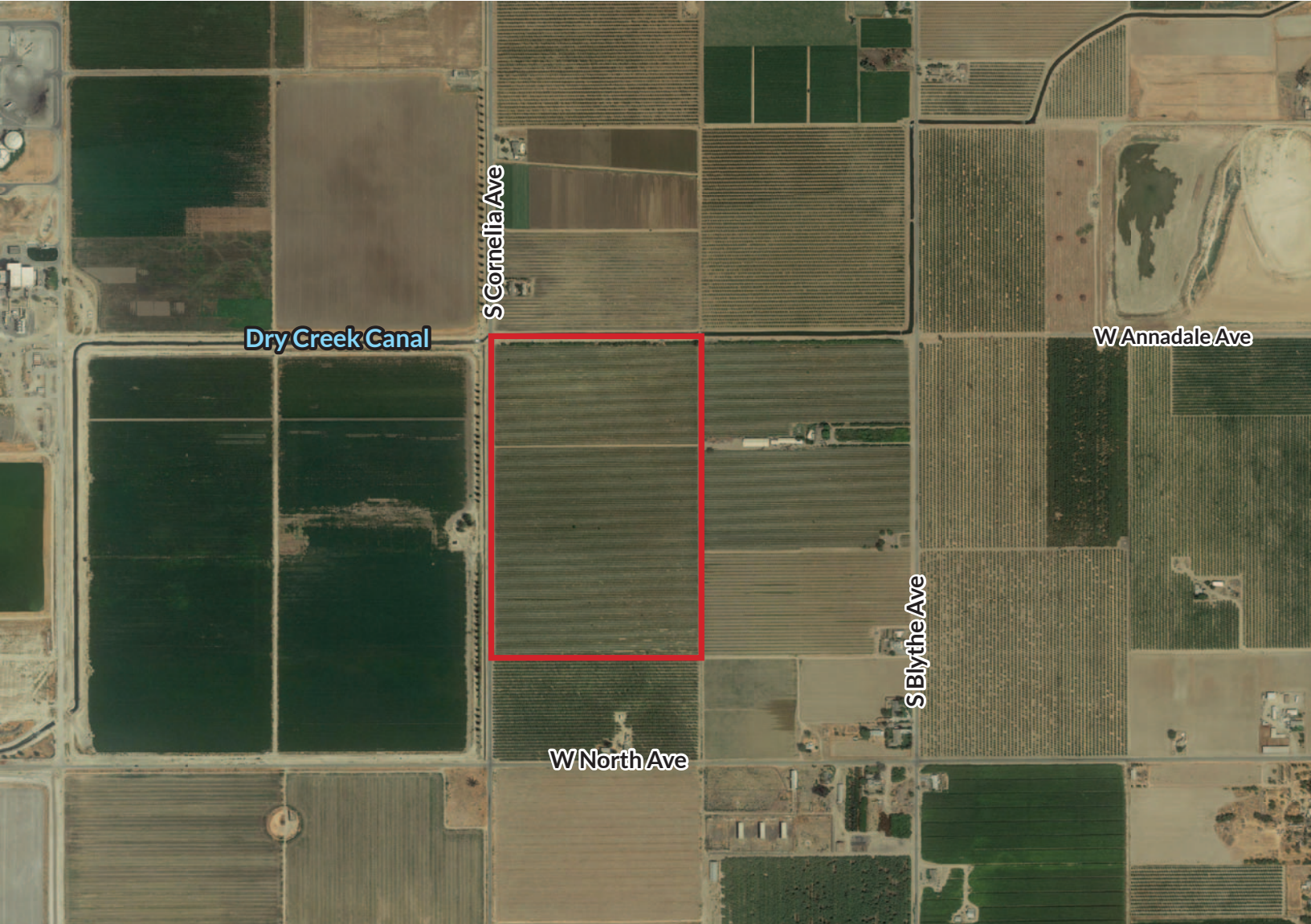


# CORNELIA AVENUE THOMPSON VINEYARD

Fresno County, California



**58.88± Acres**

- Mature Thompson Seedless Vineyard
- Receives F.I.D. Surface Water
- SGMA Basin: San Joaquin Valley – Kings

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DRE #00020875

# CORNELIA AVE THOMPSON VINEYARD

58.88± Acres | Fresno County, CA



## PROPERTY INFORMATION

### DESCRIPTION

58.88± acres of older E/W planted Thompson Seedless Grapes producing approximately 2.5 dried tons per acre. The current crop is included with reimbursement of cultural costs.

### LOCATION

Located on the southeast corner of the West Annadale alignment and South Cornelia Ave. The property is approximately 2 miles southeast of Kearney Park and directly east of the Fresno Clovis Regional Wastewater Treatment plant.

### LEGAL

Fresno County APN 327-030-19S (19.55 acres), 20 (19.55 acres), 62 (00.90 acres), 76 (18.88 acres), all in the SW ¼ of Section 23 Township 14 S. Range 19 E. MDB&M.

### ZONING

AE-20 (Agr, Exclusive Twenty-Acre)  
This property is in the Ag Preserve (Williamson Act).

### IMPROVEMENTS

Underground concrete pipeline and mature vineyard.

### SOIL

Hesperia fine sandy loam, Ramona Loam, Ramona sandy loam and Greenfield sandy loam.

### WATER

The property is in the Fresno Irrigation District and receives surface water from the district by the lower Dry Creek Canal #77 adjacent to the property. The water is distributed to the vineyard in underground concrete pipes and concrete outlet valves to every vine row. The vineyard is flood irrigated east to west.

In addition to F.I.D. there is a 20 HP pump and well on APN 327-030-46, located on the SWC of Annadale and Blythe which is not physically on the subject property. The well is shared by Sellers homeplace and vineyard.

The property is in the SGMA Basin:  
San Joaquin Valley – Kings.

### PRICE/TERMS

\$2,160,000.00 Cash and or terms agreeable to the Sellers. Buyer to reimburse Sellers for 2021 crop expense.

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
GuA	Greenfield sandy loam, moderately deep, 0 to 3 percent slopes
Hst	Hesperia fine sandy loam, deep
Hsy	Hesperia fine sandy loam, deep, saline-sodic
Rb	Ramona sandy loam, hard substratum
Rc	Ramona loam





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## STATE MAP

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**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

**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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