

# CHATEAU FRESNO AVE RANCH

Fresno County, California

73.80± Acres

**\$2,214,000**  
(\$30,000/Acre)



- Two Residences
- (1) Ag Pump & Well & (1) Domestic Pump & Well
- Good Soils



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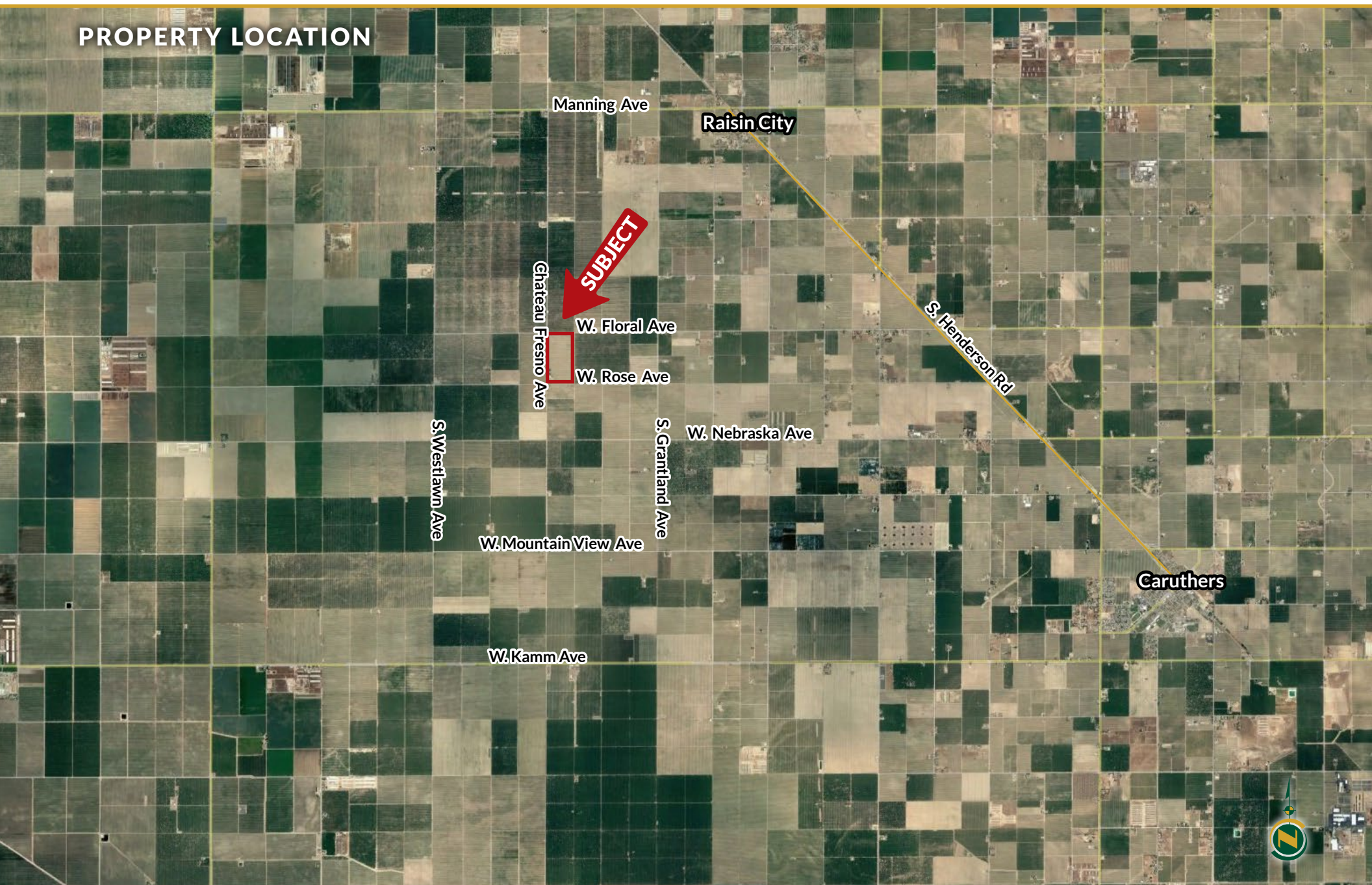


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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

The property consists of a mature Thompson Seedless vineyard, 2 residences, shop, yard and storage area. The vineyard is level to grade. The stakes are metal with wood end posts. The north residence was built in 1983 and the south residence was built in 1962.

The shop is 1,600± sq. ft.

### LOCATION

Located at the southeast corner of S. Chateau Fresno Ave. and W. Floral Avenue.

The address is 11388 S. Chateau Fresno Ave., Caruthers, CA 93609.

### LEGAL

Fresno County APN's: 041-040-07s and 17s. Located in a portion of Section 5, T16S, R19E, M.D.B.&M.

### ZONING

The subject parcels are zoned AE and are enrolled in the Ag Preserve (Williamson Act).

### WATER

The property is in the Raisin City Water District with no surface water delivery. There is one agricultural pump and deep well and a filter system plus a one HP domestic pump with well and tank which services both residences. The vineyard irrigates from a drip system.

### SOILS

The predominate soil type is Hesperia fine sandy loam, deep, saline-sodic.

### PRICE/TERMS

\$2,214,000 cash or terms agreeable to the Seller. The sale is "AS IS", "WHERE IS" with no warranty or representation. 2023 crop is negotiable. Farm equipment is not included in the sale.

## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good
CfA	Calhi loamy sand, 0-3% slopes	Grade 2 - Good
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent



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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.