

BRAWLEY AVE. VINEYARD

Fresno County, California

76.70± Acres

\$1,900,000
(\$24,772/Acre)



Raisin City Irrigation District • 1 Ag & 2 Domestic Pumps & Wells • Good Soils & Growing Location



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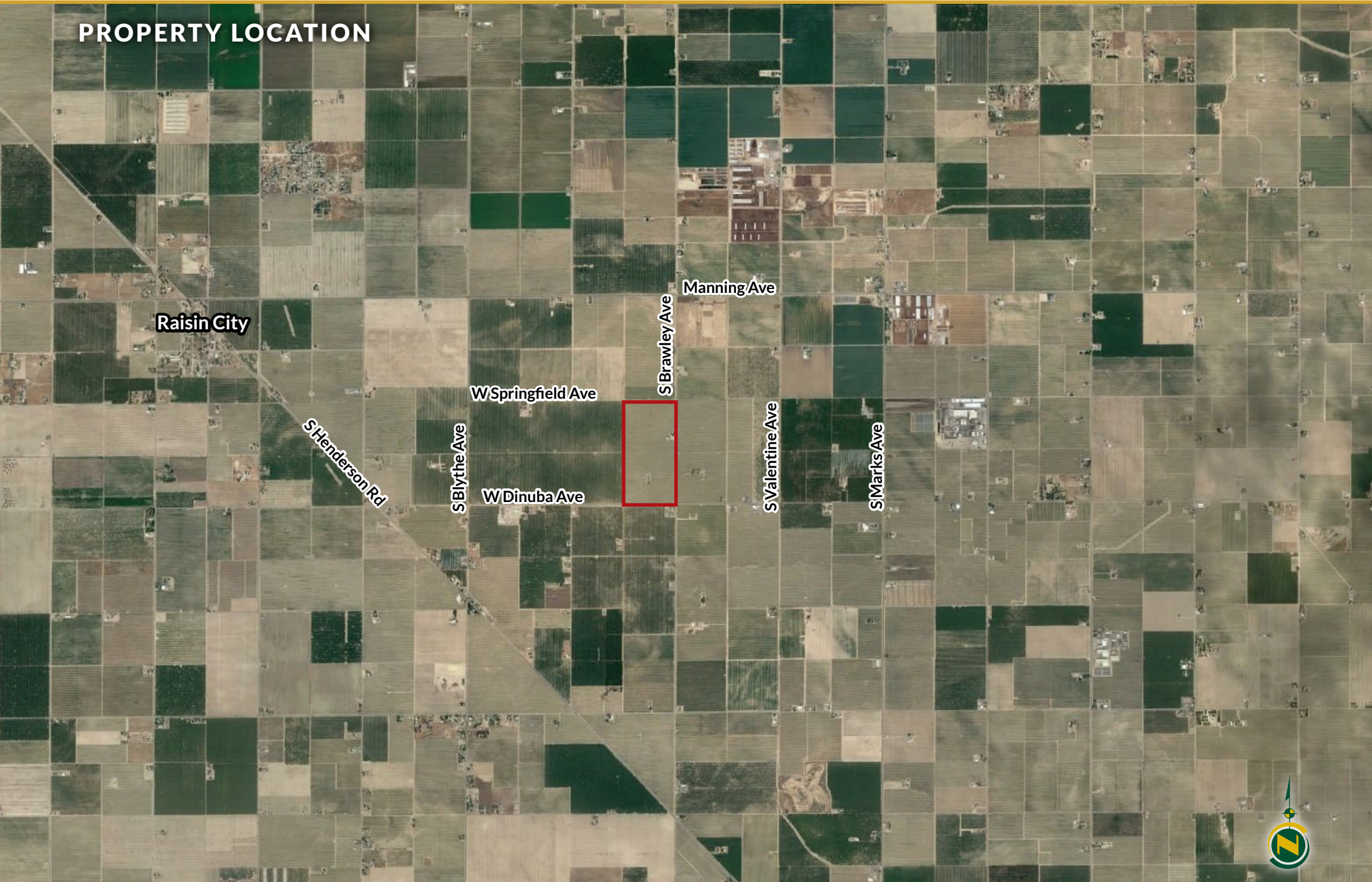


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The subject property is located on the northwest corner of W. Dinuba and S. Brawley Avenues, approximately 2 miles east of Raisin City. Physical address: 9637 S. Brawley Avenue, Fresno County, CA 93706.

LEGAL

Fresno County APN: 035-130-29. Located in a portion of Section 26, Township 15S, Range 19E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acre minimum parcel size. The property is in an Ag Preserve, Williamson Act contract.

PLANTINGS

Thompson Raisin grapes planted to 500± vines/acre with 7' x 12' and 8' x 12' spacing. The 10 year average yield is 205 tons/year, or 2.70 tons/acre. Grapes are currently under contract with Sun-Maid Growers of California.

WATER

The property is located in Raisin City Water District, part of the McMullin Area GSA. Currently there is no district water delivery to the parcel. There is a 30 HP ag pump & well 350' deep, supplying water through a drip irrigation system with sand media filtration and an ag well not in use. There are also two (2) domestic wells 220' to 250' deep with new 1.5 HP submersible pumps.

SOILS

Delhi loamy sand, 0-3% slopes, MLRA 17
Hesperia fine sandy loam, very deep
Hesperia sandy loam, very deep

BUILDINGS

There are two (2) older 1,200± sq. ft. houses on the property. One is currently occupied. Each house has a detached garage and smaller outbuildings. There is a large 52' x 60' metal shop located near the house on the northern side of the property with three 12' wide roll-up doors and covered rear storage.

PRICE/TERMS

\$1,900,000 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs towards the 2024 crop.



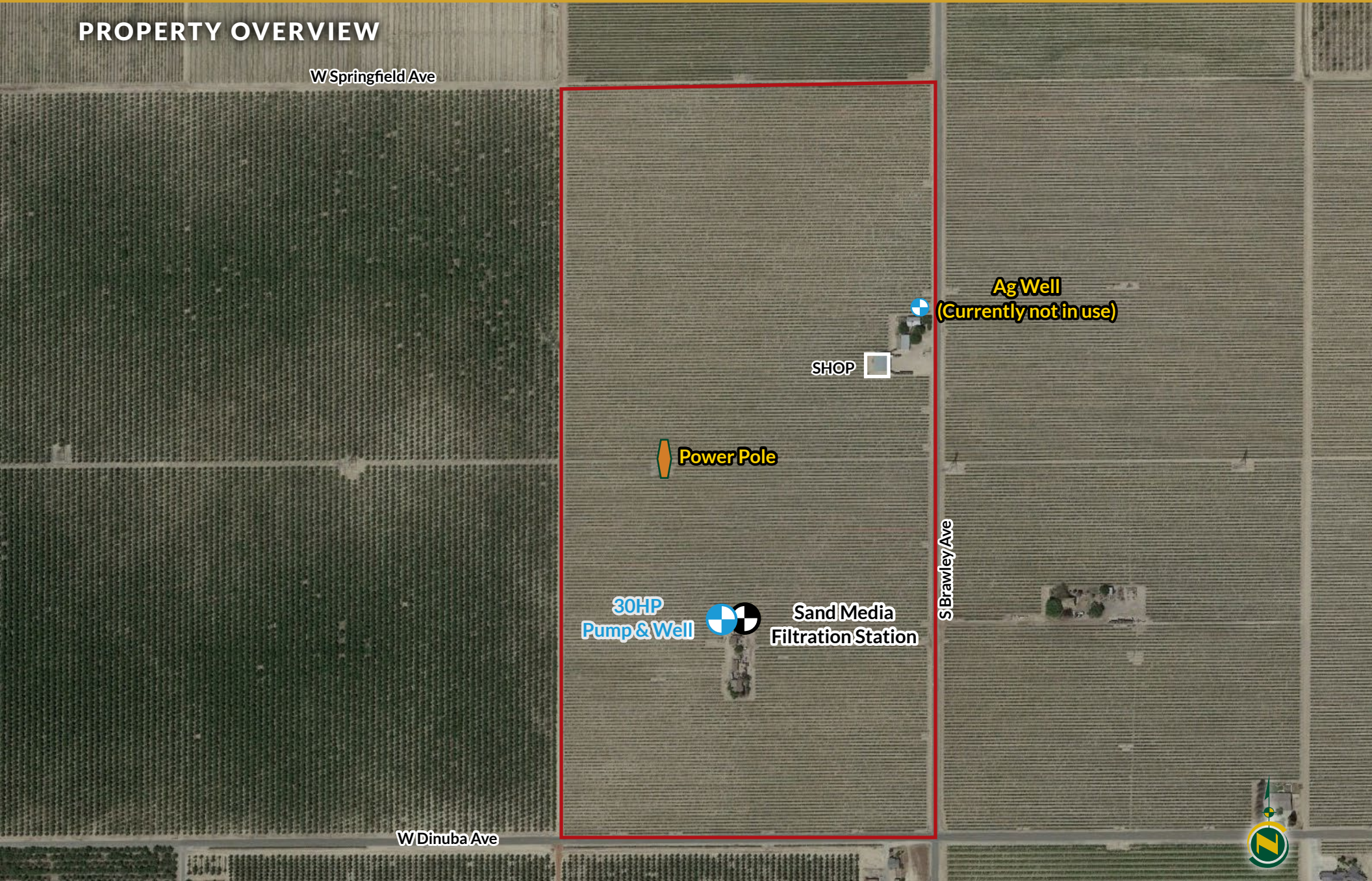
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PROPERTY OVERVIEW

W Springfield Ave



Ag Well
(Currently not in use)

SHOP

Power Pole

30HP
Pump & Well

Sand Media
Filtration Station

S Brawley Ave

W Dinuba Ave

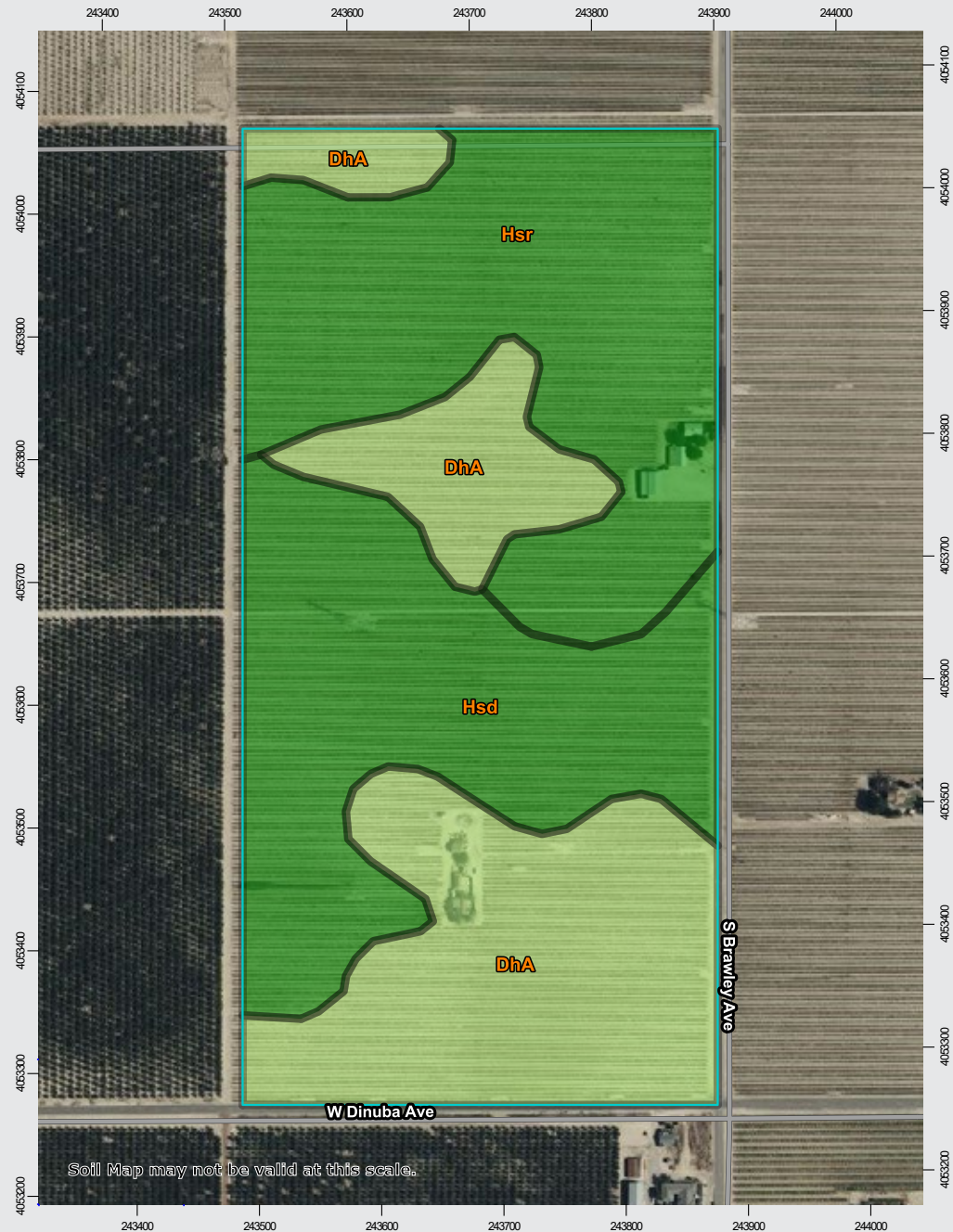


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good

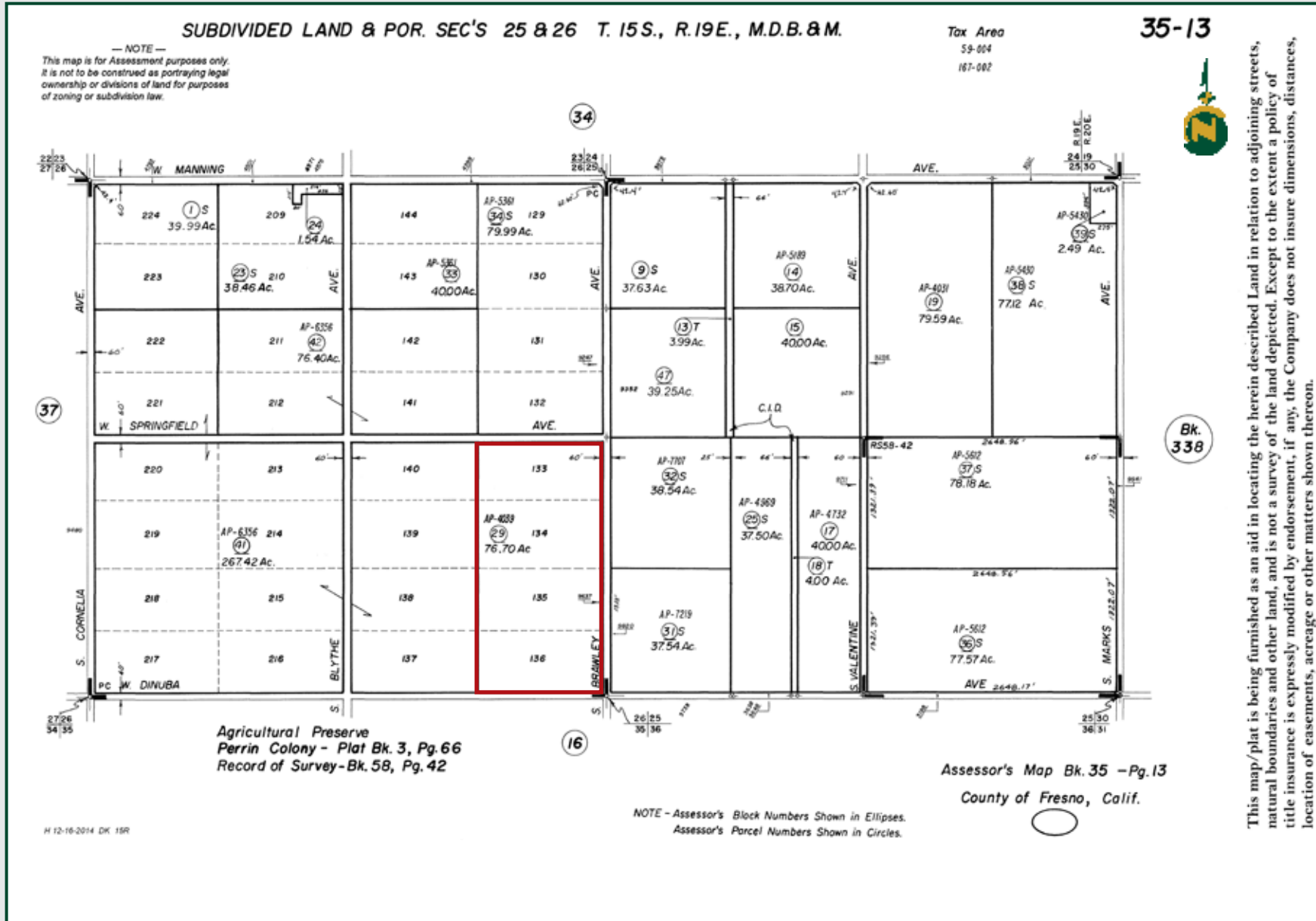


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PARCEL MAP



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PROPERTY PHOTOS



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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.