

DICKENSON VINEYARD

Fresno County, California

19.55± Acres

\$625,600
(\$32,000/Acre)



- Producing Thompson Seedless
- Fresno Irrigation District
- Home on the Property



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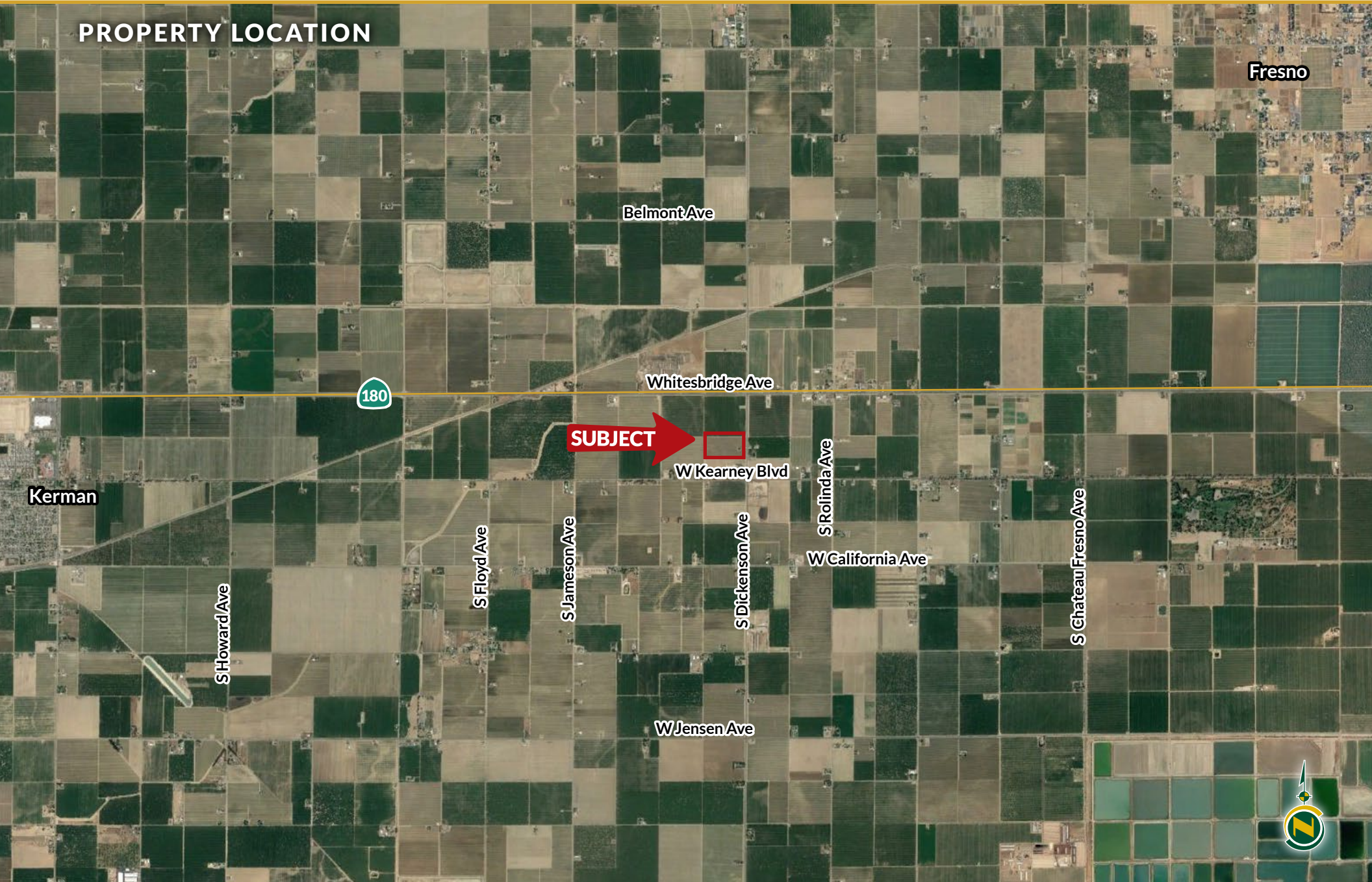


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the west side of S. Dickenson Ave. & 1/8 mile north of W. Kearney Blvd.

Property Address: 315 S. Dickenson Blvd., Fresno, Ca 93706.

LEGAL

Fresno County APN: 025-221-24

Located in N 1/2 of SE 1/4 of NE 1/4 of Sec.11, T14S, R18E.

ZONING

Zone AE20 Agricultural Exclusive

The property is NOT located within the Williamson Act.

PLANTINGS

19.55± acres planted to Thompson Seedless

WATER

The property is in and receives water from Fresno Irrigation District via flood irrigation. There is a 15 HP pump and well on the property.

SOILS

See soils map included.

BUILDINGS

The property has a 2,087± sq. ft. home.

PRICE/TERMS

\$625,600 (\$32,000/ acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2024 crop.

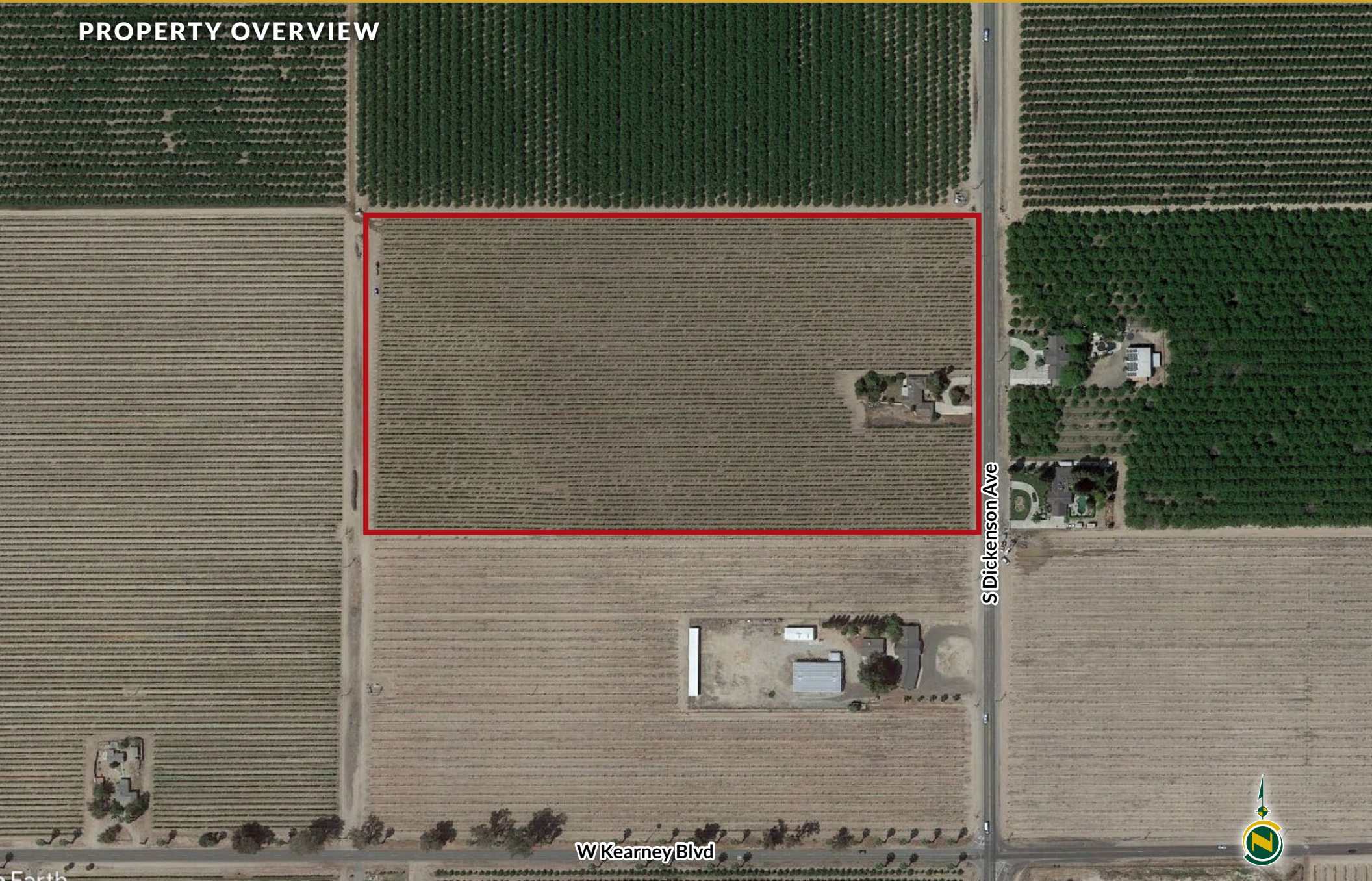


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PROPERTY OVERVIEW

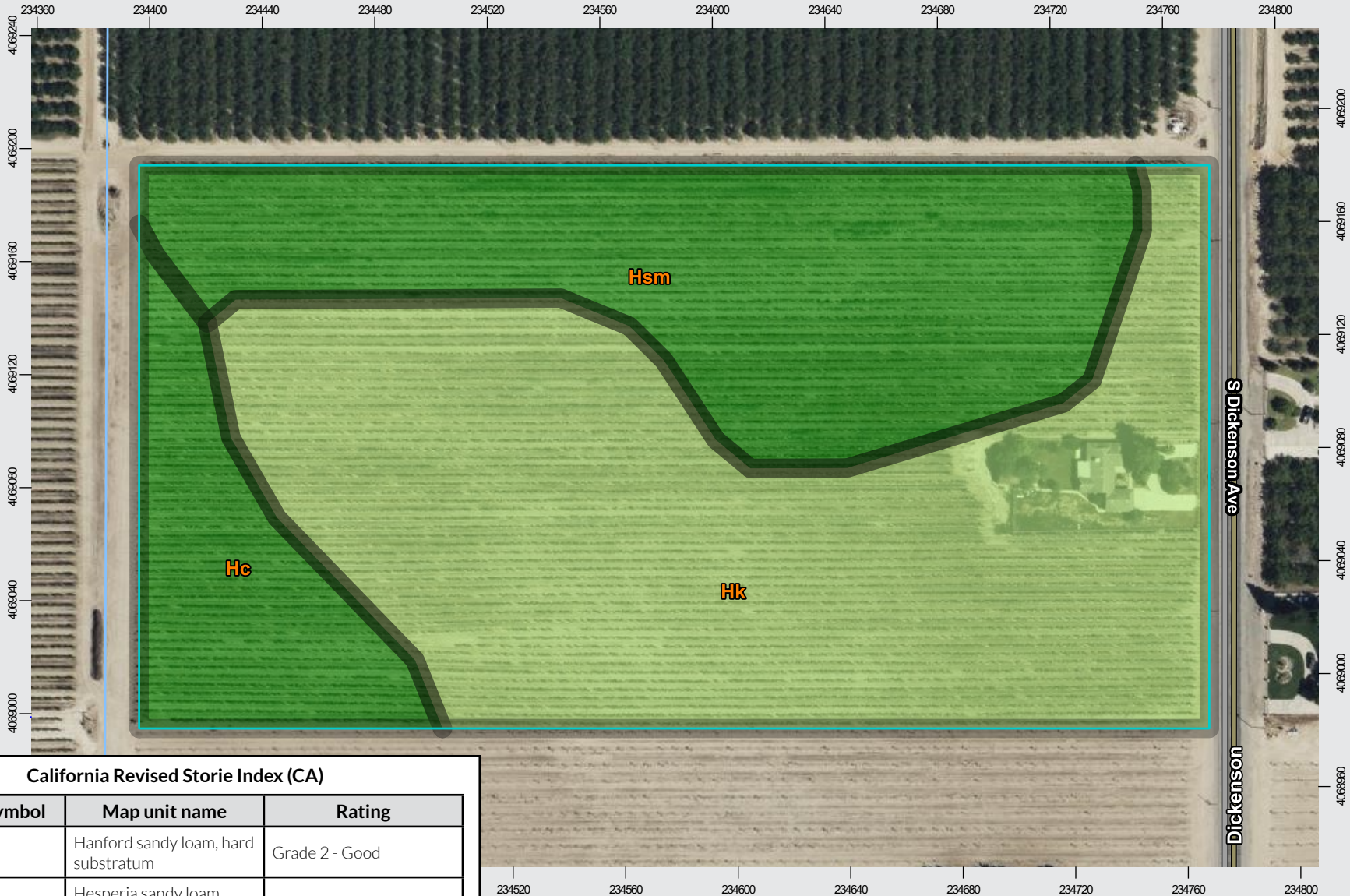


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hk	Hanford sandy loam, hard substratum	Grade 2 - Good
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent

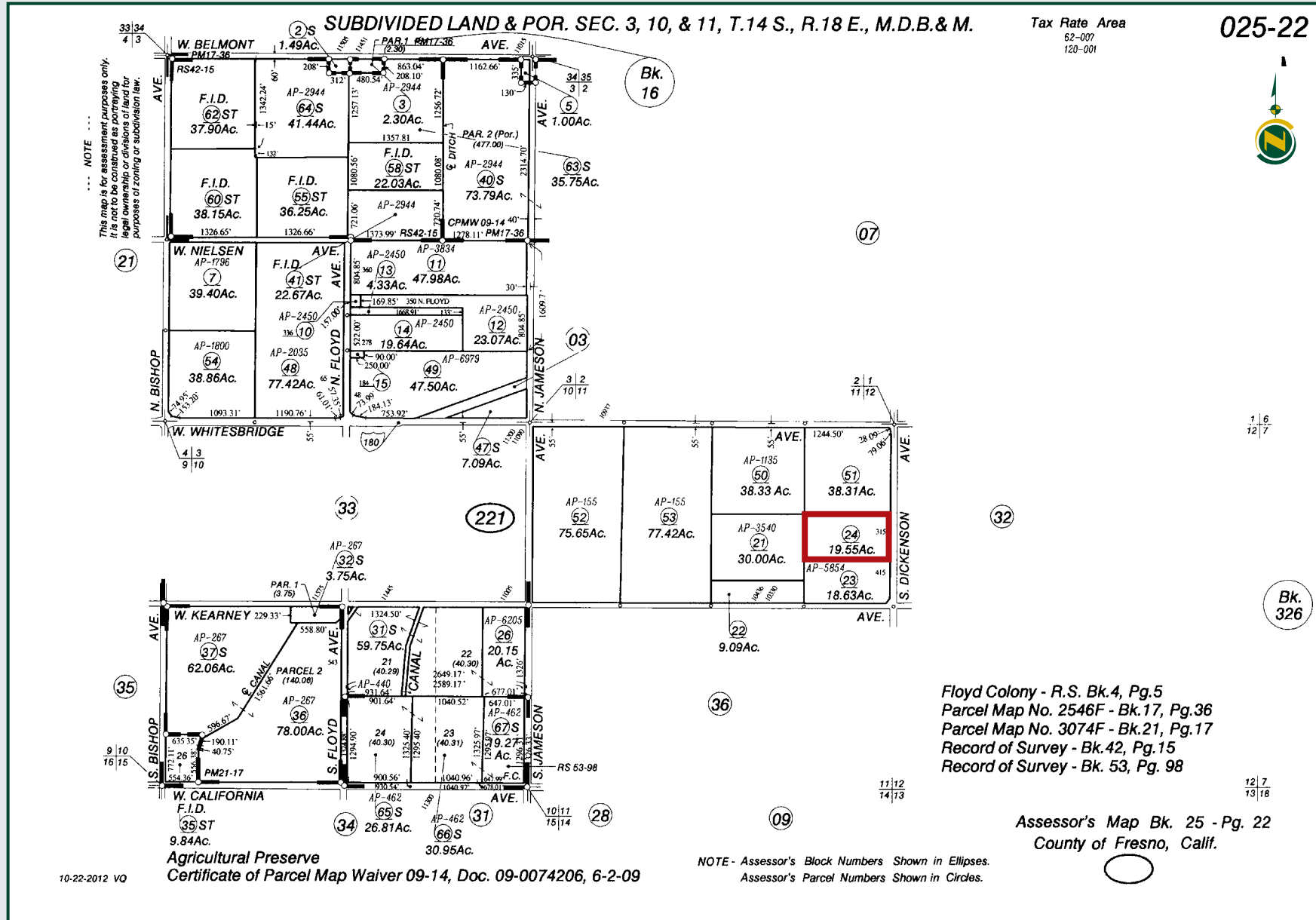


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PARCEL MAP



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PROPERTY PHOTO



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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.