

# PINOT GRIS VINEYARD

Fresno County, California

\$1,104,320

(\$28,000/Acre)



**39.44± Acres**

- James Irrigation District
- Drip Irrigation
- Gallo Wine Contract

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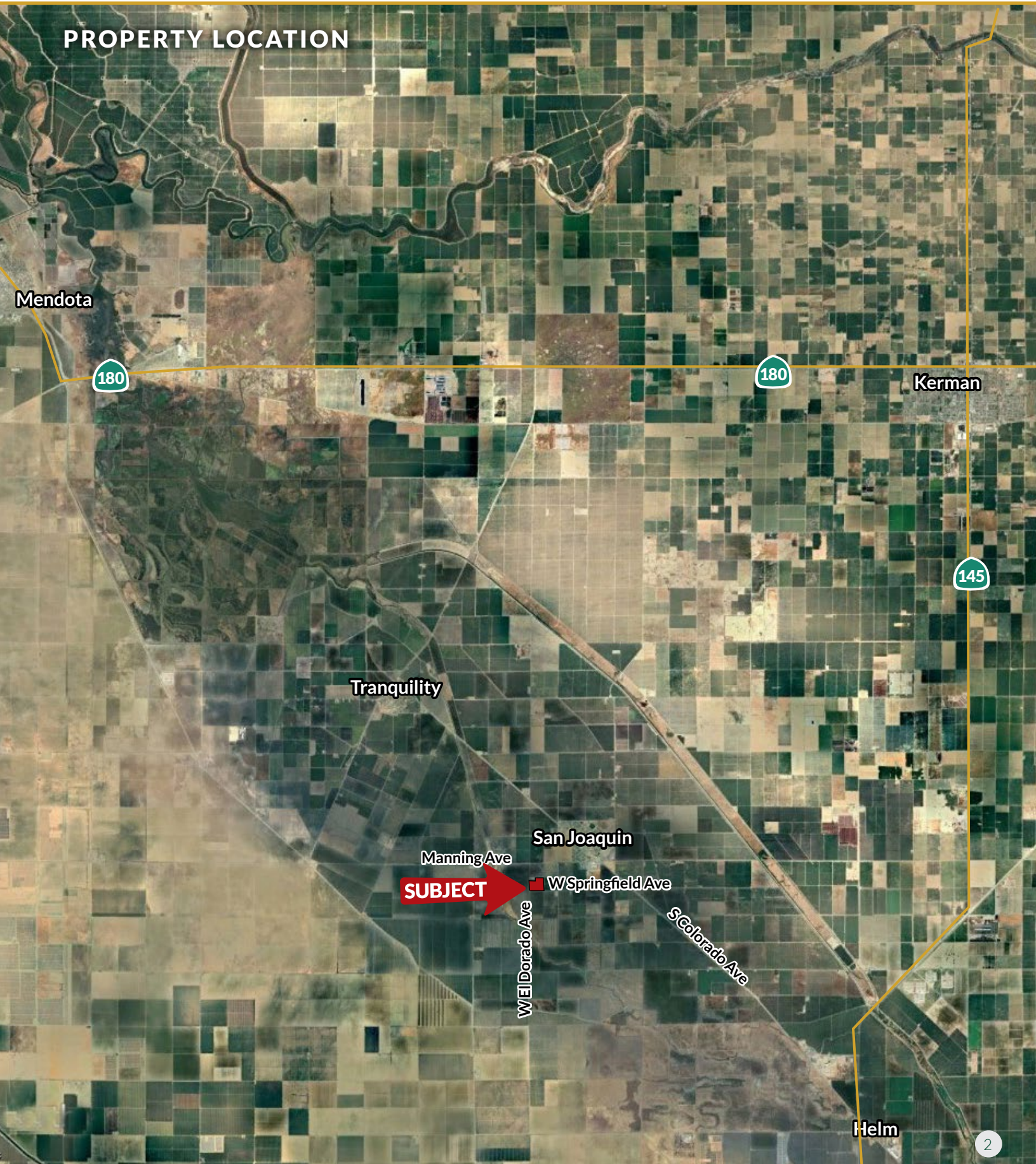


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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

The property was planted to Pinot Gris wine varietals in 2013. The vine spacing is 10' x 6'. The current winery contract is with Gallo through the 2027 crop year.

### LOCATION

Located on the east side of El Dorado Avenue between Manning and Springfield Avenues.  
Address: 9246 S. El Dorado Avenue, San Joaquin, CA 93660.

### LEGAL

Fresno County APN: 033-020-70. Located in a portion of Section 26, T15S, R16E, M.D.B.&M.

### ZONING

The subject parcel is Agricultural and NOT enrolled in the Ag Preserve (Williamson Act).

### WATER

James Irrigation District with water delivery through the district canal system.  
A sand media single line drip system, supplies water to the vineyard.

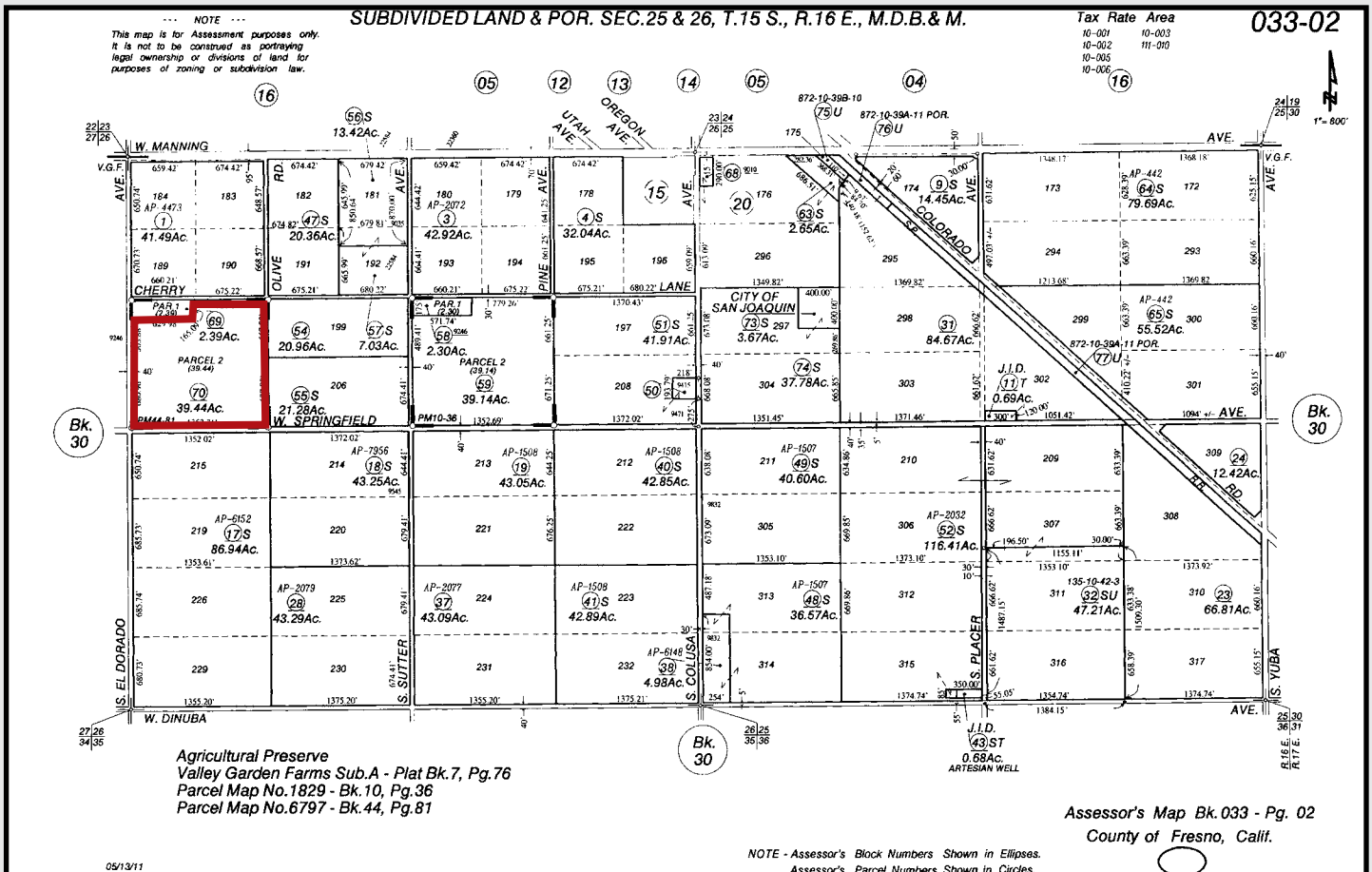
### SOILS

Merced clay, slightly saline.

### PRICE/TERMS

\$1,104,320 cash and/or terms agreeable to the Seller at close of escrow. The sale is "as is", "where is", no warranty or representation. The 2024 crop

## PARCEL 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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