

# C.I.D. VINEYARD

Fresno County, California

49.80± Acres

\$1,394,400

(\$28,000/Acre)



- Consolidated Irrigation District
- Ag & Domestic Pump and Well
- Thompson Seedless Vineyard



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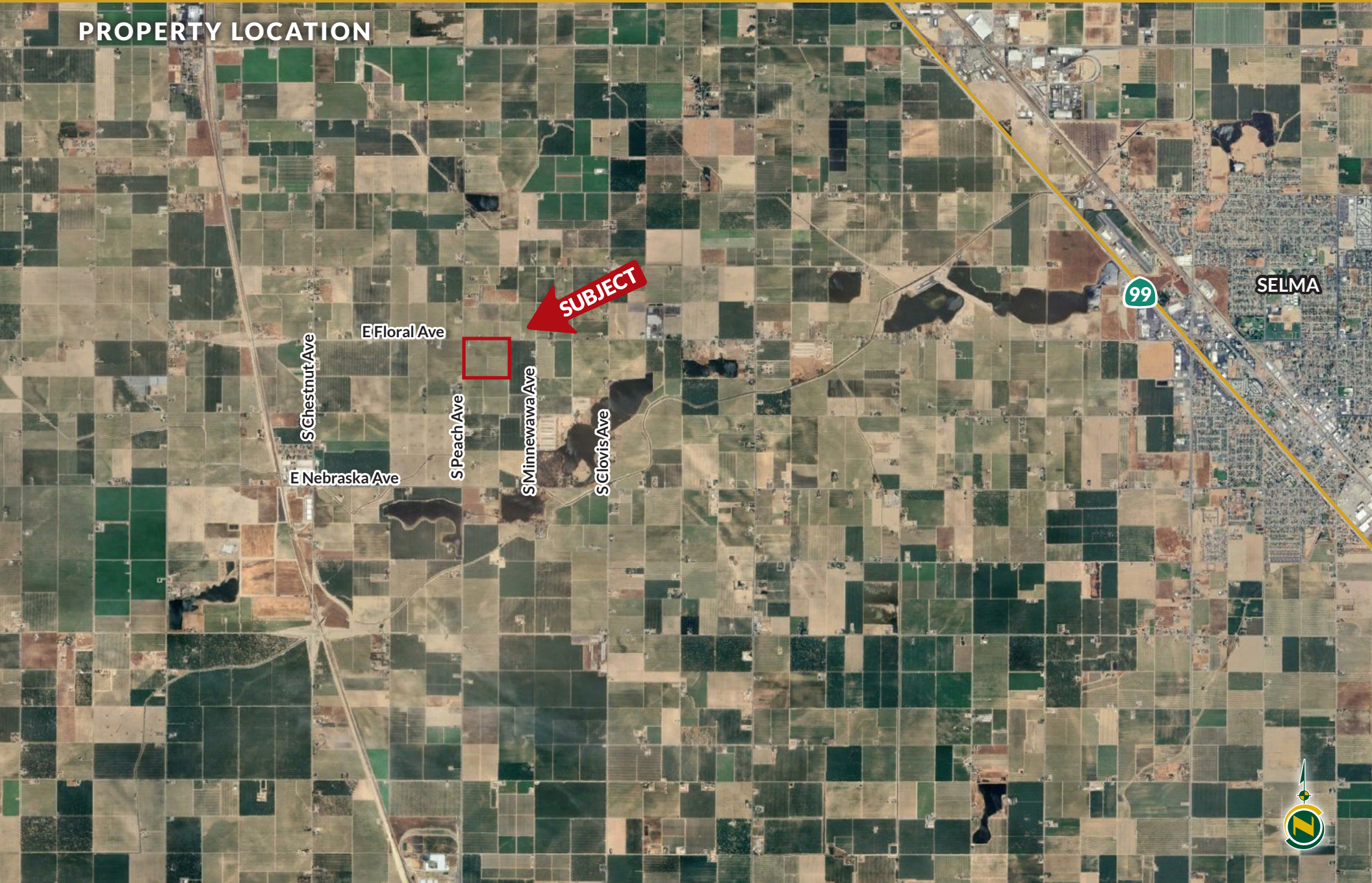


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Fresno County, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### LOCATION

The subject property is located on the southeast corner of Floral and Peach Avenues, approximately 4.5 miles west of Selma in Fresno County. Physical Address: 4027 E. Floral Avenue, Fresno, CA 93725.

### LEGAL

Fresno County APN: 385-020-11s.  
Located in a portion of Section 5, Township 16S, Range 21E, M.D.B.&M.

### ZONING

AE-20, Agricultural Exclusive - 20 acres.  
The property is enrolled in the Williamson Act.

### PLANTINGS

Mature Thompson Seedless vineyard.

### WATER

The property is located in Consolidated Irrigation District, part of the Central Kings GSA. The parcel is entitled to receive district surface water, and there is one 20 HP ag pump and well and one domestic pump and well. The vineyard is flood irrigated through concrete pipelines.

### SOILS

See soils map included.

### BUILDINGS

There is a 1,264± square foot, 2 bedroom, 2 bath rental house built in 1945 that is currently occupied. There is an equipment yard just west of the house.

### PRICE/TERMS

\$1,394,400 cash at the close of escrow. Buyer to reimburse Seller for cultural cost related to the 2024 crop.



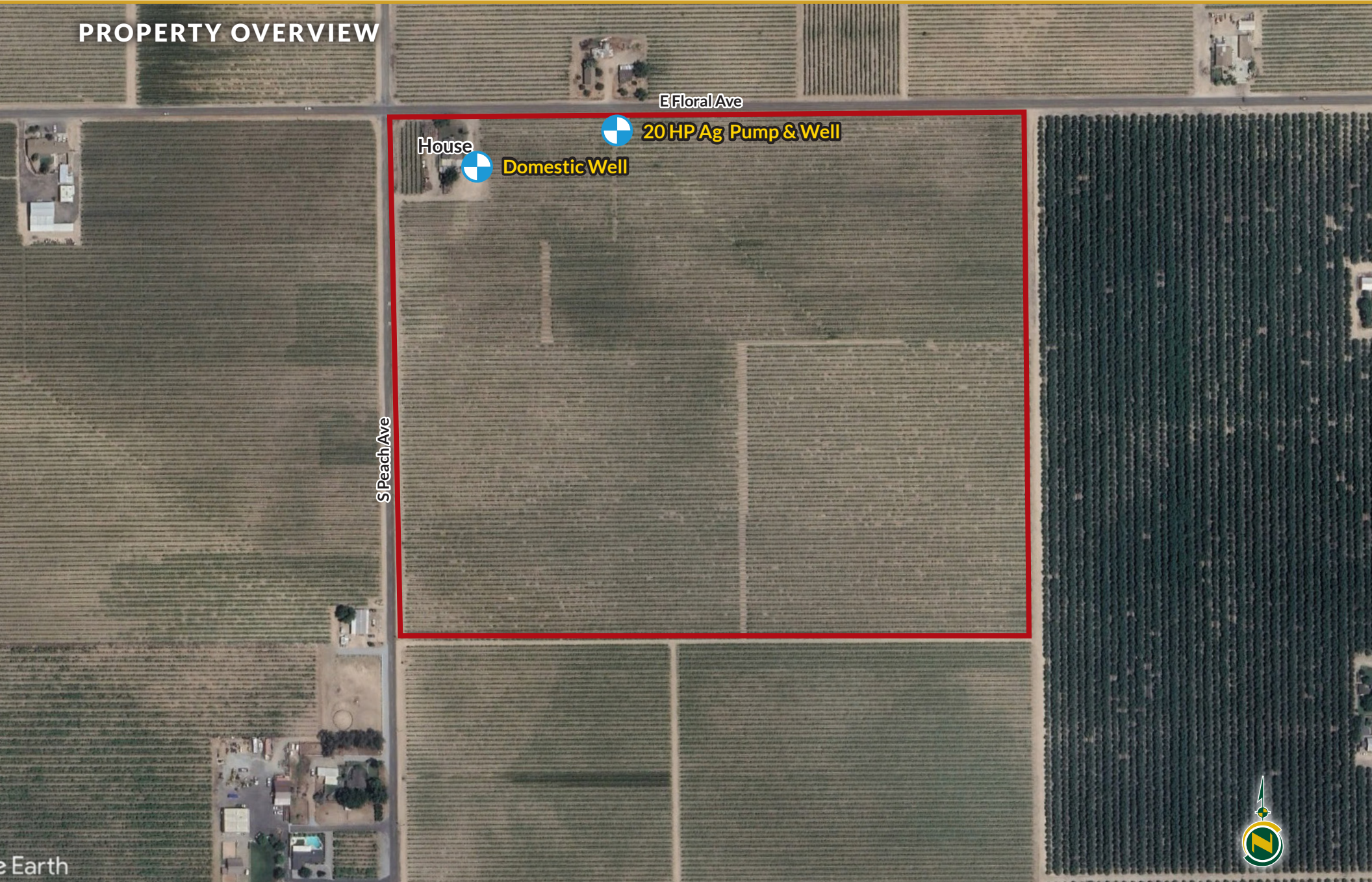


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## PROPERTY OVERVIEW





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## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
HG	Hanford sandy loam, silty substratum	Grade 1 - Excellent
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair

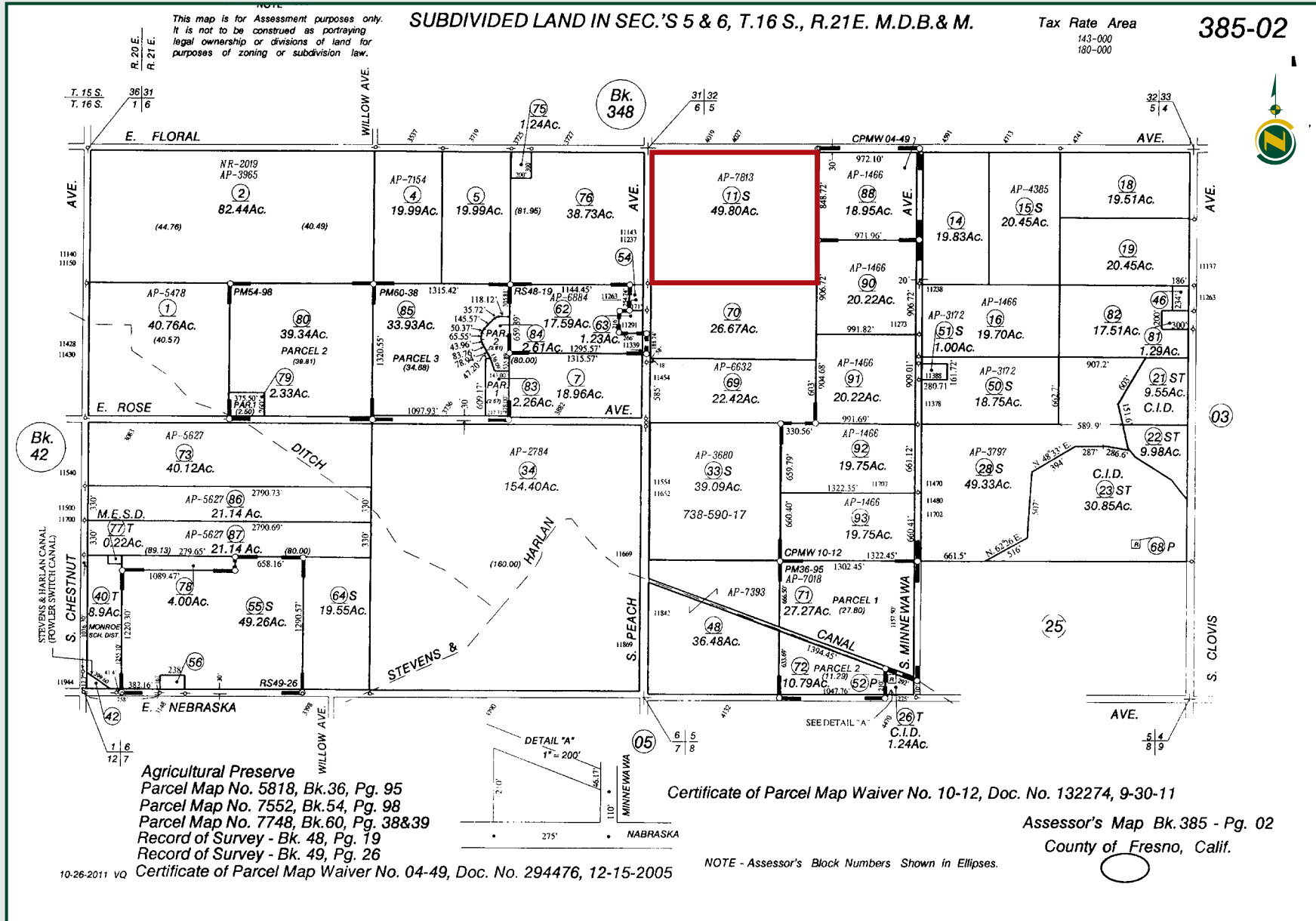


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## PARCEL MAP





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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.**