

F.I.D. RAISIN VINEYARD

Fresno County, California

40.00± Acres

\$1,550,000

(\$38,750/Acre)



- Fresno Irrigation District
- Excellent Soils
- Newer 30 HP Pump



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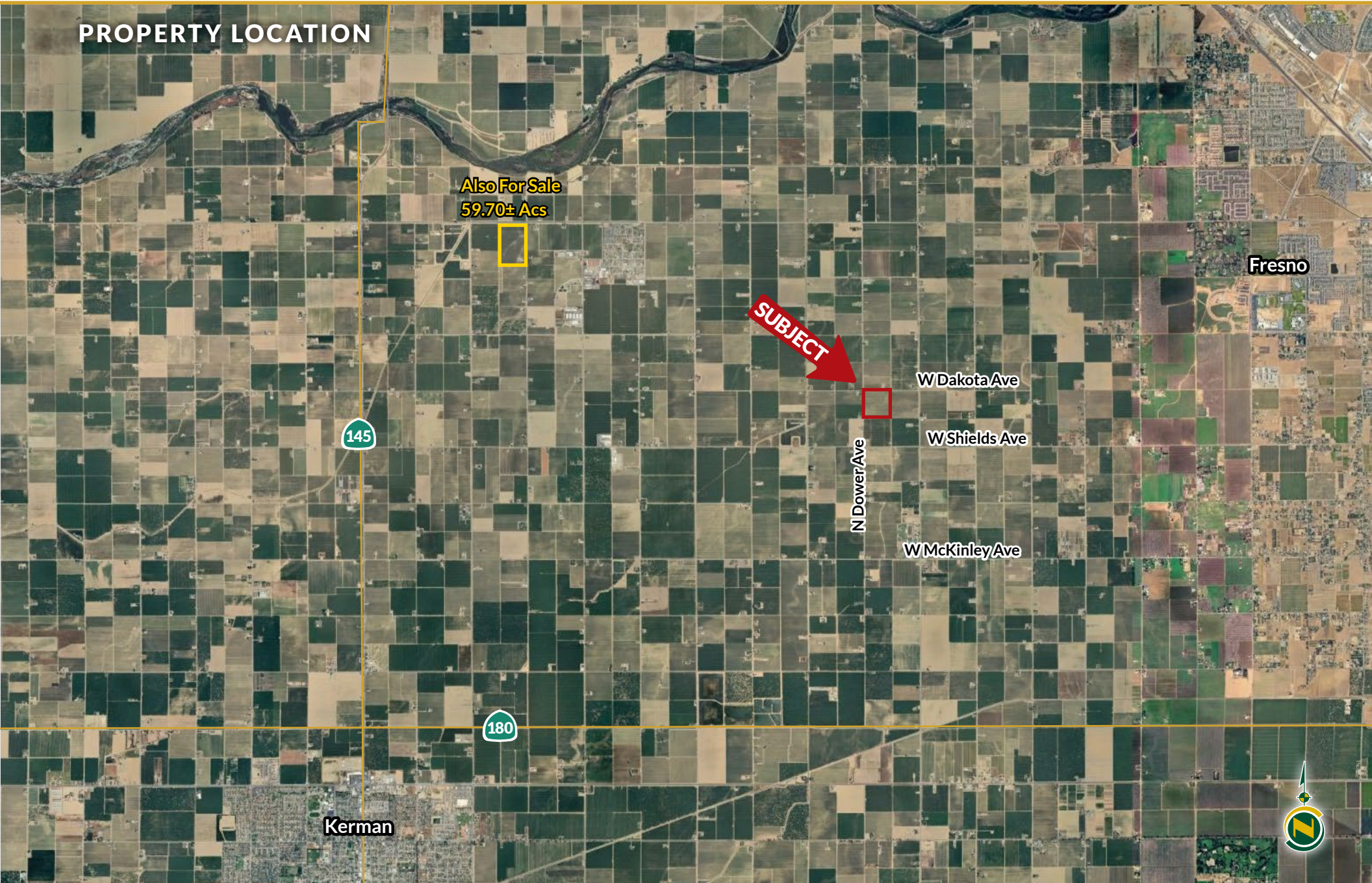


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Fresno County, CA



PROPERTY LOCATION



Also For Sale
59.70± Acs

SUBJECT

Fresno

145

180

Kerman

W Dakota Ave

W Shields Ave

N Dower Ave

W McKinley Ave



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PROPERTY INFORMATION

DESCRIPTION

40.00± acres planted to Thompson Seedless vines.

LOCATION

Located at the SEC of N. Dower and W. Dakota Avenues southeast of Biola, CA. 93630.

LEGAL

Fresno County APN: 016-100-33 Located in a portion of Section 23, T12S, R18E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The parcel is enrolled in the Williamson Act Agricultural Preserve.

PLANTINGS

The majority of the vineyard was developed in the 1930's to Thompson Seedless vines on wood stakes and a 24" cross arm with 2 wires. Approximately 4 acres was replanted in 1981 to Thompson Seedless vines on wood stakes and a double cross arm trellis consisting of a 24" bottom with 2 wires and a 36" top cross arm with 3 wires.

WATER

FID (Fresno Irrigation District)
30 HP pump installed in 2023 on the existing well
A concrete pipeline with valves at each row distribute water via flood/furrow irrigation.

SOILS

Excellent soils. See soils maps included.

BUILDINGS

There is one 40'x60' fully enclosed metal building with concrete floor, 2 roll up doors & 1 man door on the south wall. There is an old brick garage approximately 20'x30'.

PRICE/TERMS

\$1,550,000 all cash at close of escrow. No crops are included in the sale.
Note: Buyer and Seller to split the cost of the sale commission equally.

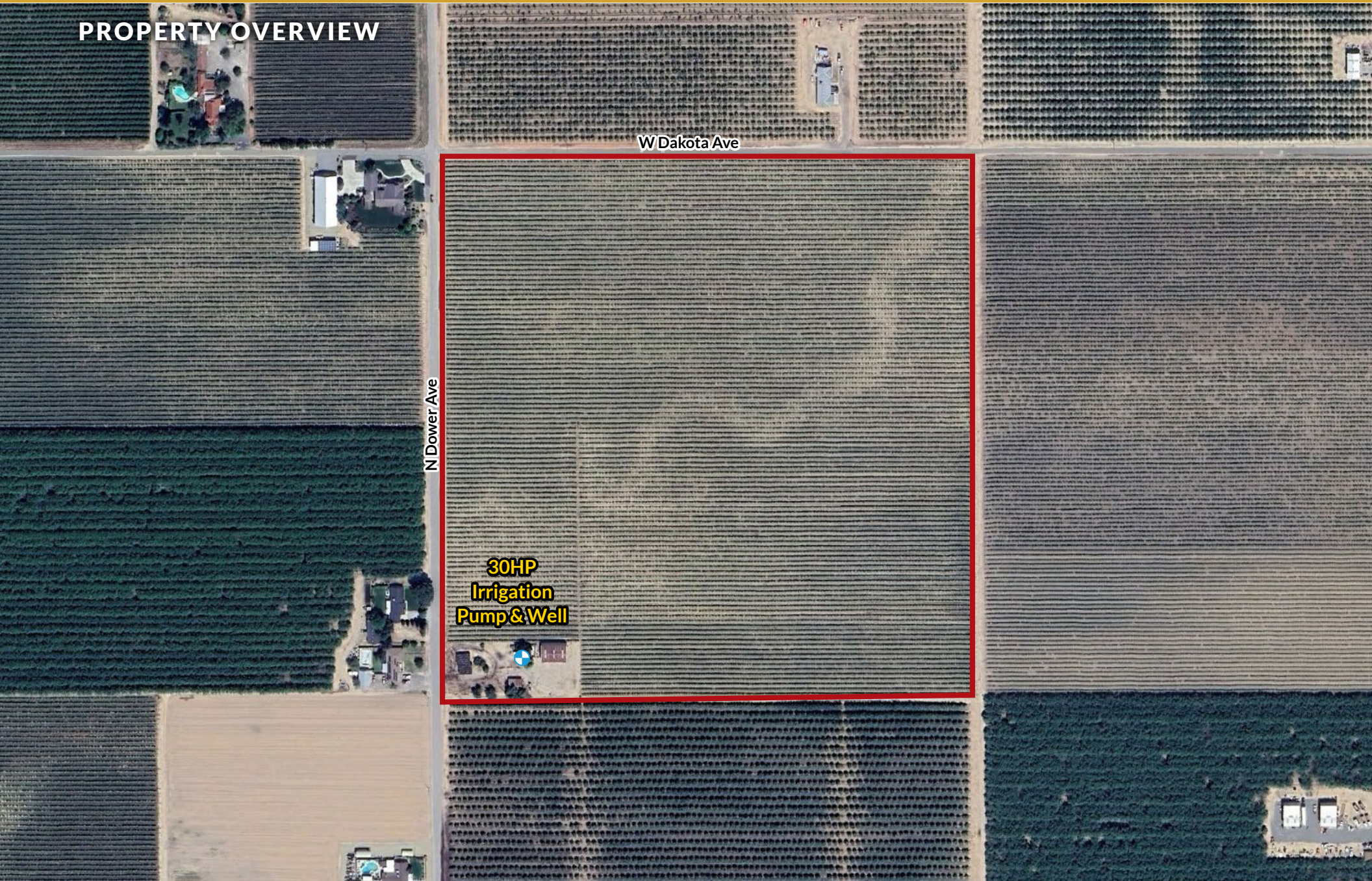


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PROPERTY OVERVIEW



W Dakota Ave

N Dower Ave

**30HP
Irrigation
Pump & Well**

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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	Grade 1 - Excellent

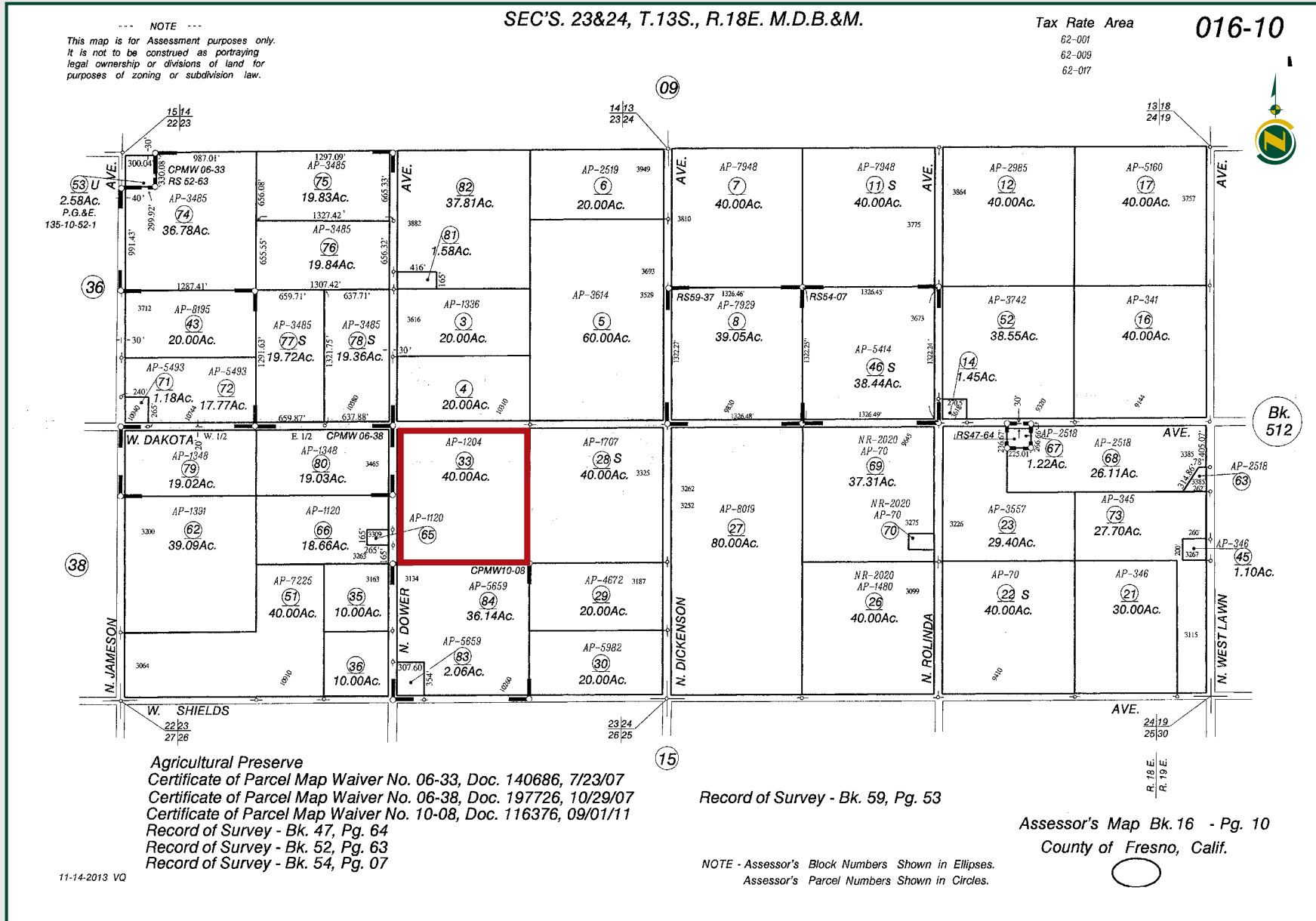


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PARCEL MAP



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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.