

BIOLA F.I.D. THOMPSON VINEYARD

Fresno County, California

39.70± Acres **\$1,538,375**
(\$38,750/Acre)



- Mature Thompson Vineyard
- Fresno Irrigation District
- Excellent Soils



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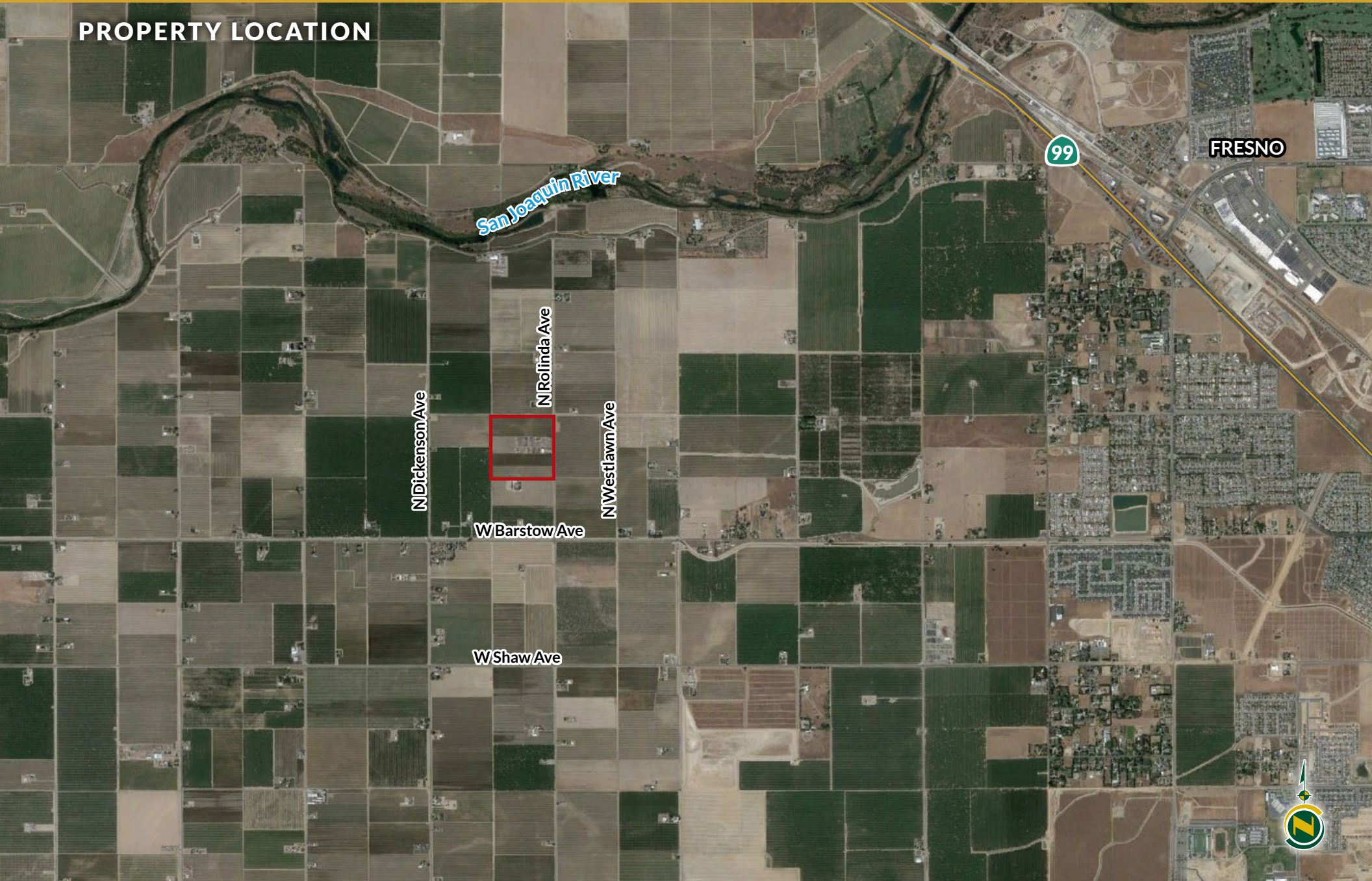


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Mature Thompson vineyard with recently installed metal stakes and double crossarms. 30" bottom and 36" top crossarm. There are 4.5± acres of young Selma Pete vines and approximately 5 acres of open yard area.

LOCATION

Located on the west side of N. Rolinda Ave., east of N. Dickenson Ave. and north of W. Barstow Ave.
Address: 5835 N. Rolinda Ave. Fresno, CA 93723

LEGAL

Fresno County APN 016-460-13. Located in a portion of Section 12, T13S, R18E, M.D.B.&M.

ZONING

AE 20. The parcel is enrolled in the Williamson Act Agricultural Preserve.

PLANTINGS

30.0± acres Thompson Seedless, 4.5± acres Selma Pete planted 7' x 12' spacing.

WATER

There is one 25 HP pump and well as well as F.I.D. water. There is a recent 20" concrete pipeline with valves at each row. The parcel is level to grade to irrigate from west to east via flood-furrow irrigation.

SOILS

Hanford sandy loam, Hanford sandy loam, silty substratum, Hesperia fine sandy loam, deep. Excellent soils. See soils map included.

BUILDINGS

There is one 40' x 80' fully enclosed pole barn with asphalt floor, two roll up doors across from one another and one man door.

PRICE/TERMS

\$1,538,375 all cash at the close of escrow.

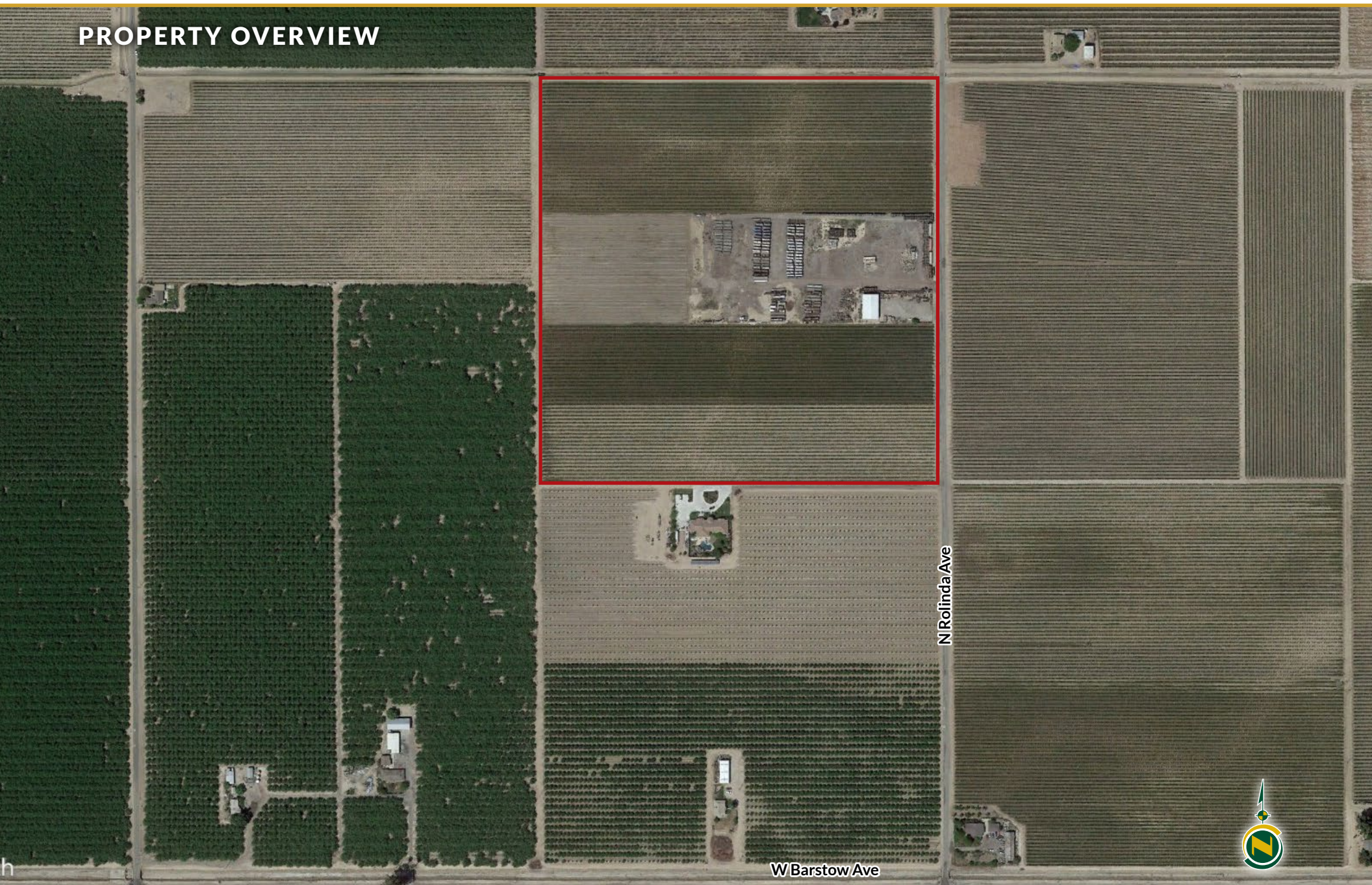


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PROPERTY OVERVIEW



BIOLA F.I.D. THOMPSON VINEYARD

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SOILS MAP

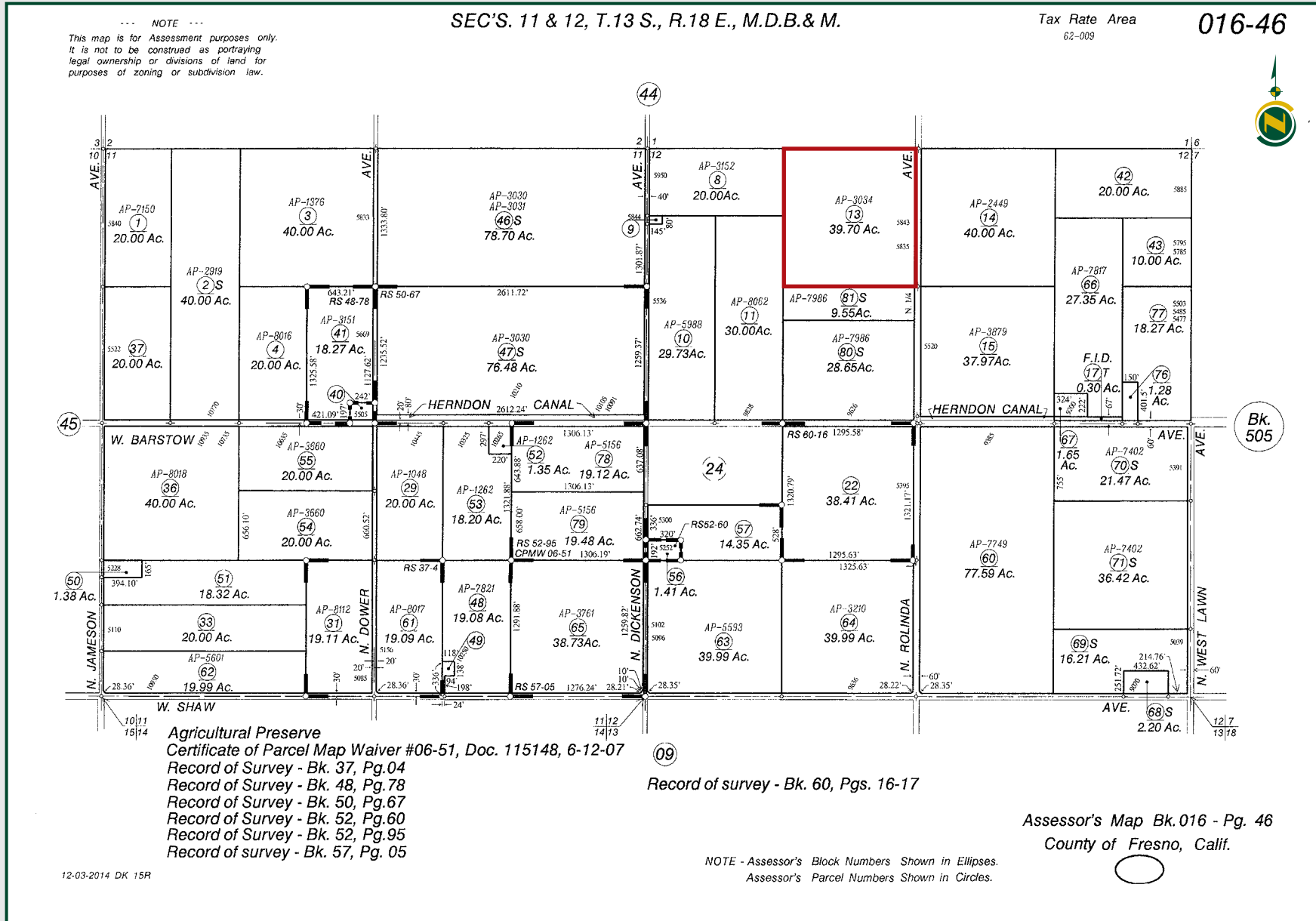


California Revised Storie Index (CA)

| Map unit symbol | Map unit name | Rating |
|-----------------|--------------------------------------|---------------------|
| Hg | Hanford sandy loam, silty substratum | Grade 1 - Excellent |
| Hc | Hanford sandy loam | Grade 1 - Excellent |
| Hst | Hesperia fine sandy loam, deep | Grade 1 - Excellent |

Soil Map may not be valid at this scale.

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.