

SANGER VINEYARD & HOME

Fresno County, California

18.65± Acres

\$985,000



- Fresno Irrigation District
- Well Maintained Vineyard
- 3,800± Sq. Ft. Custom Home



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

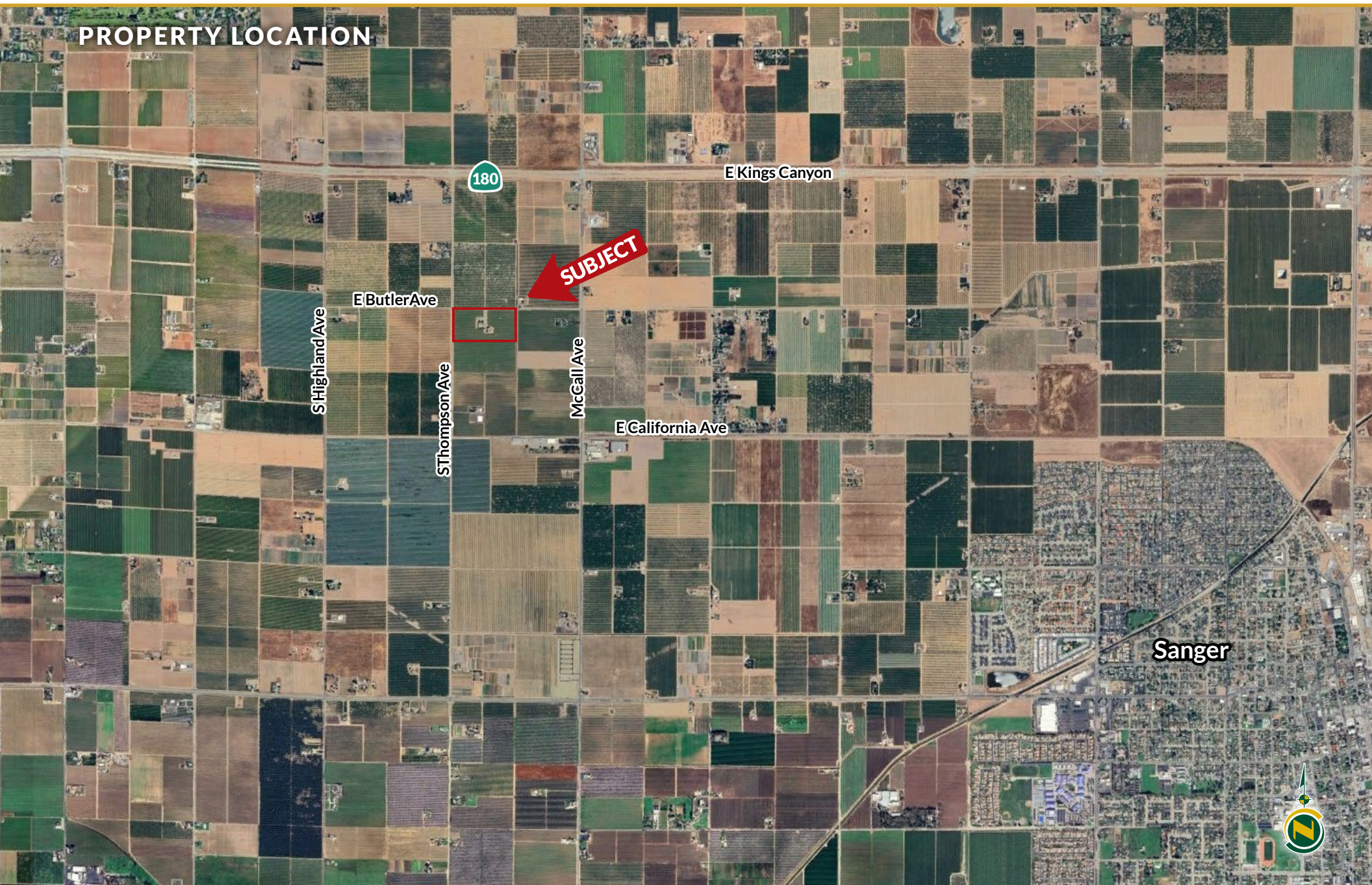


SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY LOCATION



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY INFORMATION

LOCATION

The subject property is located approximately 4.9± miles west of the city of Sanger on E. Butler Avenue between S. Thompson and McCall Avenues in Fresno County, California.

LEGAL

Fresno County APN: 314-051-20s. Located in a portion of Section 7, T14S, R22E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The subject property is located within the Williamson Act.

PLANTINGS

17.65± acres of Rubired wine grapes planted in 2007.
1.00± acre which includes the residence and support land.

WATER/IRRIGATION

Fresno Irrigation District and has access to surface water. There is one ag well and one domestic well on the property. The ag pump was updated in 2002 and the domestic pump and tank were updated in 2007.

SOILS

See soils map included.

RESIDENCE

3,800± sq. ft., 5 bedroom, 5.5 bath custom home built in 1960 that has been updated several times. The residence features a spacious kitchen with a built-in grill and island, large living room and great room/dining room, and an industrial grade walk-in cooler box. Both the front and back yards are nicely landscaped and well maintained. The back yard contains a large pool, hot tub, built-in barbecue and covered patio space. There is a storage shed behind the residence.

PRICE/TERMS

\$985,000 cash at the close of escrow. The vineyard is subject to a lease that expires on October 31, 2027.



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY OVERVIEW



E Butler Ave

S Thompson Ave

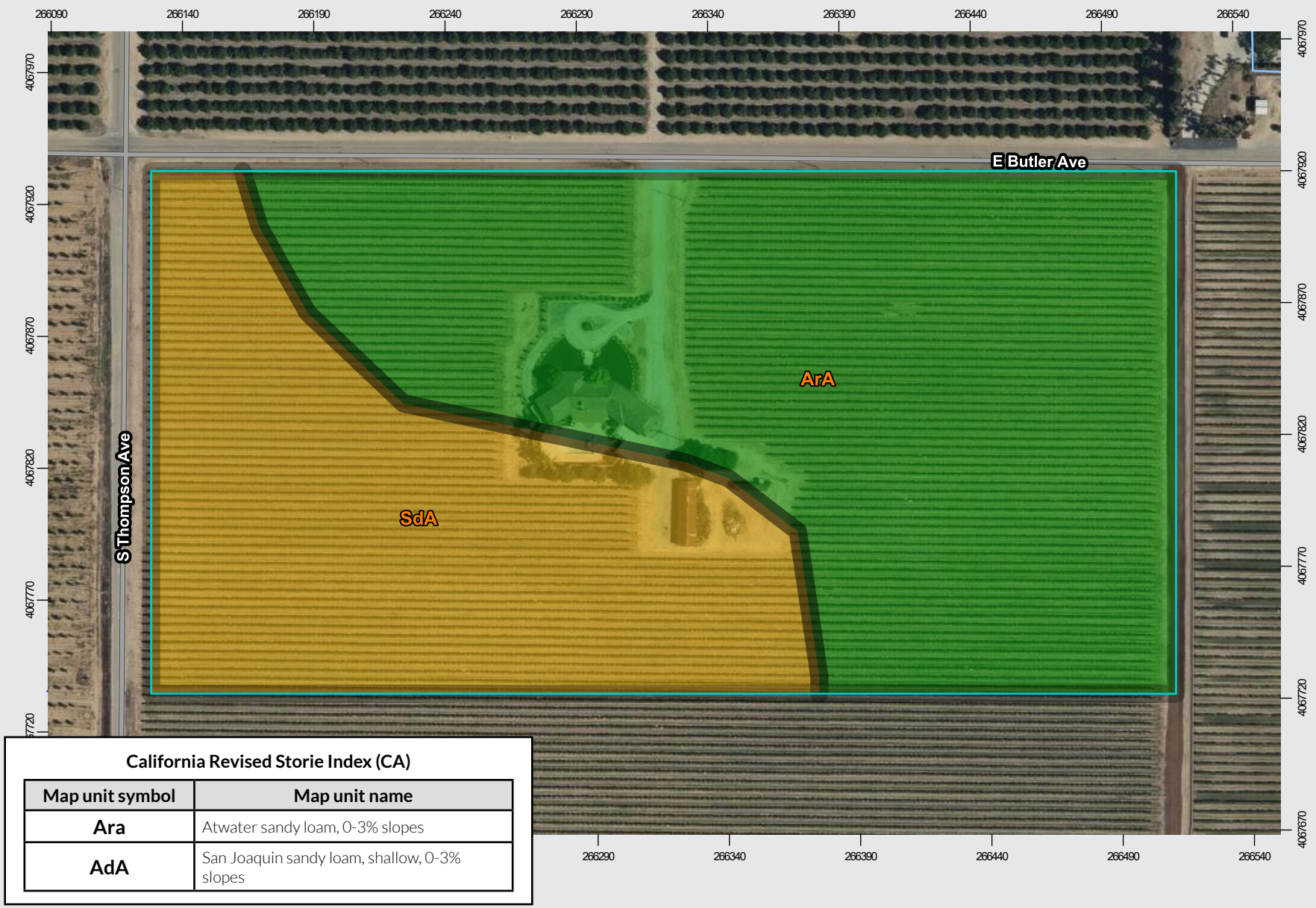


SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



SOILS MAP

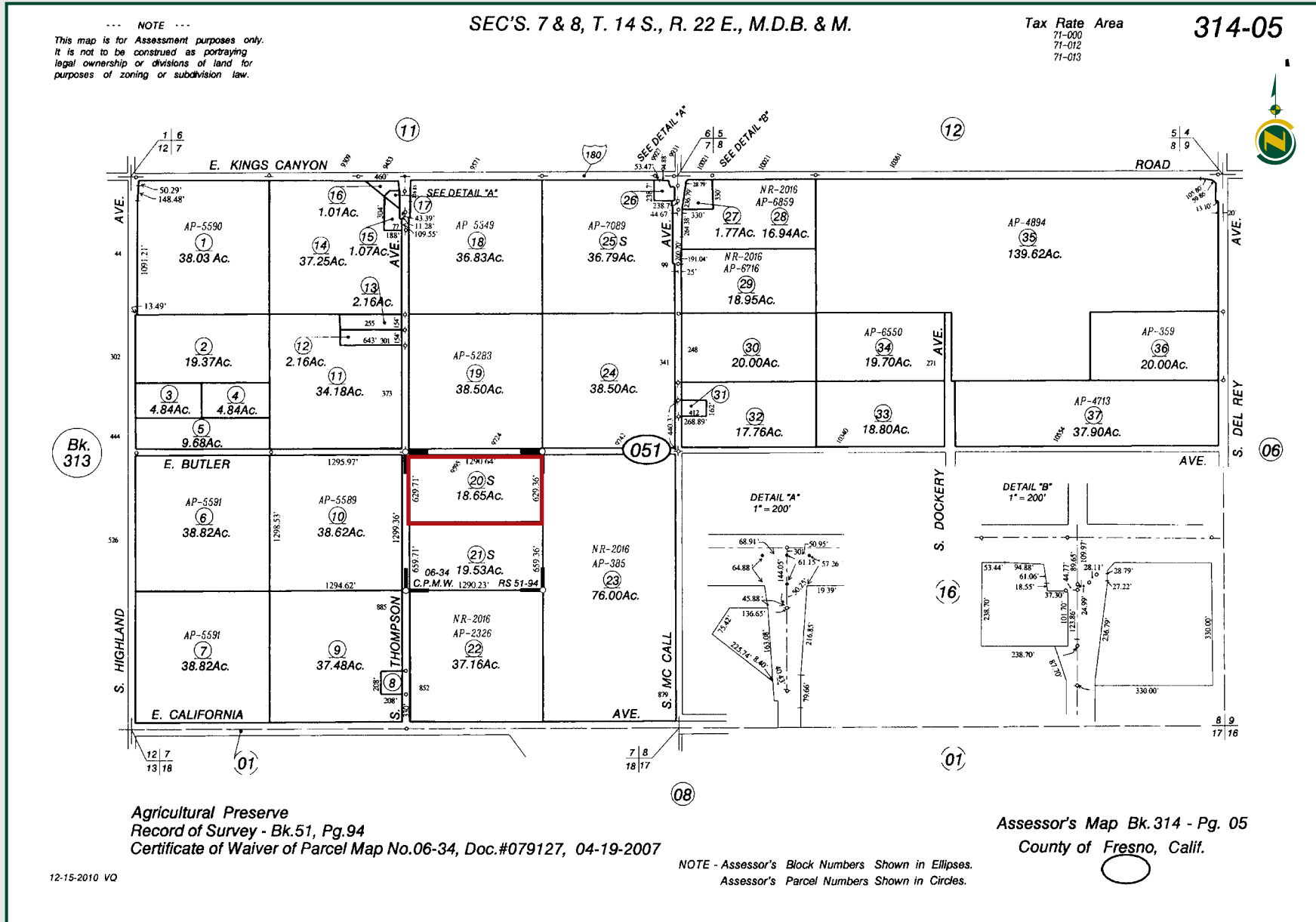


SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PARCEL MAP



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY PHOTOS



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY PHOTOS



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY PHOTOS



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY PHOTO



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



PROPERTY PHOTO



SANGER VINEYARD & HOME

18.65± Acres
Fresno County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.**