

BRYAN AVE. VINEYARD

Fresno County, California

37.18± Acres

\$501,930
(\$13,500/Acre)



- Mature Thompson Vineyard
- Raisin City Water District



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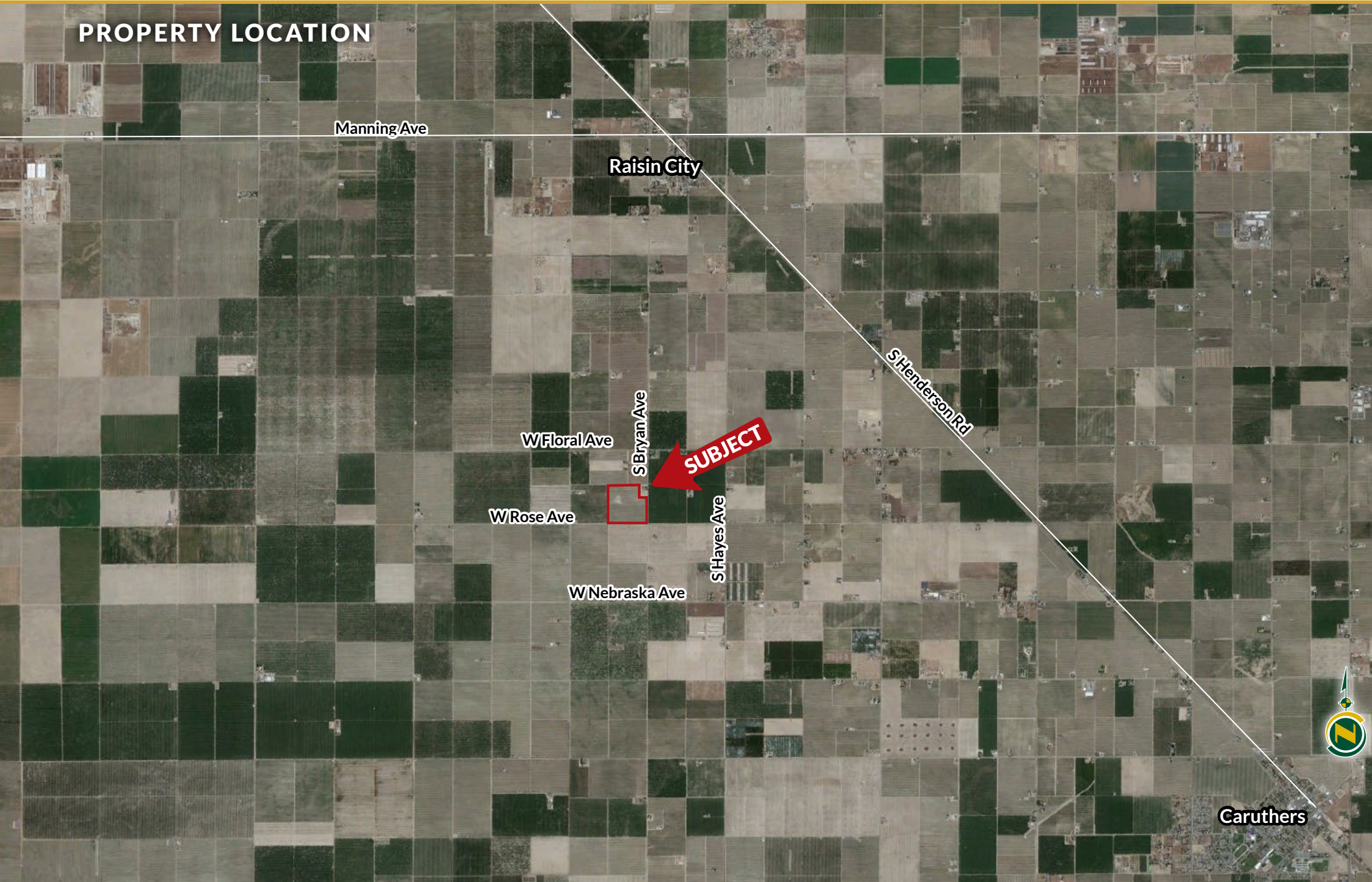


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37.18± Acres
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

37.18± acs. of Thompson vines. The north half was planted in 1980 on a 12' x 7' spacing. The south half was planted in 1990 on a 12' x 6' spacing

LOCATION

The property is on the west side of Bryan Avenue approximately 1/4 mile south of Floral Avenue.

LEGAL

Fresno County APN's: 041-350-10 & 15. Located in a portion of Section 4, T16S, R19E, M.D.B.&M.

ZONING

A1 (Agricultural).

WATER

The property is located within the Raisin City Water District and within the McMullin Area GSA. There is one ag well with a 30 HP pump. The property is furrow irrigated with a concrete pipeline and valves on every row. The pump is in good working condition, however the water level is near the bottom of the well.

PRICE/TERMS

\$501,930 cash at the close of escrow.

SOILS MAP



California Revised Storie Index (CA)

| Map unit symbol | Map unit name | Rating |
|-----------------|---|---------------------|
| Hsm | Hesperia sandy loam, deep | Grade 1 - Excellent |
| Hsn | Hesperia sandy loam, deep, saline-sodic | Grade 3 - Fair |
| Fs | Fresno sandy loam | Grade 5 - Very Poor |
| CfA | Calhi loamy sand, 0-3% slopes | Grade 2 - Good |

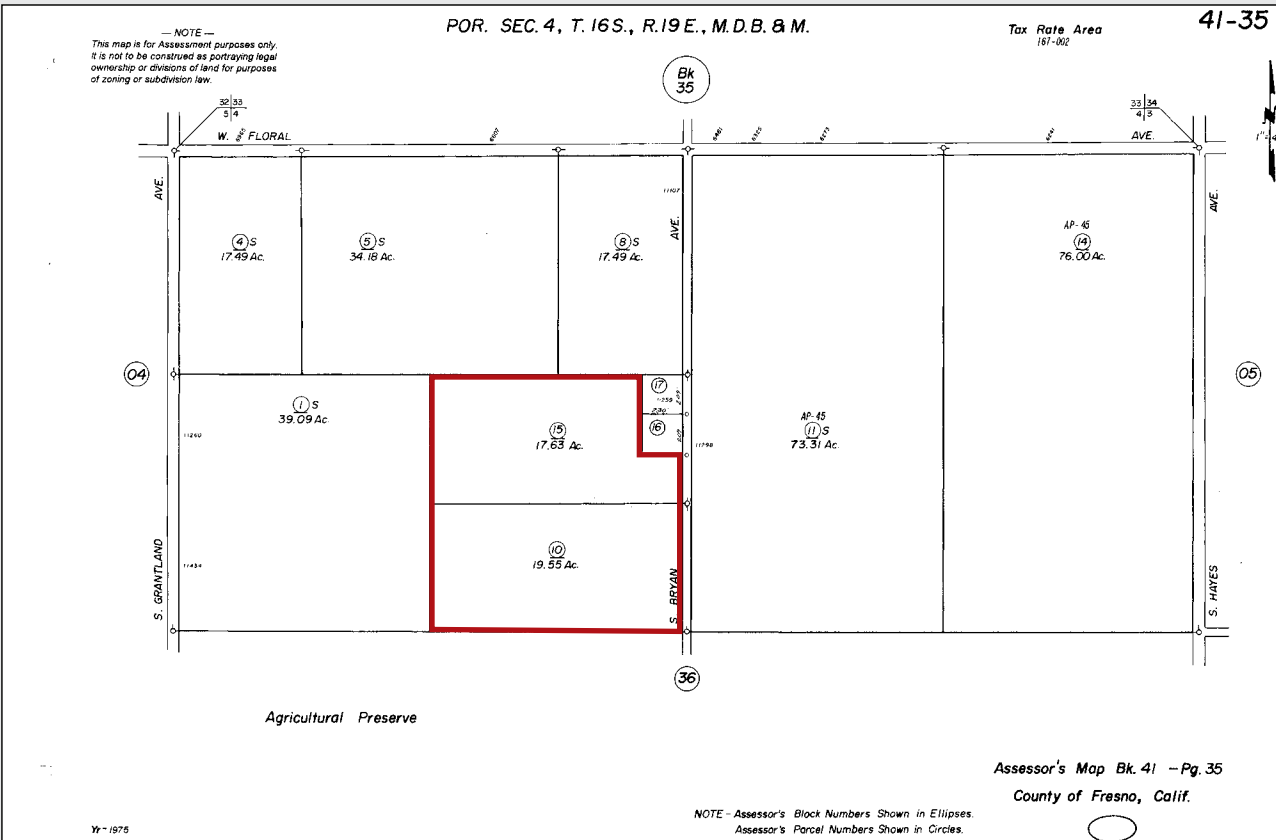
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PARCEL MAP

PROPERTY PHOTO



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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.**