

# VINEYARD W/HOME IN F.I.D.

Fresno County, California

9.77± Acres

\$379,000



- Older Home
- Mature Thompson Vineyard
- Grade 1 Soils



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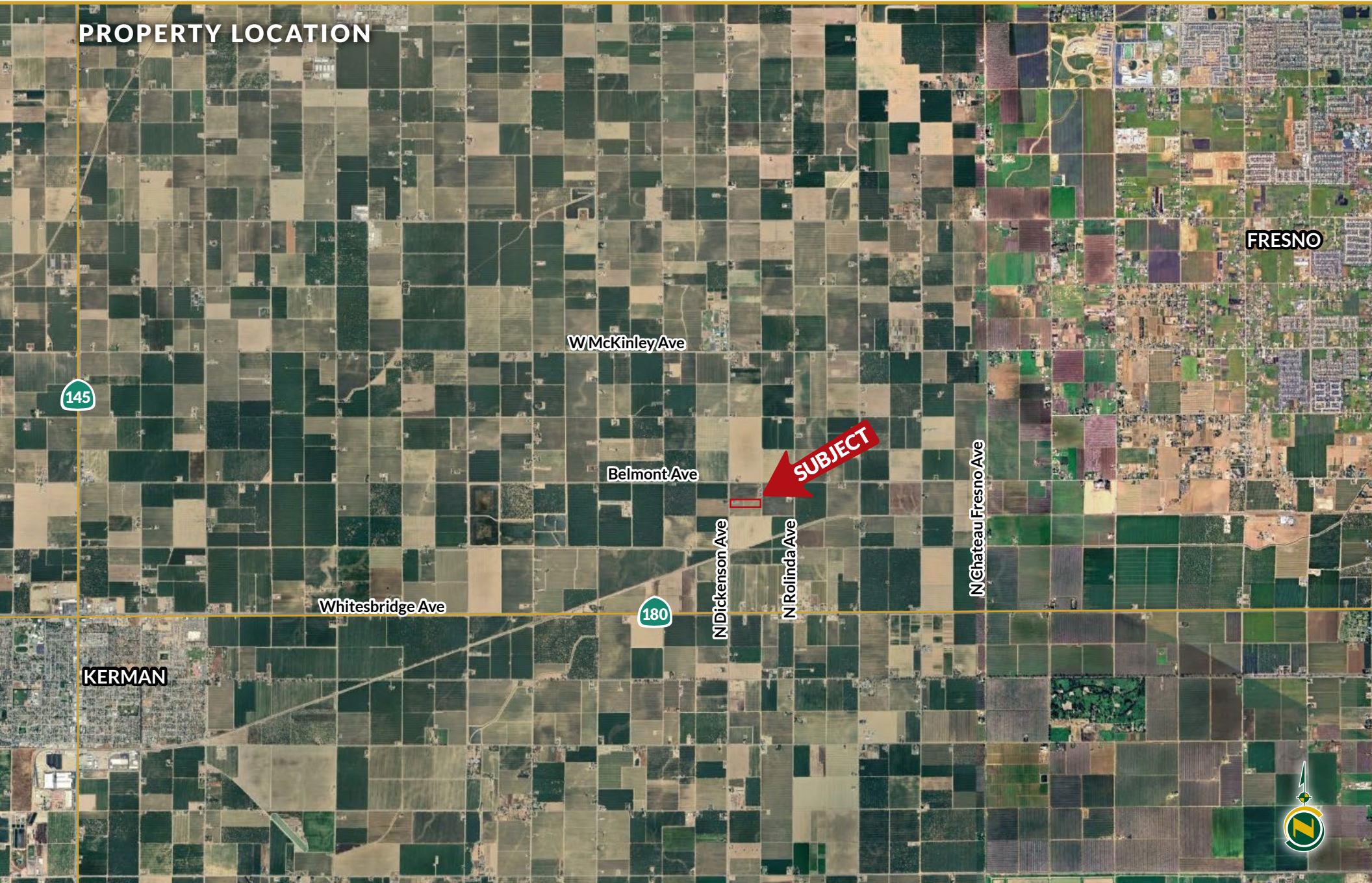


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Small hobby farm with older home in move in ready condition.

### LOCATION

834 N Dickenson Ave. Fresno, CA. The parcel is .86± miles north of Hwy 180, 5± miles to Kerman, and 10± miles to Fresno.

### LEGAL

Fresno County APN: 025-071-12. Located in a portion of Section 1, T14S, R18E, M.D.B.&M.

### ZONING

Rural / Agricultural. The parcel is not enrolled in the Williamson Act.

### PLANTINGS

Older mature Thompson vineyard historically farmed to raisins and sold to Sun-Maid Raisin Growers.

### WATER

Water is furnished by Fresno Irrigation District and irrigates through a concrete pipeline from east to west. There currently is no ag well on the property.

### SOILS

See soils map included.

### BUILDINGS

One older home consisting of 1298± square feet, 3 bdrm, 1 bath with a one car detached 375± square foot garage. The house will come furnished, including refrigerator, washer and dryer in it's as-is condition.

### PRICE/TERMS

\$379,000.00 all cash at the close of escrow plus cultural costs incurred toward the 2025 raisin crop.

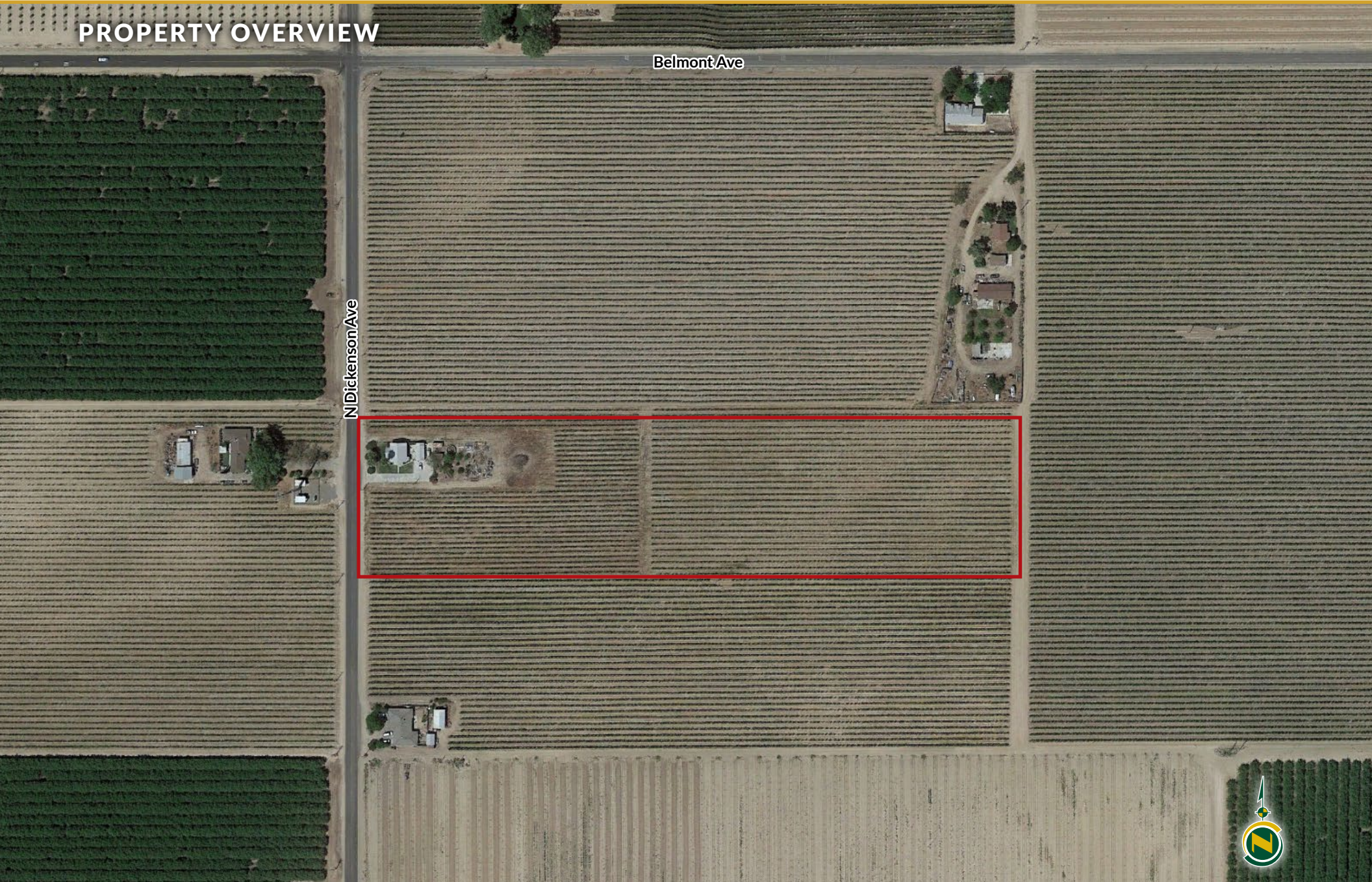


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## PROPERTY OVERVIEW

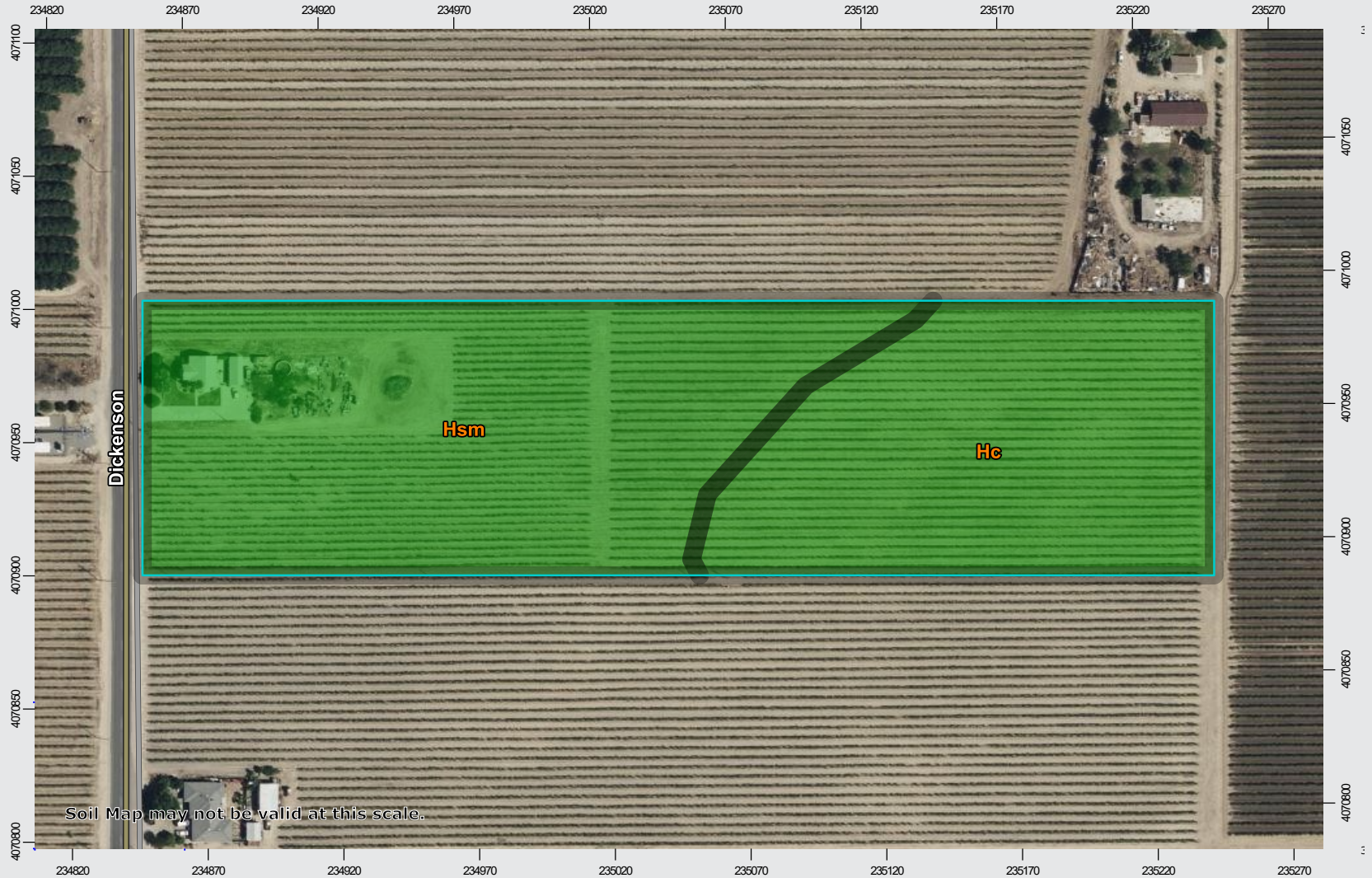


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## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent

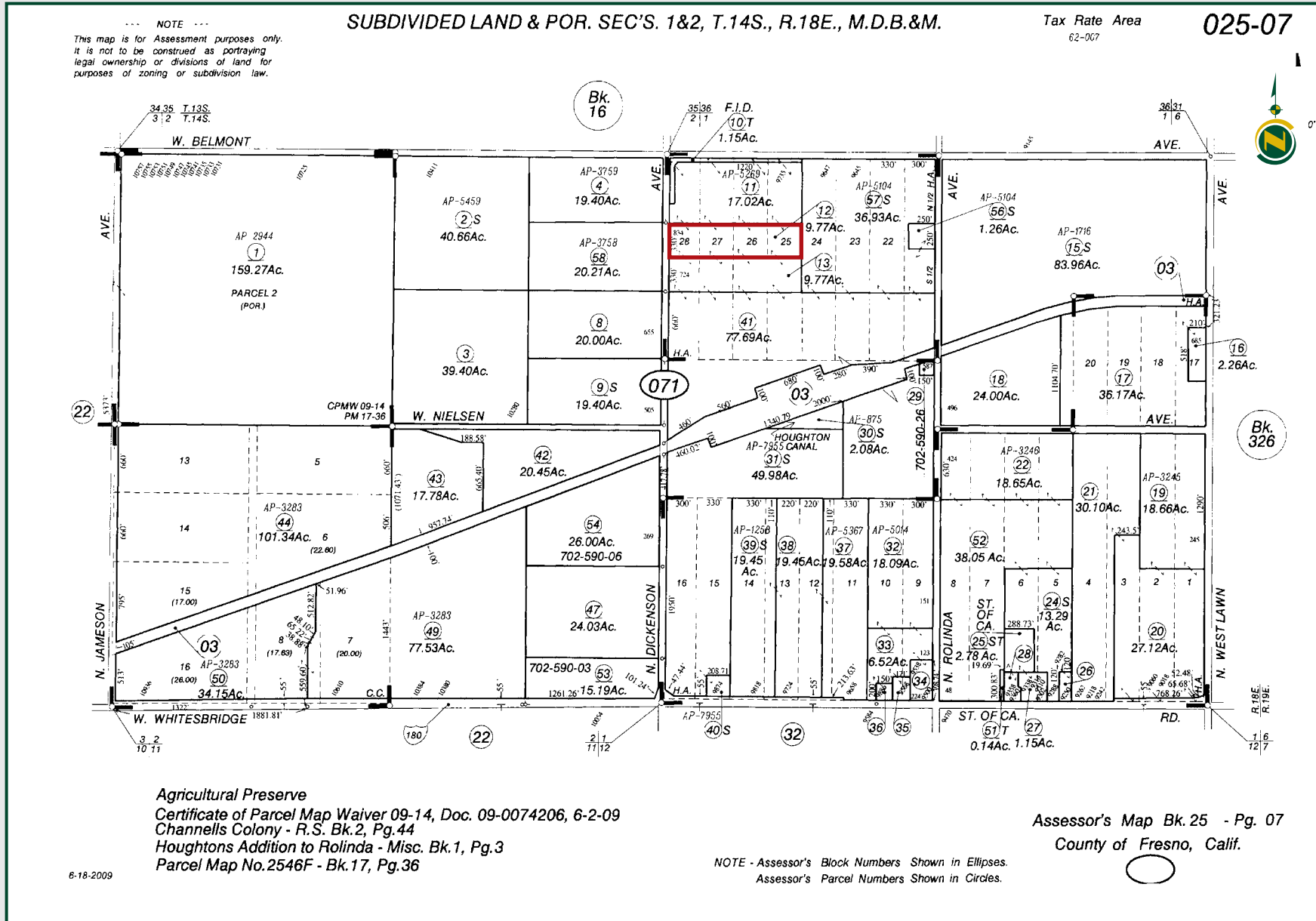


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## PARCEL MAP



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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.**