

F.I.D. HOME & VINEYARD

37.84± ACRES | FRESNO COUNTY, CALIFORNIA

\$1,750,000

(\$46,247/Acre)



PROPERTY HIGHLIGHTS

- CUSTOM HOME
- FRESNO IRRIGATION DISTRICT
- THOMPSON SEEDLESS VINEYARD



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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

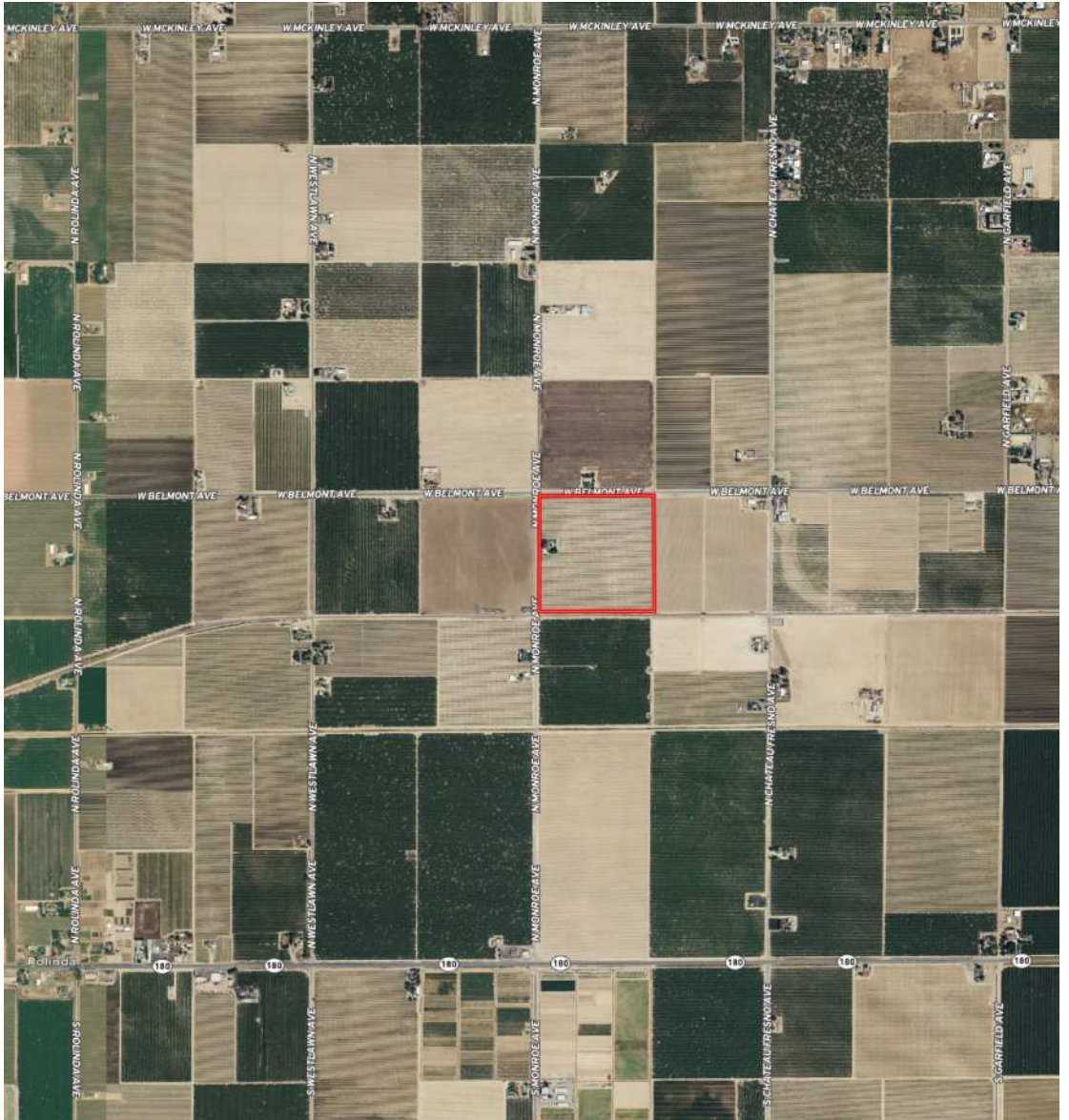
VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Discover this stunning 3,298sqft custom home, offering the perfect blend of country serenity and city convenience. This property also includes owned solar and a Thompson seedless vineyard, irrigated by the Fresno Irrigation District and shared ag pump/well.

LOCATION

The property is located on the SEC of Belmont and Monroe Avenues. Home Address: 946 N Monroe Ave., Fresno, CA 93723.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is enrolled in the Williamson Act.

WATER

The property is within and receives water from Fresno Irrigation District through flood irrigation. There is a domestic pump/well onsite and one ag pump/well located on a neighboring property to the south shared via a well share agreement.

BUILDINGS

This 4 bed, 3 bath one-of-a-kind property features a beautifully designed kitchen with ample counter space, perfect for cooking and entertaining, along with a formal dining room ideal for hosting special gatherings. Enjoy a spacious loft, a large balcony with breathtaking views, and a refreshing pool for those warm summer days. The expansive grass yard provides plenty of space to host large family events, making this home perfect for both relaxation and entertainment.

PLANTINGS

Thompson seedless vineyard.

PRICE/TERMS

\$1,750,000 (\$46,247/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2025 crop.

*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.

POLICY ON AGENT COOPERATION

SOILS INFORMATION

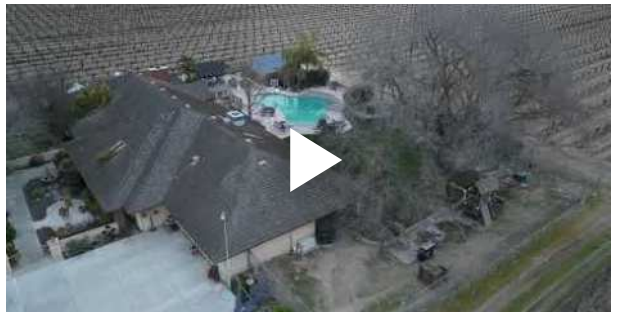


PARCEL INFORMATION

LEGAL
 Fresno Co. APN: 326-021-03



PROPERTY VIDEO







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All Information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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