

F.I.D. HOME, SHOPS & VINEYARD

40± ACRES | FRESNO COUNTY, CALIFORNIA

\$1,750,000

(\$43,750/Acre)



PROPERTY HIGHLIGHTS

- CUSTOM HOME, ADU, & (2) SHOPS
- 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

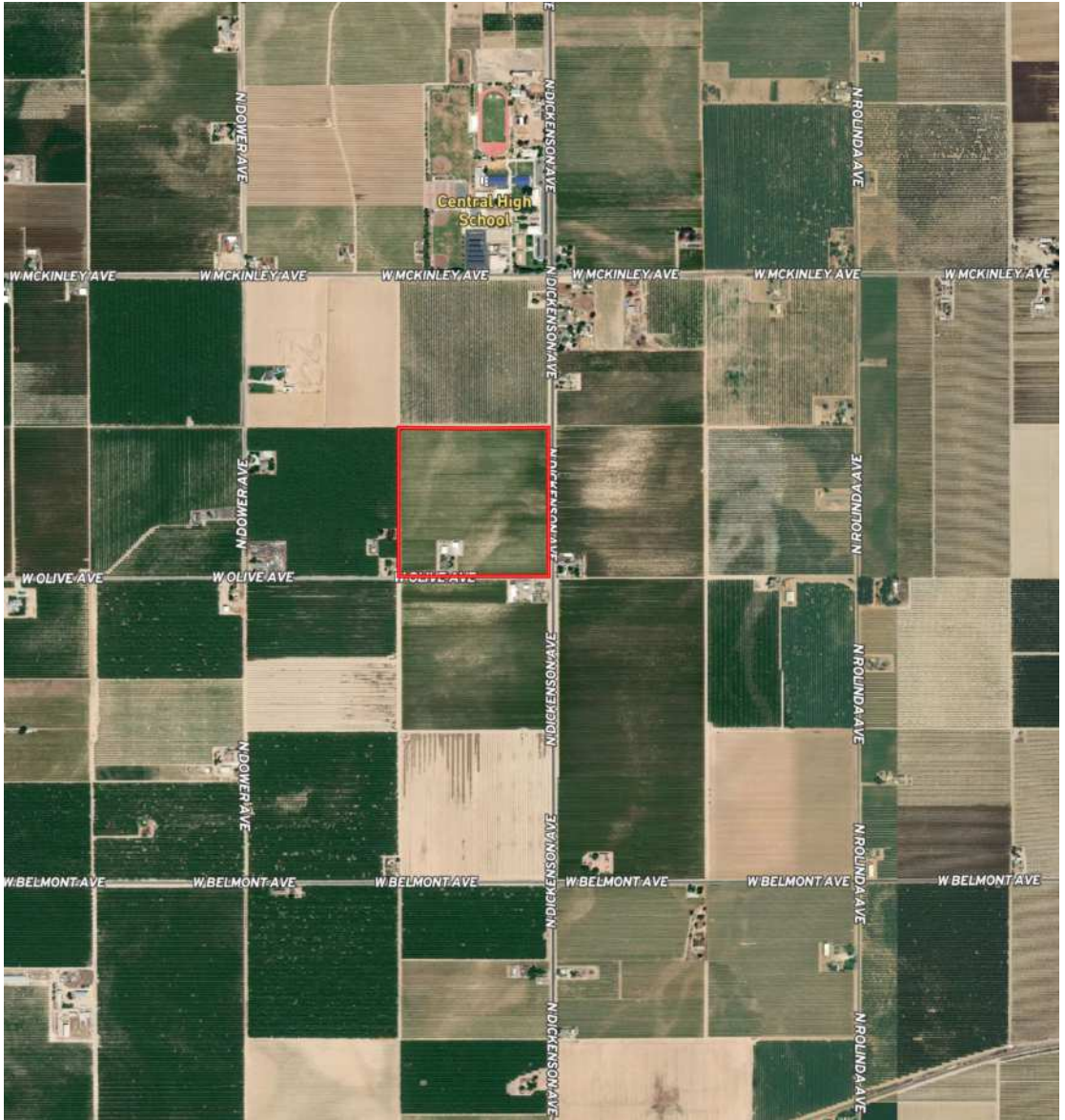
BAKERSFIELD

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

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Experience the perfect blend of country living and modern convenience with this exceptional 2,986sqft ranch-style home. The spacious property offers a thoughtfully designed main residence, complete with a beautifully updated kitchen, a formal dining room, and a converted garage that adds additional bedrooms for flexible living space. Ideal for multi-generational living or rental potential, a detached ADU provides a private retreat for guests or extended family. For those in need of ample workspace, this property features not one, but two impressive shops. Whether you're looking for extra storage, a home based business setup, or space for hobbies and project, this property has it all!

LOCATION

The property is located on the NWC of Olive and Dickenson Avenues. Home Address: 10166 W Olive Ave., Fresno, CA 93723.

ZONING

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

WATER

The property receives water through one domestic pump/well and one ag pump/well from Fresno Irrigation District.

BUILDINGS

4 bed, 3 bath residence.

Two impressive shops - one measuring 40' x 60' (2,400sqft) and another totaling 5,000sqft under roof, with a 60' x 50' enclosed section and an additional 40' x 60' covered area.

(1) detached ADU.

PLANTINGS

Thompson seedless vineyard.

PRICE/TERMS

\$1,750,000 (\$43,750/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

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SOILS INFORMATION

Map Unit Legend

Map Unit Symbol	Map Unit Name
ms	Hardpan capped sandy loam
ms	Hardpan sandy loam
ms	Hardpan fine sandy loam, silty substratum
ms	Hardpan fine sandy loam, silty



*Boundary Lines Are Approximate

PARCEL INFORMATION

LEGAL

Fresno Co. APNs: 016-160-08 & 09s



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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