

# F.I.D. BELMONT AVE VINEYARD

19.13± ACRES | FRESNO COUNTY, CALIFORNIA

**\$612,160**

(\$32,000/Acre)



## PROPERTY HIGHLIGHTS

- FRESNO IRRIGATION DISTRICT
- NEW WELL DRILLED IN 2022
- THOMPSON SEEDLESS
- CLASS 1 EXCELLENT SOIL



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

Here is an opportunity to invest in a property to expand your farm portfolio, begin farming, or a combination of farming with space to build. This could be perfect for someone to raise a family in the country and create a self sufficient tranquil lifestyle.

### LOCATION

The property is located on the north side of Belmont Avenue between Westlawn Avenue and Rolinda Avenue in Fresno, CA.

### ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is not enrolled in the Williamson Act.

### WATER

The property is located within and receives water from Fresno Irrigation District. The submersible well was drilled in August 2022 down to 336ft. The vineyard is irrigated via flood valves on each row.

### BUILDINGS

None.

### PLANTINGS

Thompson seedless vineyard historically farmed for raisins.

### PRICE/TERMS

\$612,160 (\$32,000/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2025 vineyard 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**

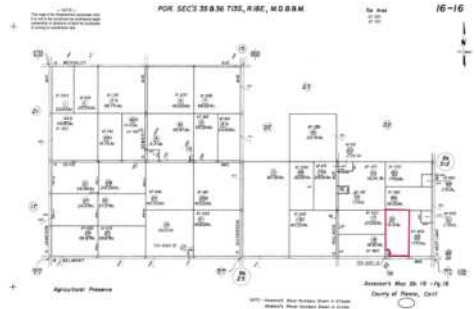
Map Unit Symbol	Map Unit Name
Shm	Fresno sandy loam, deep
Hst	Hageria fine sandy loam, deep



## PARCEL INFORMATION

### LEGAL

Fresno Co. APN: 016-160-35



## PROPERTY VIDEO







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