

REEDLEY AREA VINEYARD AND OPEN LAND

\$444,480



13.89± Acres, Fresno County

- Consolidated Irrigation District
- Excellent Soil
- Great Location
- Potential Homesite

Exclusively Presented by:

Pearson Realty

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Since 1919*



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Fresno County, CA

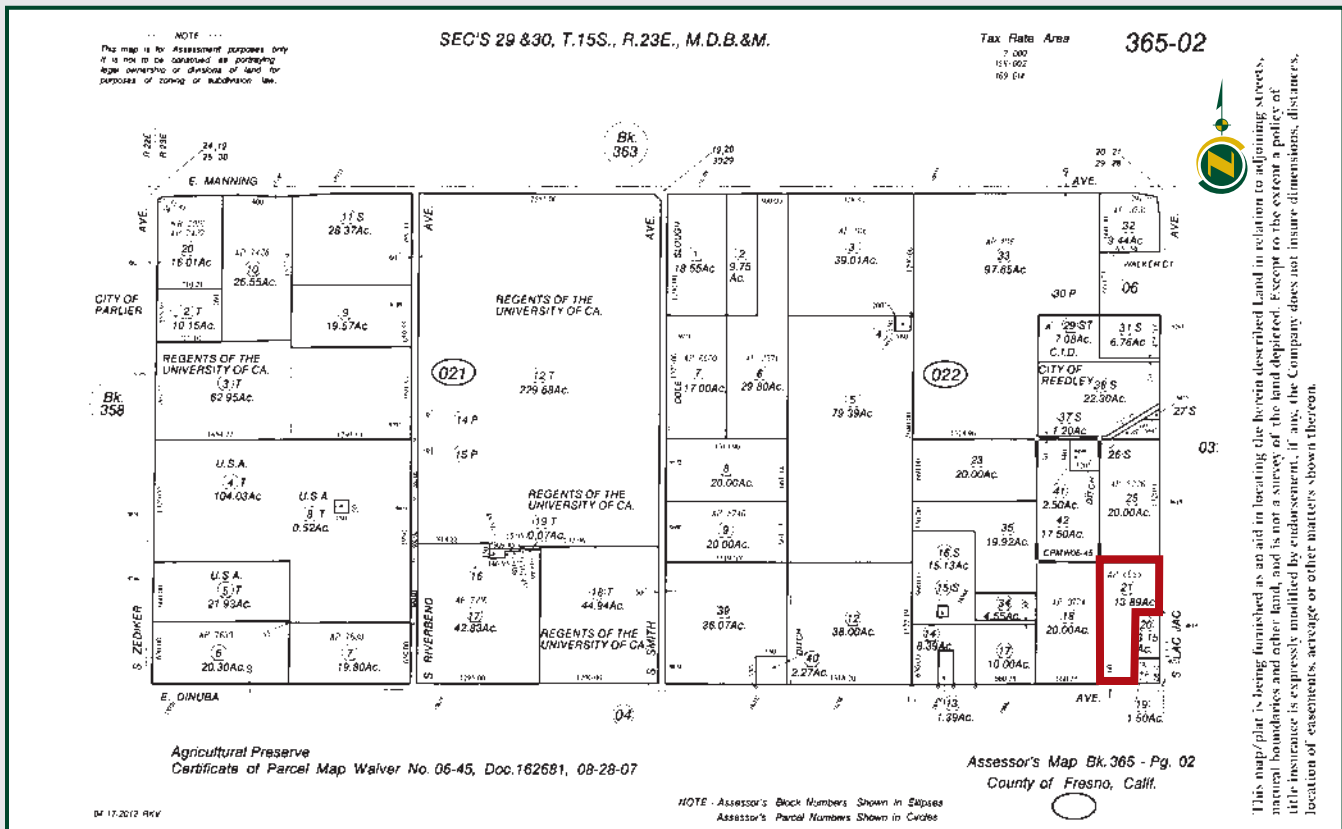


SOIL MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
DhA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	3.3%
Hm	Hanford fine sandy loam	Grade 1 - Excellent	96.7%
Totals for Area of Interest			100.0%

PARCEL MAP



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PROPERTY INFORMATION

DESCRIPTION

This Reedley area opportunity consists of a vineyard with Class 1 excellent soils located in the preferred Consolidated Irrigation District. The property can be redeveloped or a potential homesite with future agricultural income.

LOCATION

The property is located on the west side of south Lac Jac Avenue between east Manning Avenue and east Dinuba Avenue. It is a short distance west of Reedley, California.

LEGAL

Fresno County APN 365-022-21, Section 29, Township 15S, Range 23E, 13.89± acres in the E ½ of SE ¼ section of SE ¼ section of 29.

ZONING

AE-20 (Agriculture Exclusive) Agriculture preserve 6655.

PLANTINGS

Older Thompson raisin vineyard and open land.

WATER

Consolidated Irrigation District

SOILS

Hanford fine sandy loam, Grade 1, Excellent 96.7%
Delhi loamy sand, 0 to 3% slopes, MLRA 17, Grade 2, Good 3.3%

PRICE/TERMS

\$444,480 cash at close of escrow.

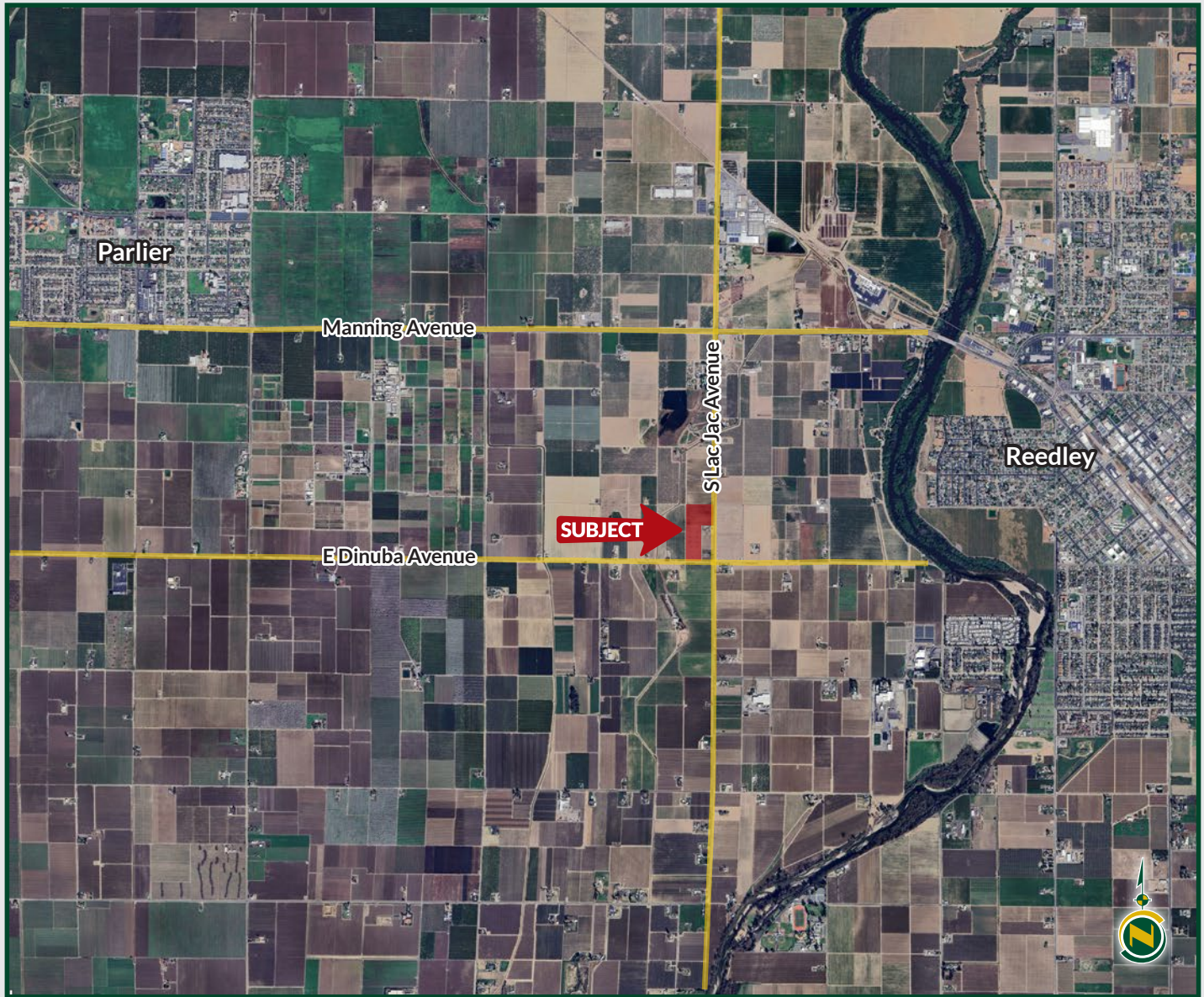


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LOCATION MAP



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.



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