

KINGSBURG AREA VINEYARD AND HOMESITE

\$456,640



14.27± Acres, Fresno County

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

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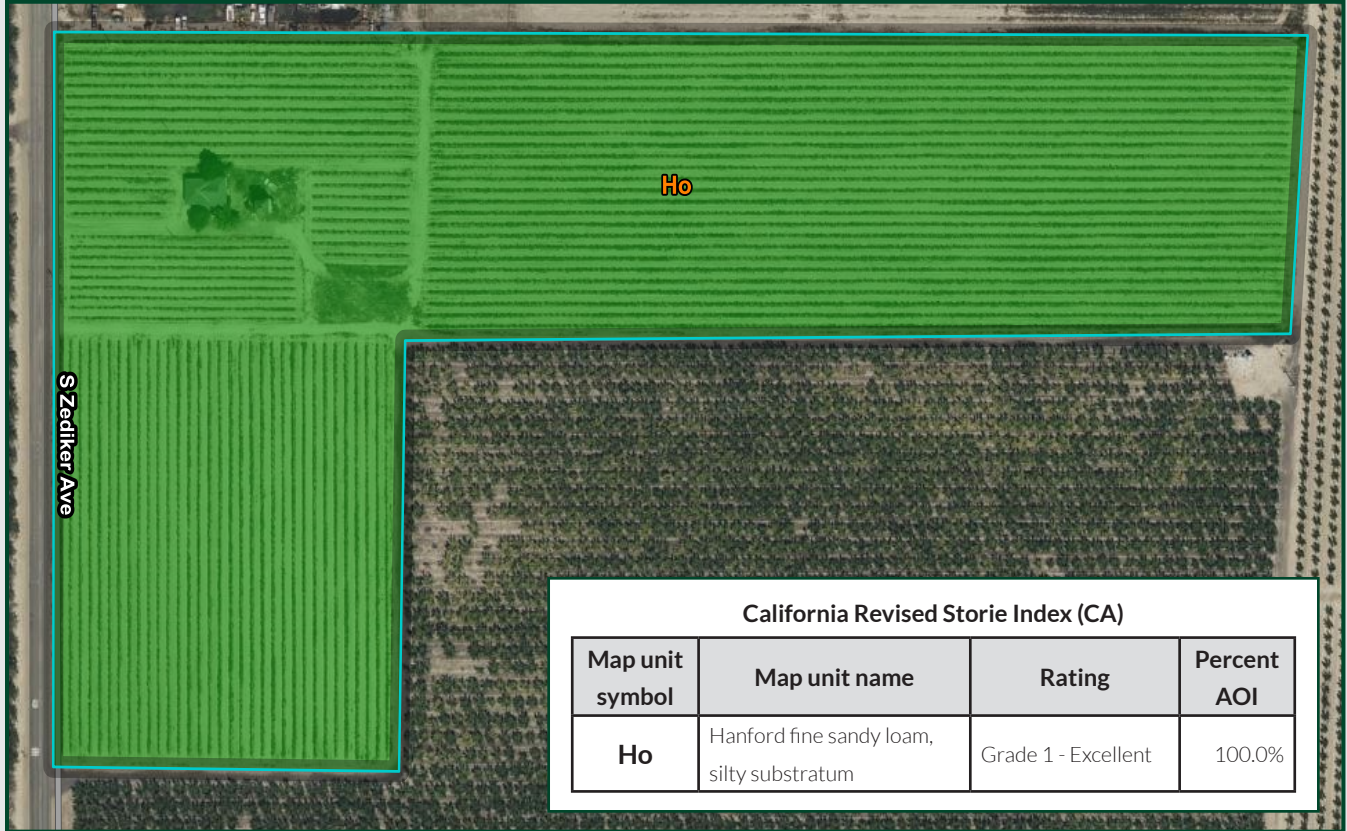
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KINGSBURG AREA VINEYARD AND HOMESITE

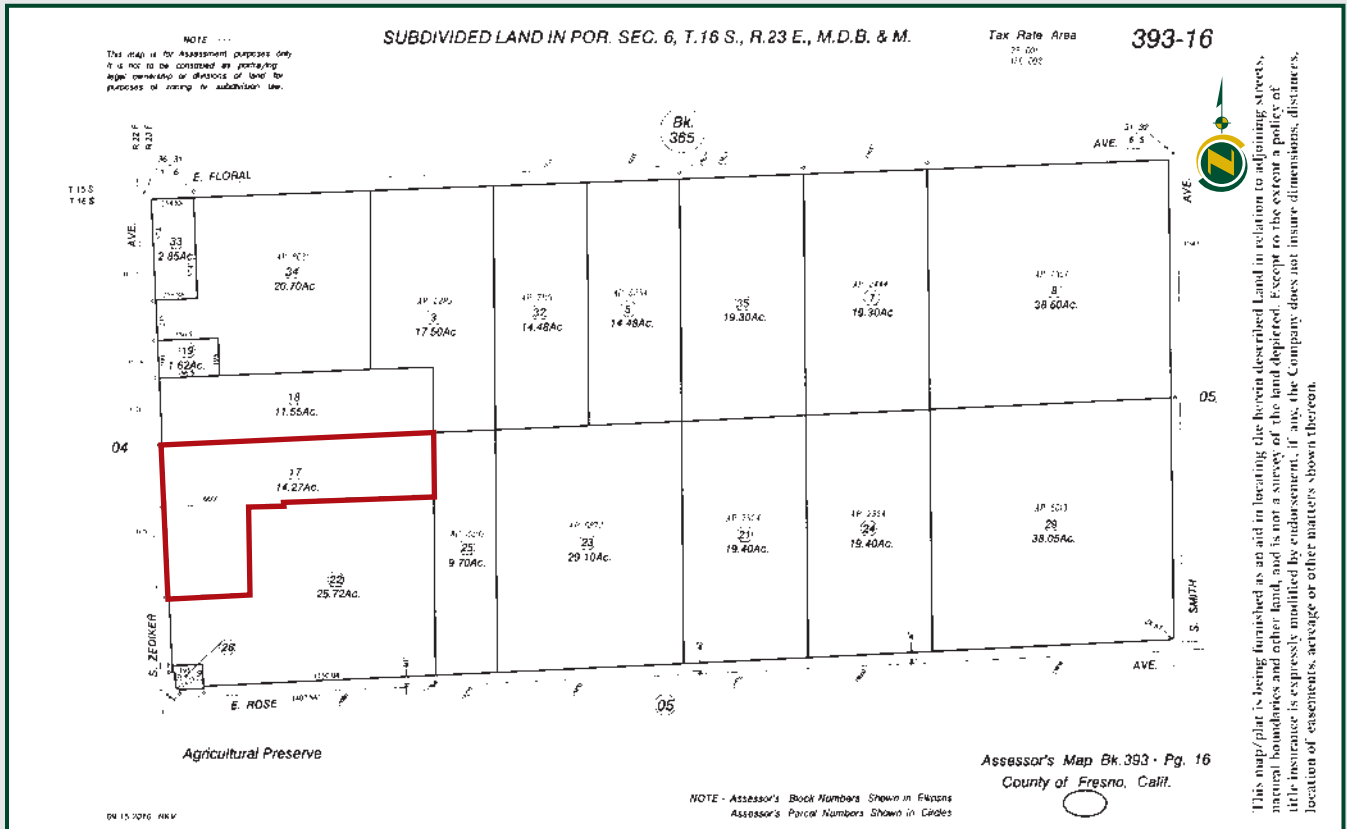
14.27± Acres
Fresno County, CA



SOIL MAP



PARCEL MAP



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PROPERTY INFORMATION

DESCRIPTION

This Kingsburg area opportunity consists of an older vineyard with Class 1 excellent soils. This property is located in the preferred Consolidated Irrigation District. There is an older home that can be potentially replaced with a new home. The vineyard can also be replaced with new plantings for future agricultural income.

LOCATION

Street address is 11282 S Zediker Avenue, Kingsburg, CA 93631. Located 4 miles east of Kingsburg, California on the east side of South Zediker Avenue between East Rose Avenue and East Floral Avenue.

LEGAL

Fresno County APN 393-160-17. 14.27± acres located in the N ½ of the SW ¼ of the NW ¼ of Section 6 Township 16, Range 23.

ZONING

AE-20 (Agricultural Exclusive).

PLANTINGS

Older Thompson raisin vineyard.

WATER

Consolidated Irrigation District. Well in unknown condition.

SOILS

Hanford fine sandy loam, silty substratum, Grade 1, Excellent soil.

PRICE/TERMS

\$456,640 cash at close of escrow.

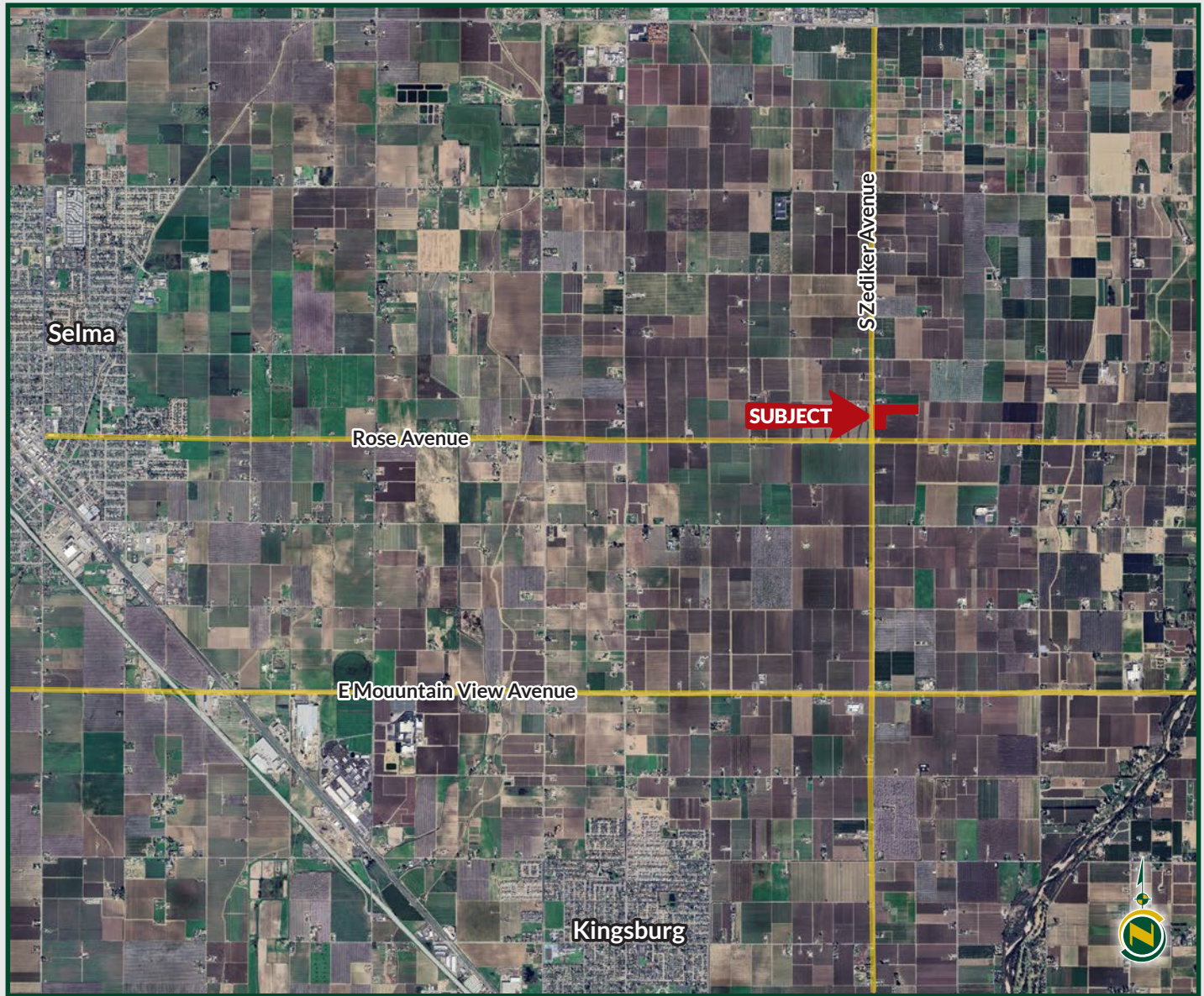


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LOCATION MAP



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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