

60.00.00±
ASSESSED ACRES

F.I.D. VINEYARD & CITRUS
FRESNO COUNTY, CALIFORNIA

\$2,100,000
(\$35,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 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
661.334.2777

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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**PROPERTY
HIGHLIGHTS:**

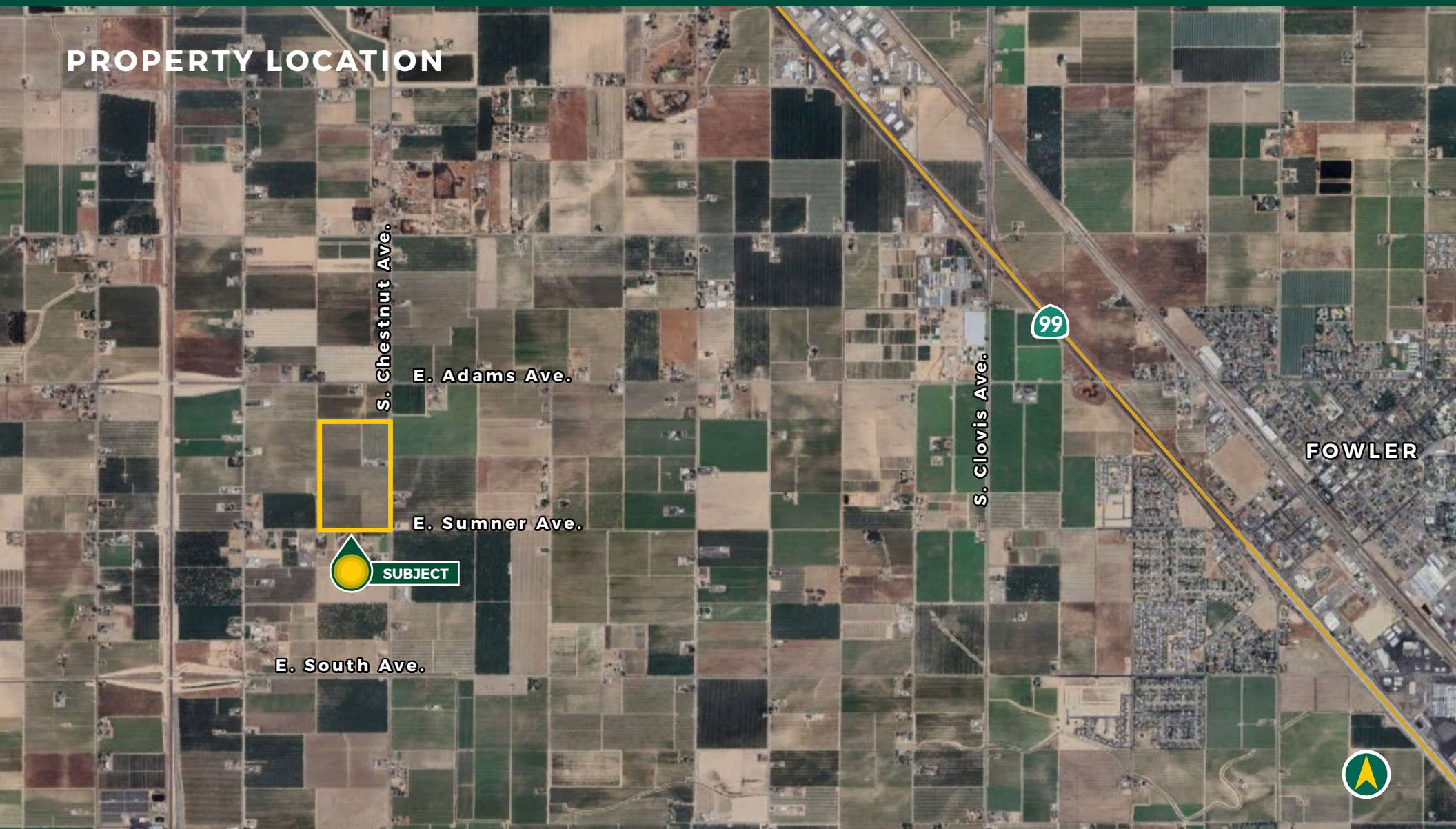
- FRESNO IRRIGATION DISTRICT
- EXCELLENT SOILS
- (2) SOURCES OF WATER
- (2) RENTAL HOMES

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This 60± acre ranch includes a 50± acre older Thompson Seedless vineyard and 10± acres of younger Clementines. The ranch has two sources of water including Fresno Irrigation District surface water and an ag well. There are also two rental homes on the property generating monthly income.

LOCATION

The subject property is located approximately 3.5± miles west of Fowler between Adams Ave and Sumner Ave off of Chestnut Ave.

Physical address: 7265 S. Chestnut Ave, Fresno, CA 93725

LEGAL

Fresno County APN: 335-090-10. Located in a portion of Section 13, Township 15S, Range 20E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres. The property is enrolled in the Williamson Act.

PLANTINGS

50± acres of Thompson Seedless

10± acres of Clementines planted in 2017

WATER

The ranch is located within Fresno Irrigation District and entitled to receive surface water. In addition to surface water, there is one ag well with a 30 HP pump and one domestic well. The vineyard is both drip and furrow irrigated with concrete risers on every row. The Clementines are irrigated via fan jets.

SOILS

See soils map included.

BUILDINGS

There are two homes on the property which are currently being rented out on a month-to-month basis. There is also a 26' x 43' older metal shed near the two houses.

PRICE/TERMS

\$2,100,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2025 crops.



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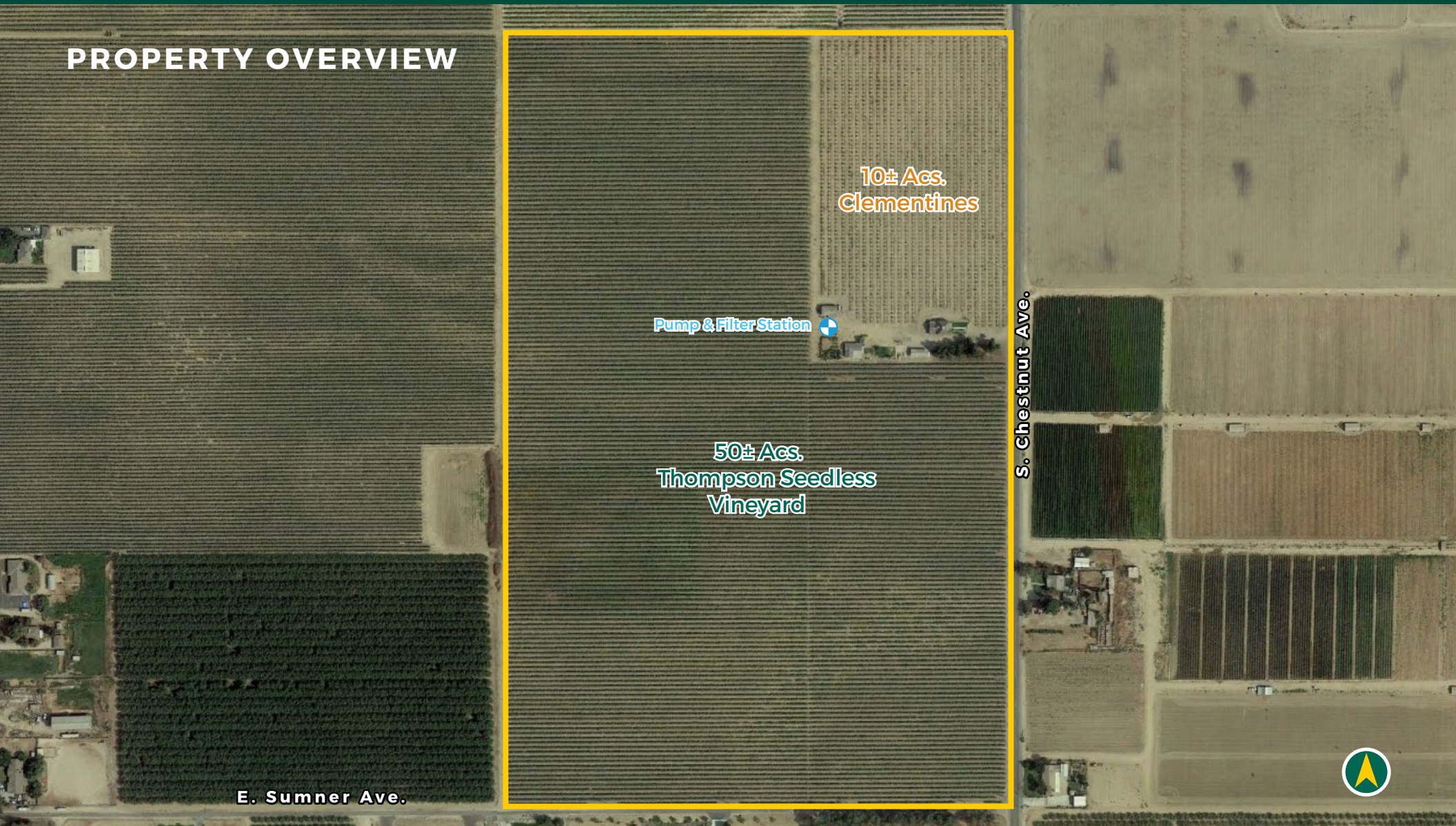
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PROPERTY OVERVIEW



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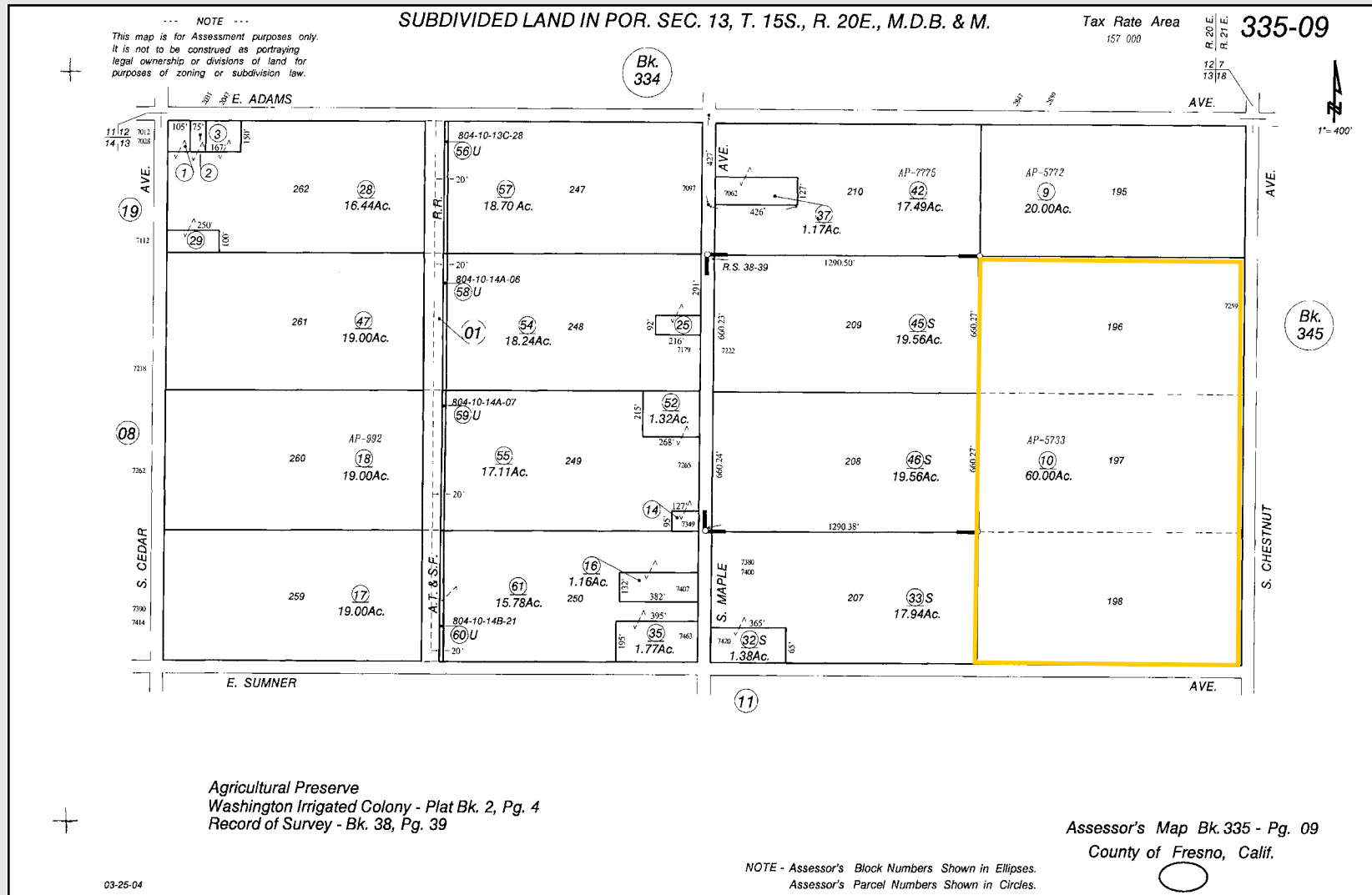
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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
Hc	Hesperia sandy loam	Grade 1 - Excellent
Hsd	Heperia sandy loam, very deep	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good





PROPERTY PHOTOS



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