

FID THOMPSON VINEYARD

Fresno County, California

\$810,000

(\$36,210/Acre)

SALE PENDING

S Marks Ave

22.37± Acres

- Fresno Irrigation District
- Good Soils
- 2 Sources of Water

Exclusively Presented by:

Pearson Realty

*A Tradition in Trust
Since 1919*



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

PROPERTY INFORMATION

DESCRIPTION

22.37± acre vineyard with an older home.

LOCATION

Located just south of the SEC of W. Central Avenue and S. Marks Avenue, Fresno, Ca.

Address: 4244 S. Marks Avenue, Fresno, CA 93706.

LEGAL

22.37± acres Fresno County, APN: 328-021-19, located in a portion of Section 31, T14S, R20E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

PLANTINGS

Thompson seedless vineyard

WATER

Fresno Irrigation District.

20 HP submersible pump

Furrow irrigated.

Concrete pipeline with a valve on every row.

SOILS

Hesperia sandy loam, very deep, Grade 1

Hesperia sandy loam, hard substratum, Grade 2

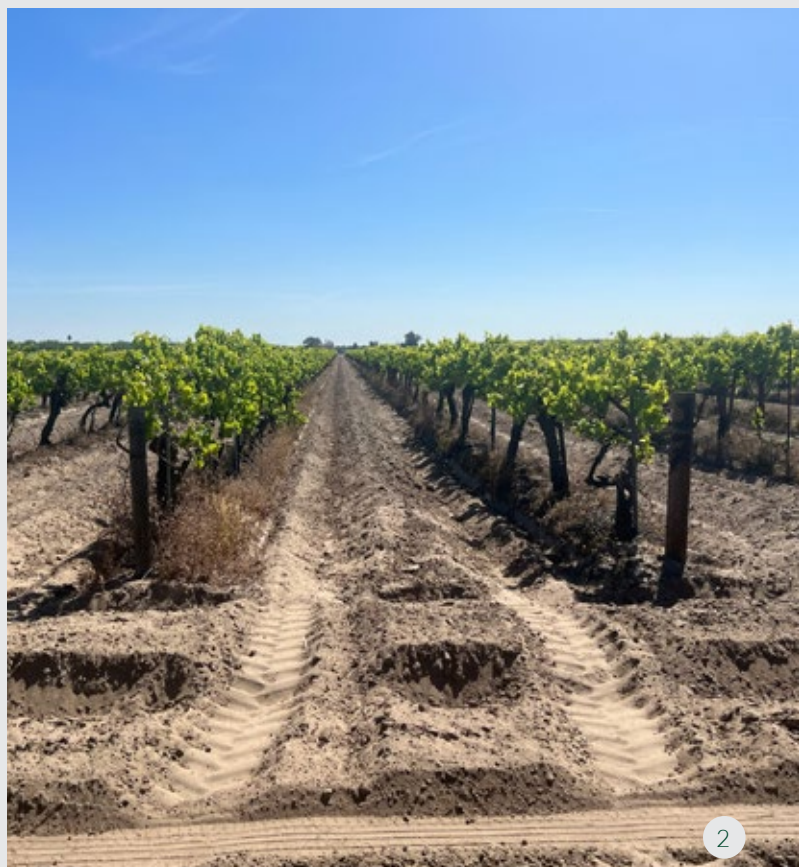
Delhi loamy sand, 0-3% slopes, MLRA 17, Grade 2

BUILDINGS

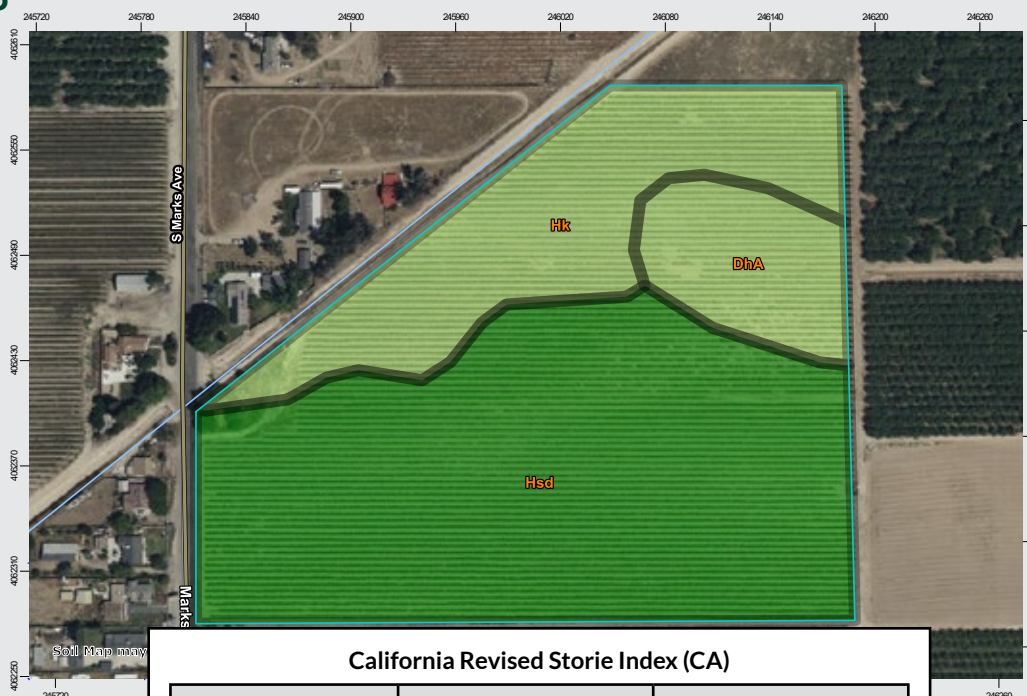
One 2 bedroom, 1 bath home built in 1925

PRICE/TERMS

\$810,000 cash at the close of escrow.



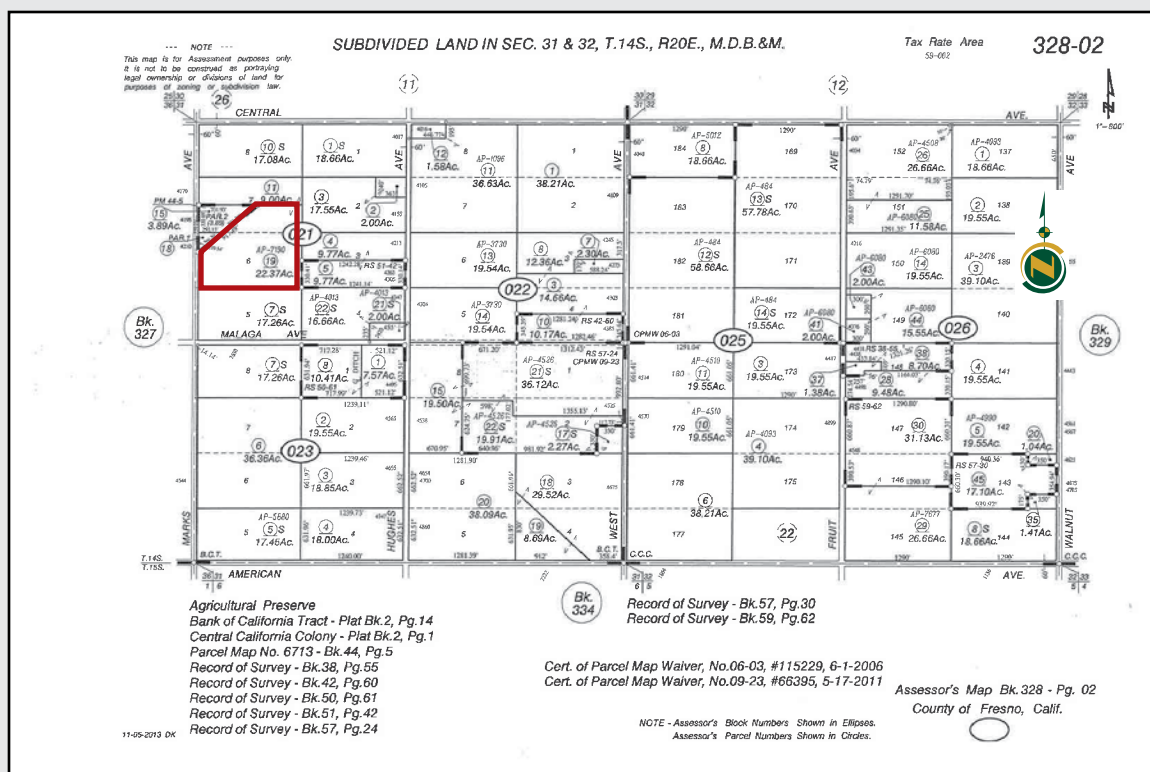
SOILS MAP



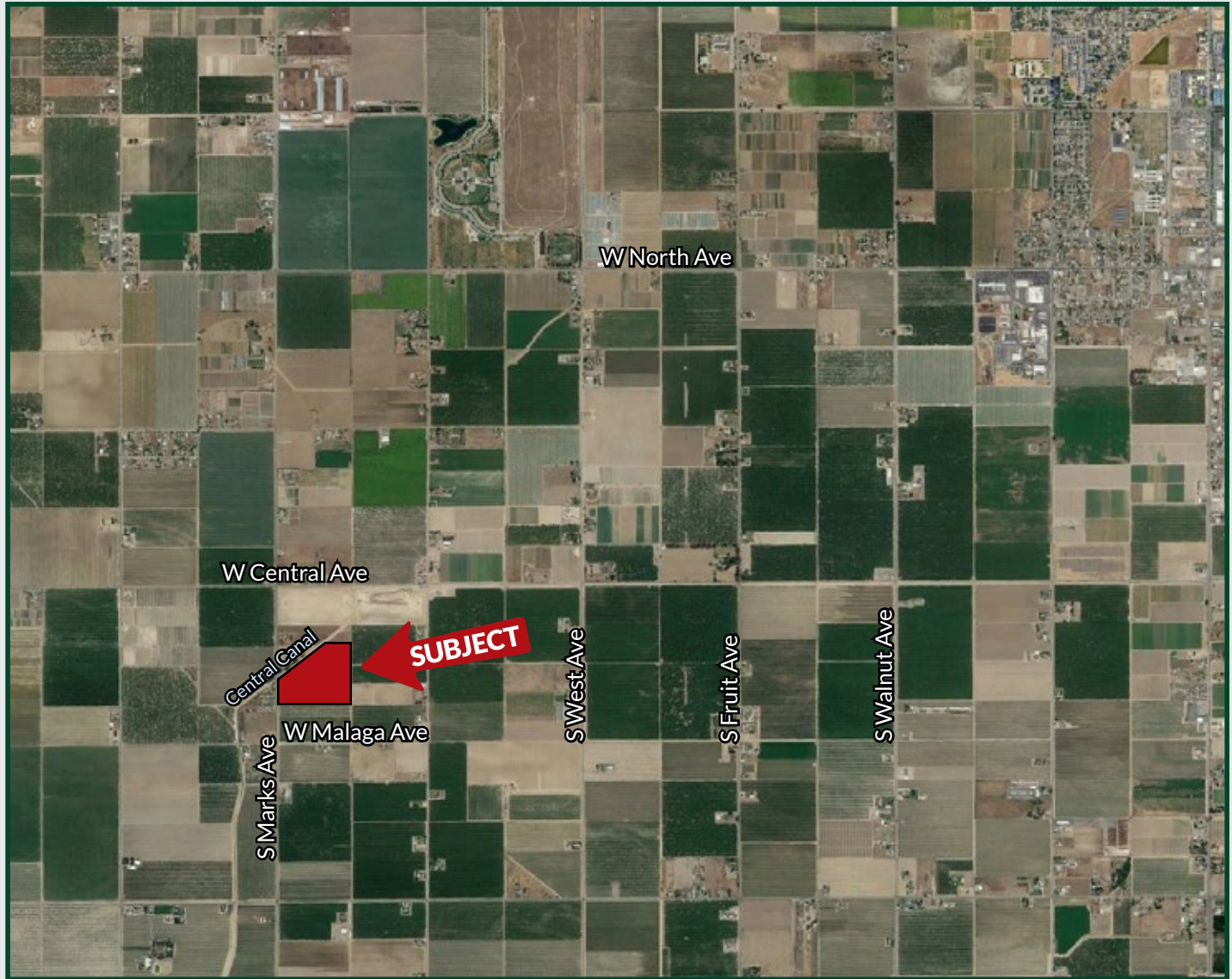
California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
HsD	Hesperis sandy loam, very deep	Grade 1 - Excellent
Hk	Hanford sandy loam, hard substratum	Grade 2 - Good
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good

APN MAP



PROPERTY OVERVIEW



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.



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

4