

FOR SALE



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REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Vineyard & Dried Fruit Processing Facility in FID

PRICE REDUCED



**40.00± Acres
Fresno County, California**

**Exclusively Presented By:
Pearson Realty**

- Turn key dried fruit processing facility
- Thompson Seedless vineyard
- (3) pumps and wells
- Fresno Irrigation District



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Vineyard & Dried Fruit Processing Facility in FID

40.00± Acres

\$1,800,000

LOCATION:

1303 S. Cornelia Avenue, Fresno, CA 93706. Located 6± miles southwest of central Fresno.

DESCRIPTION:

Turn-key dried fruit processing plant and Thompson Seedless vineyard currently in use daily.

LEGAL:

Fresno County APN's: 327-080-21 & 327-080-22

PLANTINGS:

Thompson vineyard planted in 1979. 7' x 12' spacing.
Production records available upon submittal of offer.

WATER:

Fresno Irrigation District
(1) 3 HP pump and well for the plant.
(1) 2 HP pump and well.
(1) 20 HP pump and well for the vineyard. New bowls in 2016.
(1) Reverse osmosis water purification system for plant.

SOILS:

Mostly Pd-Pachappa loam, some GtA-Greenfield sandy loam, Rc-Ramona loam, Rz-Ramona sandy loam and Ma-Madera sandy loam.

**BUILDINGS/
IMPROVEMENTS:**

There is a newly remodeled 1,400± sq. ft. office, 6,000± sq. ft. raisin pre-grading pole barn with concrete floor and metal roof built in 1988, 6,000± sq. ft. fully enclosed metal storage building built in 2000. The 9,000± sq. ft. fully enclosed and insulated metal building built in 2000 is the packing facility. The packing line includes a BEST 9000 Laser Sorter. Plant building has air conditioned and heated area improved with 2 offices, lab, lunch room and 2 bathrooms, all USDA food grade approved. There is also a newly constructed 6,400± sq. ft. fully enclosed metal building with 3 roll up doors on each side enabling truck drive through.

OTHER:

The plant and yard areas consist of approximately 10 acres used for bin storage, ponding basins and equipment parking areas. There are wood bins included in the sale along with the machinery necessary to process raisins and other dried fruits.

**PLANT
CAPABILITIES:**

Currently used for raisin packing and other dried fruits such as cherries, prunes and dates into bulk packs. Stainless steel throughout all surface contact areas of processing facilities. The plant has been audited and approved by Kraft-Hines, Con-Agra, Campbells and Nestle. These certifications enable the plant to pack for these companies. The plant also has organic and kosher certifications.

PRICE/TERMS:

\$1,800,000 all cash at close of escrow. Buyer to reimburse Seller for vineyard cultural costs incurred through close of escrow.
Seller requests Buyers to submit a confidentiality agreement prior to negotiations.

PROPERTY PHOTO



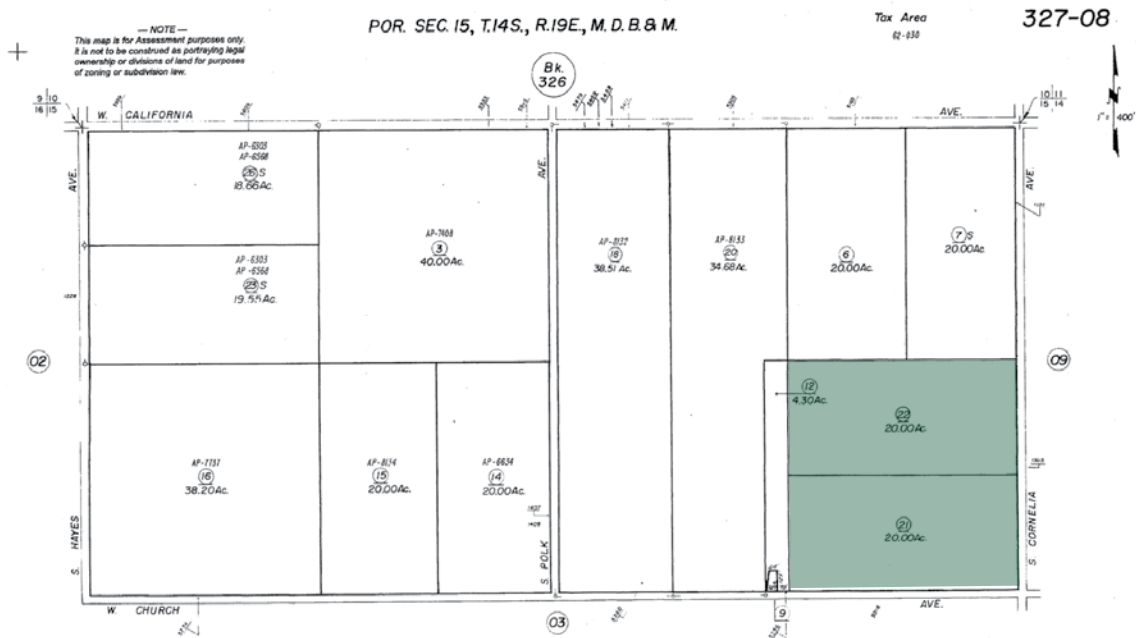
PROPERTY PHOTO



LOCATION MAP



ASSESSOR'S PARCEL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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

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