

FID THOMPSON VINEYARD

Fresno County, California

\$1,118,500

(\$50,000/Acre)



22.37± Acres

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

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CA DRE #00020875

PROPERTY INFORMATION

DESCRIPTION

22.37± acre vineyard.

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

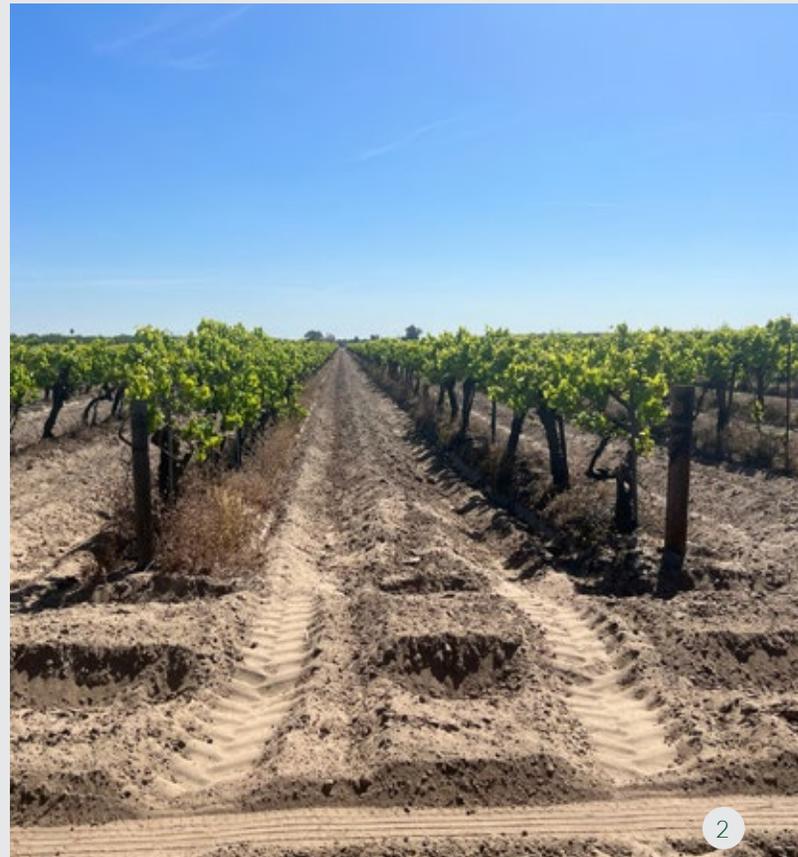
Delhi loamy sand, 0-3% slopes, MLRA 17, Grade 2

BUILDINGS

Small abandoned home built in 1925

PRICE/TERMS

\$1,118,500 cash at the close of escrow.



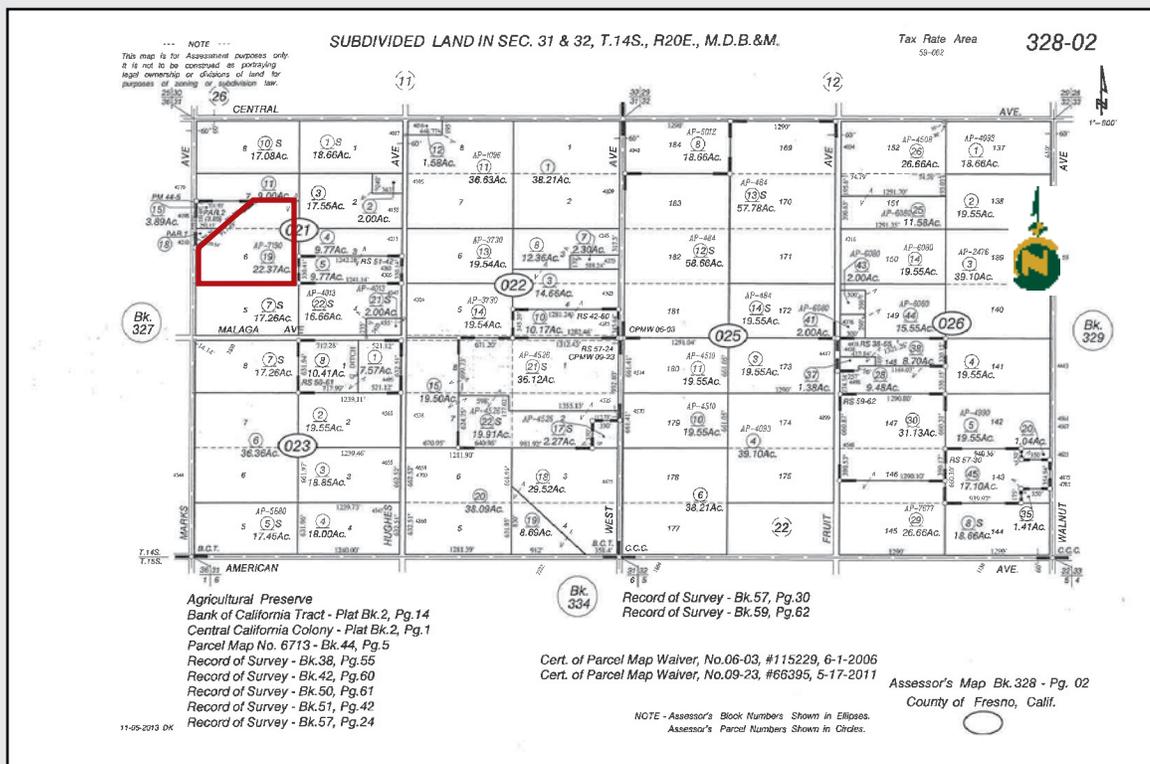
SOILS MAP



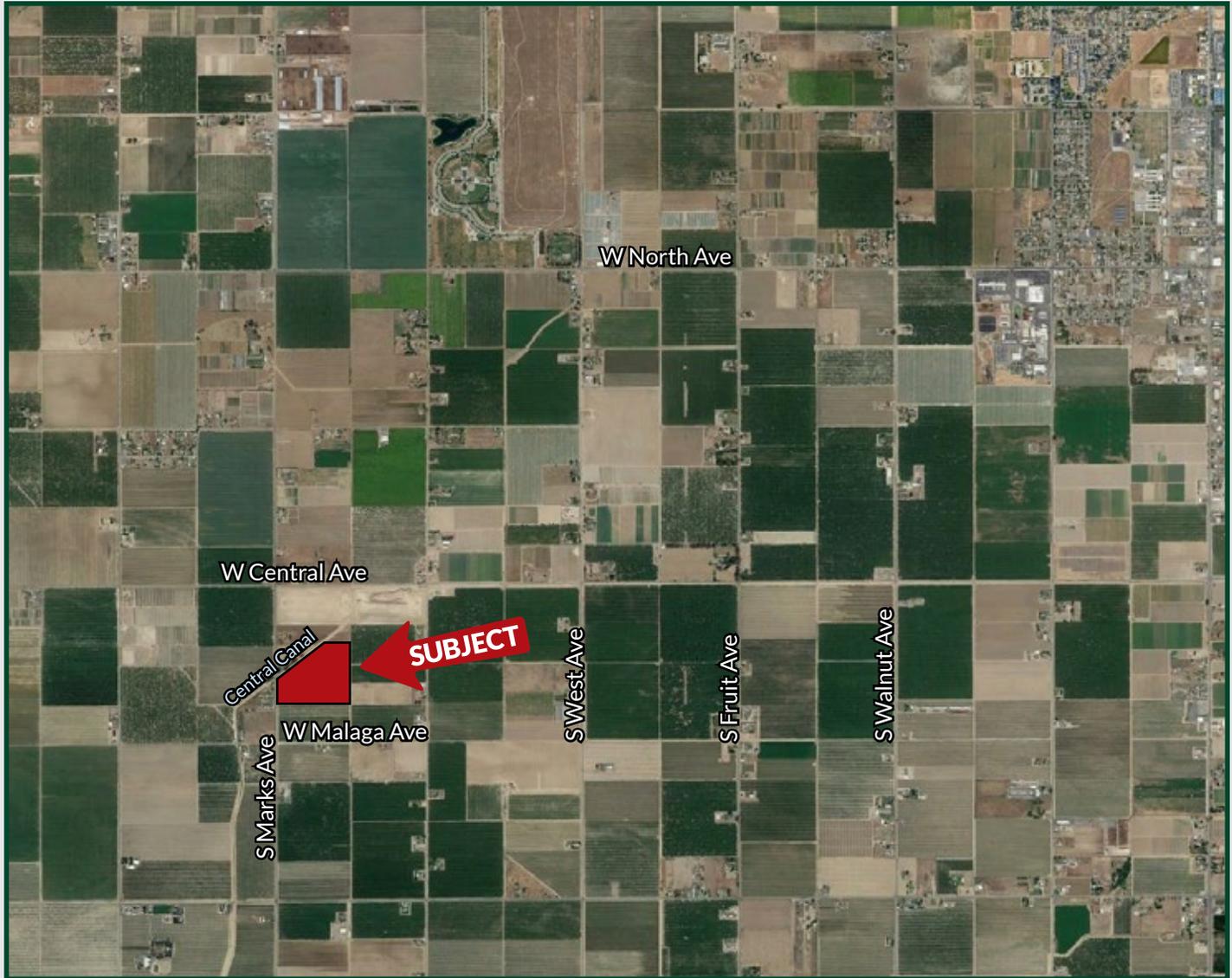
California Revised Storie Index (CA)

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.



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