

F.I.D. FIESTA RAISIN GRAPES

Fresno County, California

38.79± Acres

\$1,241,280
(\$32,000/Acre)



- Fresno Irrigation District
- Grade 1, Excellent Soils
- Two Sources of Water



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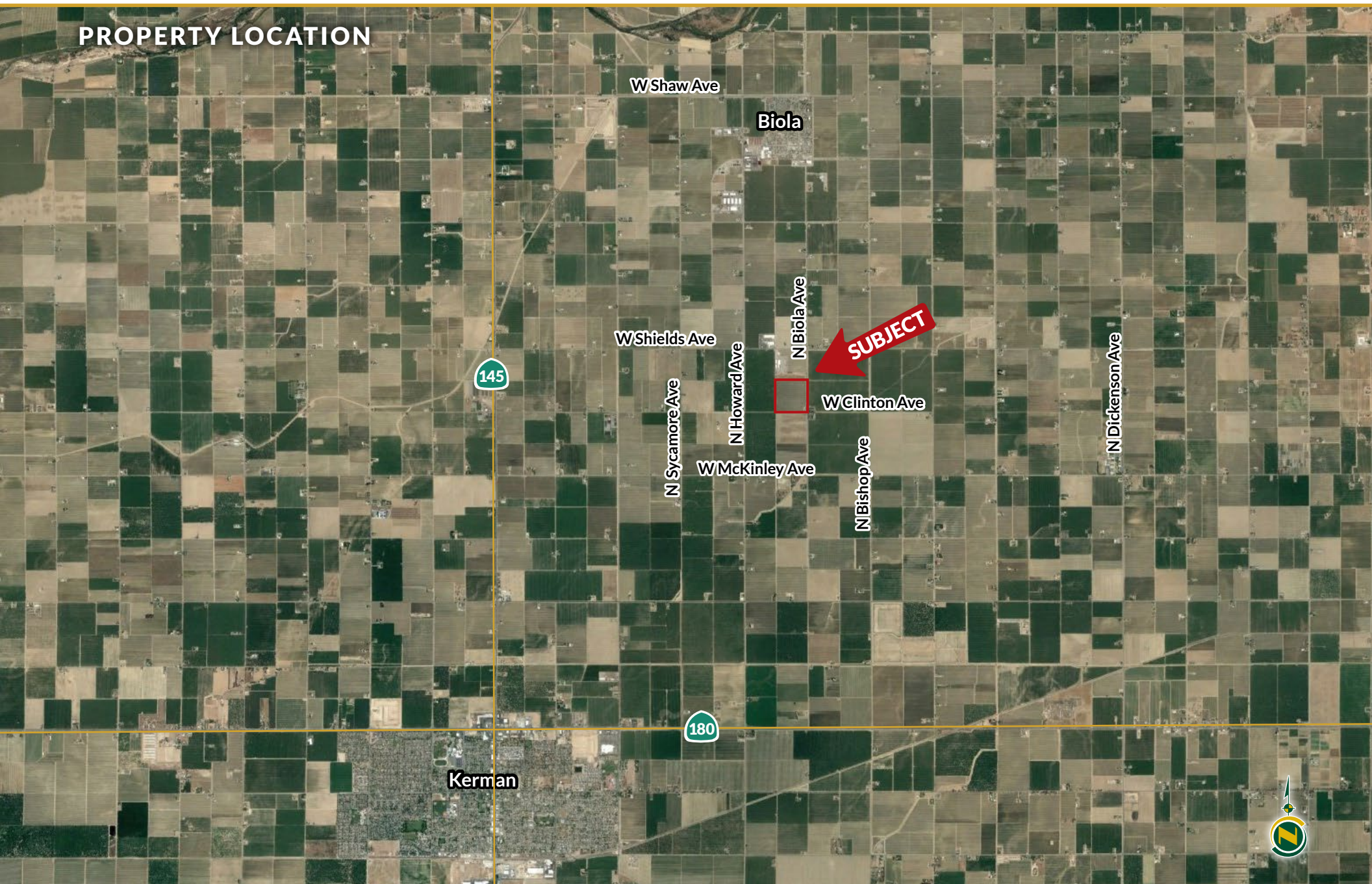


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This Fiesta vineyard was planted in the late 1970's with the goal to make premium Sun-Maid raisins to feed kids and families around the world. The Class 1 soils on this ranch will reward you with delicious raisins for years to come and may be suitable for other crops like almonds, pistachios, wine grapes, tomatoes or cherries.

LOCATION

The property is located on the northwest corner of N Biola Avenue and W Clinton Avenue.

Property Address: 2525 N Biola Avenue, Kerman, CA 93630.

LEGAL

Fresno County APN: 016-140-20s

Located in a portion of Section 28, Township 13S, Range 18 E, M.D.B.&M.

ZONING

Zone AE20 Agricultural Exclusive and is within the Williamson Act.

PLANTINGS

The property is currently planted to a Fiesta vineyard traditionally used to make raisins.

Year	Net Weight	Tons / Ac.
2018	216,411	2.79
2019	255,173	3.29
2020	150,416	1.94
2021	197,750	2.55
2022	161,212	2.08
Avg	196,192	2.53

WATER

The property has two sources of water. It is in/receives water from Fresno Irrigation District and has one 30 HP irrigation pump/well delivering water through cement flood standpipes on the east side of each vineyard row. There is also one domestic well for the homes.

SOILS

Grade 1, Excellent soils

BUILDINGS

There are two small homes and one shop on the property. The shop and home on the north side are owned by the tenant and will be retained by the existing occupant even after the expiration of the life lease agreement.

PRICE/TERMS

\$1,241,280 (\$32,000 / acre) cash at the close of escrow. Buyer to assume existing Life Lease.

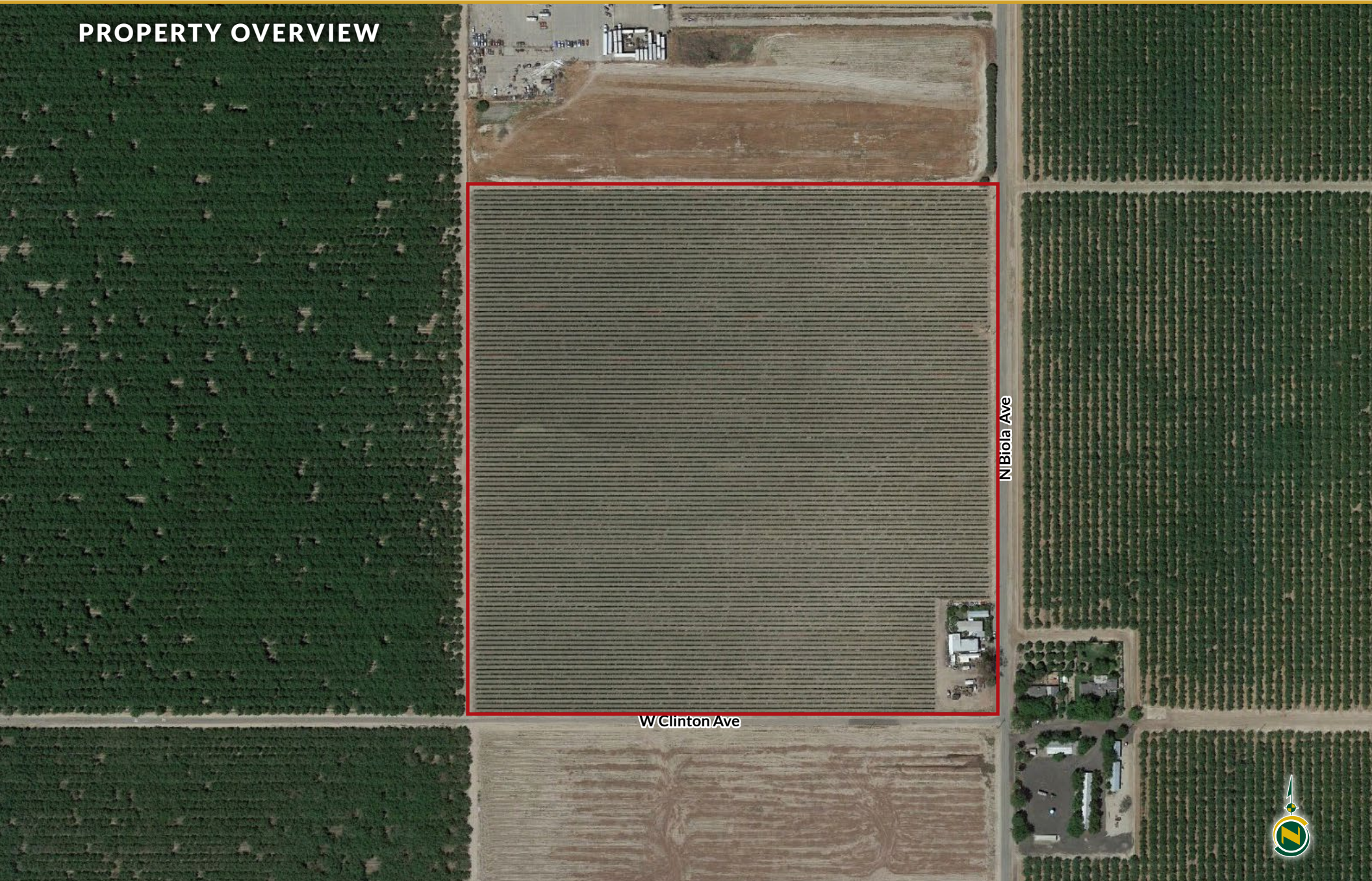


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PROPERTY OVERVIEW



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SOILS MAP



California Revised Storie Index (CA)

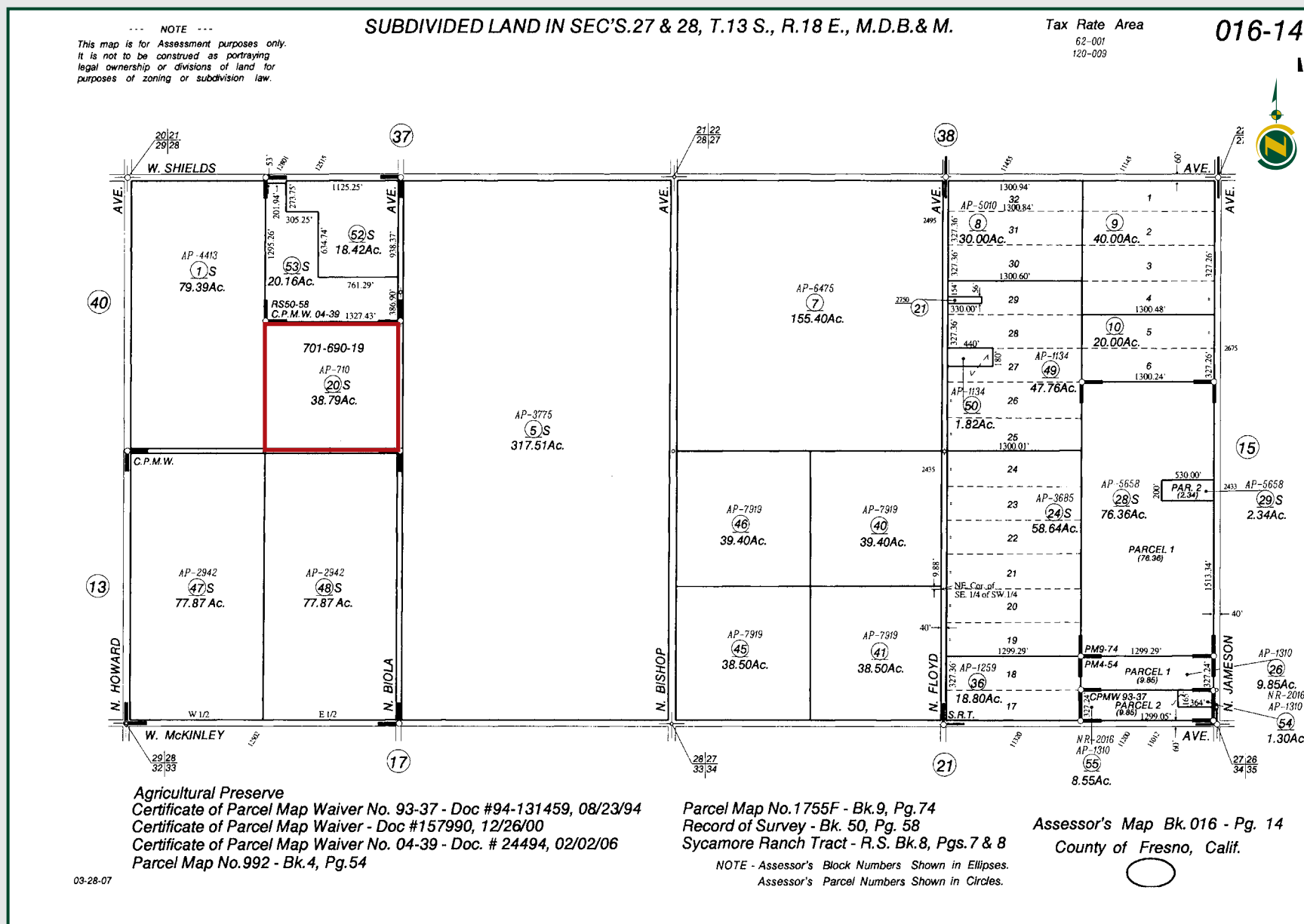
Map unit symbol	Map unit name	Rating
Hg	Hanford sandy loam, siolty substratum	Grade 1 - Excellent
Ha	Hanford coarse sandy loam	Grade 2 - Good



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PARCEL MAP



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PROPERTY PHOTOS



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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.