



AVAILABLE FOR SALE | 76.56± ASSESSED ACRES

C.I.D. THOMPSON & HOME FRESNO COUNTY, CALIFORNIA



COLE MONTGOMERY
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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729



WEST FLORAL AVEUE

SOUTH WALNUT AVENUE

ROSE AVENUE



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PROPERTY INFORMATION

PROPERTY LOCATION

Physical Address: 529 W Floral Avenue Fresno, CA, 93707. Subject property is ¾ of a mile west of HWY 41 and lies on the SW corner of Floral Avenue and S. Walnut Avenue. Property lies on the south side of Floral Avenue.

PROPERTY DESCRIPTION

Opportunity to purchase approximately 76.56 assessed acres of a well-maintained, uniform Seedless Thompson vineyard located in Fresno County. The property lies within the Consolidated Irrigation District and is eligible to receive District water.

PLANTINGS

Property is planted to an income producing Seedless Thompson vineyard.

Map unit name	Rating
Calhi loamy sand, 0 to 3 percent slopes	Grade 2 - Good
Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good
Hanford sandy loam, silty substratum	Grade 1 - Excellent
Hesperia sandy loam, very deep	Grade 1 - Excellent
Hesperia fine sandy loam, deep	Grade 1 - Excellent

WATER

Subject property is located within a highly desired irrigation district, Consolidated Irrigation District and receives surface water from the district. The property is irrigated via flood irrigation provided by (1) Agricultural Submersible Well.

LEGAL

Fresno County APN: 042-021-31s

BUILDINGS

There are:

(1) 1,408± sqft home residence located on the subject property.

(1) Shop located on subject property

PRODUCTION

Available upon request.

PRICE/TERMS

\$2,143,680 (\$28,000/ acre) cash at the close of escrow.

Cultural cost reimbursement for the 2026 crop.

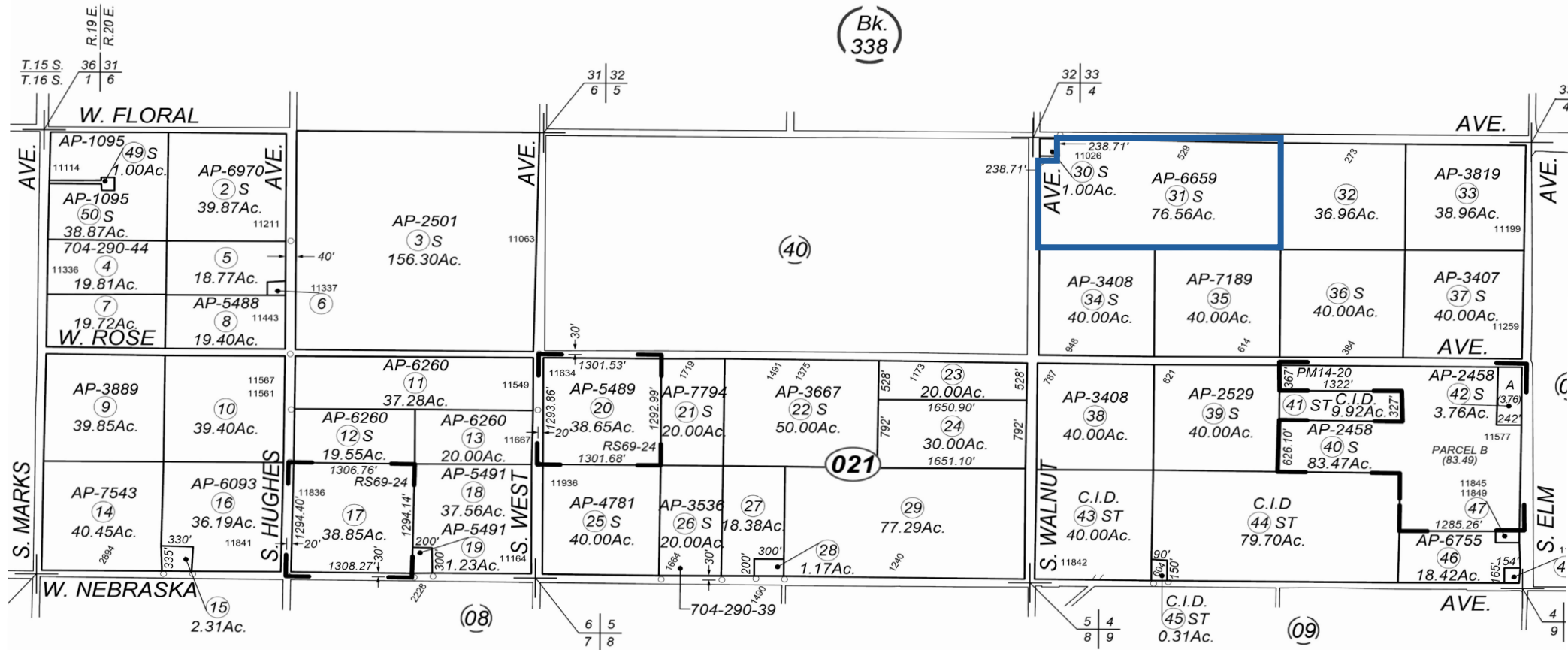


-NOTE-

is for Assessment purposes only.
to be construed as portraying legal
ip or divisions of land for purposes
f zoning or subdivision law.

SEC'S 4, 5, 6, & 6, T. 16 S., R. 20 E., M.D.B. & M

Tax Rate Area
54-000
70-009



Agricultural Preserve
Parcel Map. No. 2199-F, - Bk. 14, Pg. 20
Record of Survey - Bk. 69, Pg. 24

Assessor's Map B
County of Fresno

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



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CONTACT

Exclusively Offered By

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