

311.44±
ASSESSED ACRES

**DICKENSON AVE.
WINE GRAPES & HOMES**
FRESNO COUNTY, CALIFORNIA

\$7,995,000
(\$25,671/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

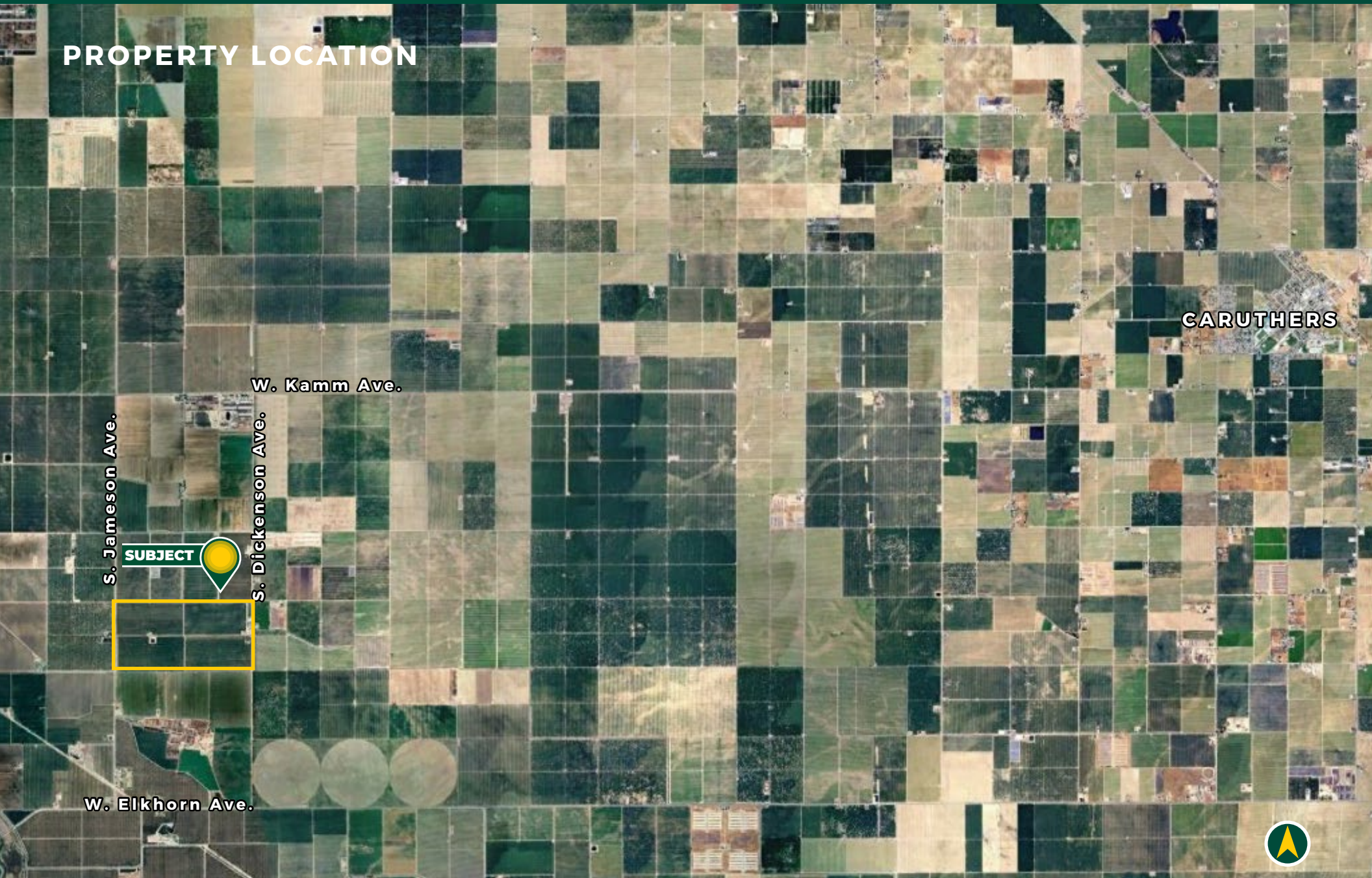
- LIBERTY MILL RACE & BURREL DITCH STOCK
- CONTRACTED WINE GRAPES
- (2) CUSTOM HOMES

DICKENSON AVE. WINE GRAPES & HOMES
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Located near the town of Burrel, this 311.44± acre offering consists of an established wine grape vineyard complemented with two custom homes. The vineyard contains multiple varieties and is supported with 2 deep wells, Liberty Mill Race and Burrel Ditch stock. The two custom family residences on the property allow for meaningful ownership flexibility and the ability to have on-farm management.

LOCATION

15703 S. Dickenson Ave., Riverdale, CA 93656.
15765 S. Dickenson Ave., Riverdale, CA 93656

LEGAL

Fresno County APNs: 041-110-64S, 77S, 78S, 79S, and 82S
Located in a portion of Section 26, Township 16S, Range 18E, M.D.B&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres minimum parcel size.
The property is located within the Williamson Act.

PLANTINGS

Chardonnay - contracted through 2029 at \$400/ton @ minimum 20 Brix.
Barbera - contracted through 2032 at \$350/ton @ minimum 22 Brix.
French Colombard - contracted through 2027 at \$325/ton @ minimum 17 Brix.
See Planting Map.

WATER

Liberty Mill Race and Burrel Ditch Stock, (2) 500' deep wells; 75HP pump/Well and a 125HP pump/well.

SOILS

See soils map included

BUILDINGS/STRUCTURES

(2) custom homes; 2,700± sq. ft. (15765) and 3,160± sq. ft. (15703).
(1) enclosed shop

Farm equipment is included - list available upon request.

PRICE/TERMS

\$7,995,000 cash at the close of escrow. Cultural Costs negotiable



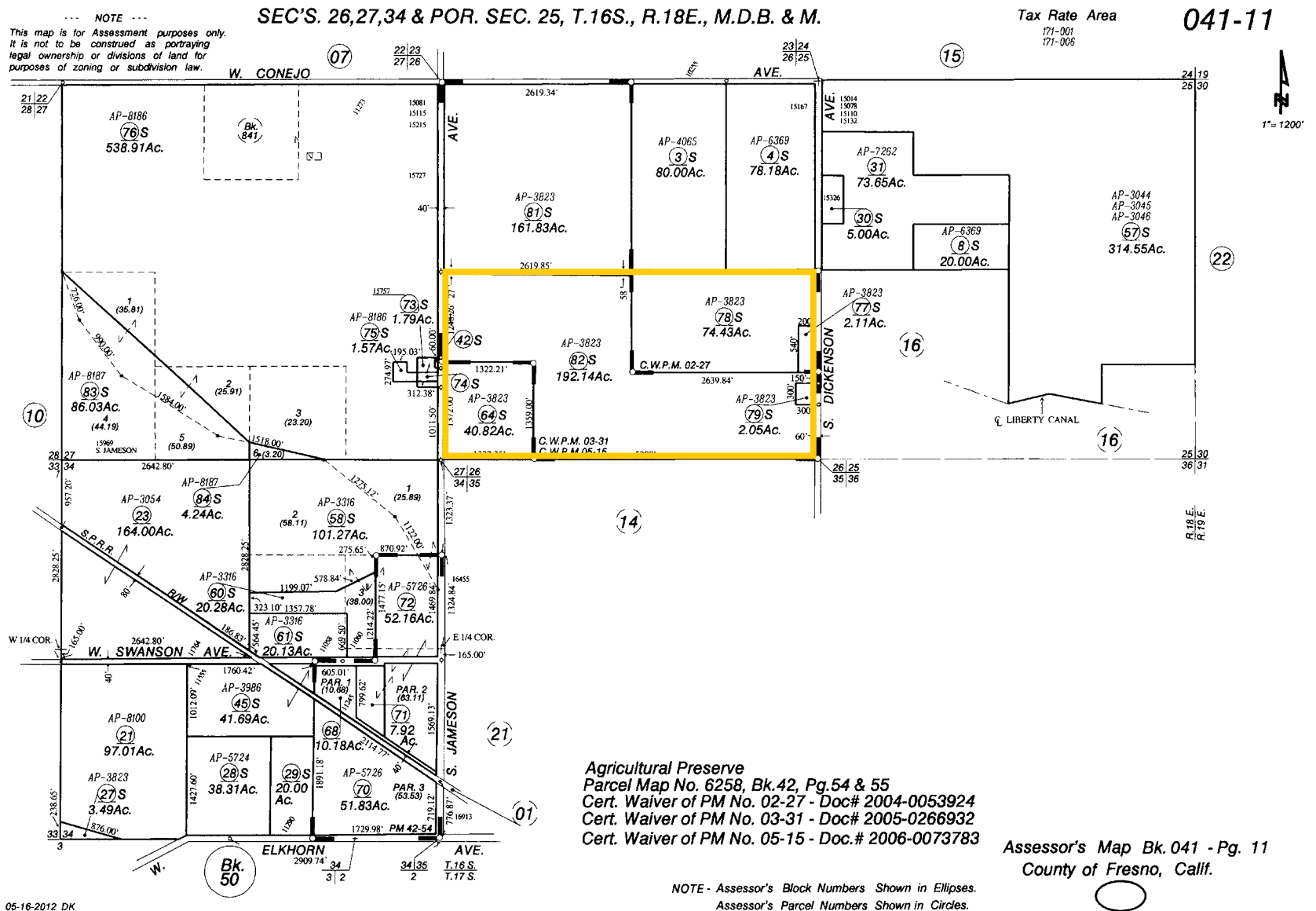
PLANTING MAP



SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Cn	Chino fine sandy loam
Fn	Foster loam
Go	Grangeville fine sandy loam, hard substratum, saline-alkali
Ga	Grangeville sandy loam
Ta	Temple loam
Fm	Foster sandy loam
Gf	Grangeville fine sandy loam, 0-1% slopes



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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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