

# F.I.D. TABLE GRAPE VINEYARD \$1,620,000

Fresno County, California

**PRICE REDUCED**



**45.00± Acres**

- Located in F.I.D.
- Rental Home
- Three Table Grape Varieties
- Good Soils

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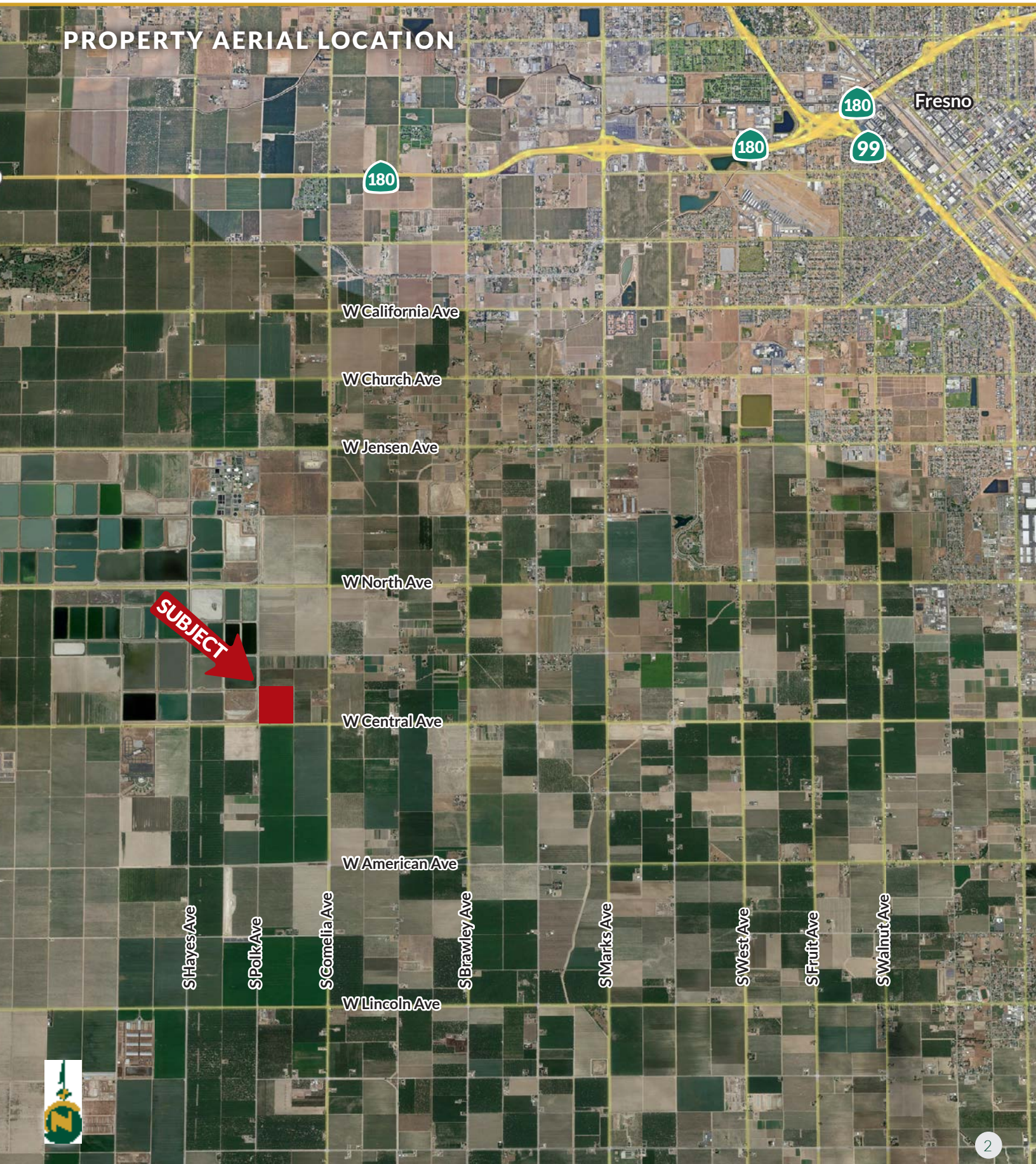


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45.00± Acres  
Fresno County, CA



## PROPERTY AERIAL LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

This table grape opportunity is located in the highly desired Fresno Irrigation District. The ranch has three different varieties of table grapes along with a nice rental home. The vineyard is all on a trellis system and has drip irrigation throughout. The pump and well irrigation system also has a filter station and injection system.

### LOCATION

The property is located on the north side of Central Avenue between South Cornelia and South Hayes. The street address is 5408 West Central Avenue, Fresno, CA 93706.

### LEGAL

Fresno County APN: 327-050-21S.  
Approximately 45± acres located in the West 1/2 of the Southeast 1/4 of Section 27, Township 14S, Range 19E, M.D.B. & M.

### ZONING

AE 20 - Agriculture Exclusive 20 acre. The property is not under The Williamson Act Contract.

### WATER

One ag pump and well with filter and injection system. One domestic pump and well. Property is located in F.I.D. with allotment but would need to be connected to district water outlet.

### SOILS

- Hanford sandy loam.
- Hesperia sandy loam, deep.
- Hesperia sandy loam, deep saline-sodic.
- Hesperia fine sandy loam, deep, saline-sodic.

### PLANTINGS

Variety	Rootstock	Acres	Grafted
Valley Pearl	Freedom	10± acres	2015
Scarlet Royal	Freedom	15± acres	2015
Autumn King	Freedom	15± acres	2015

### BUILDINGS

The residence is approximately 1,262± sq.ft. with three bedrooms and one bath. The home has been renovated by the seller and is currently rented for \$1,500 per month.

### PRICE/TERMS

\$1,620,000 all cash.





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## PROPERTY OVERVIEW





## SOILS MAP



California Revised Storie Index (CA)

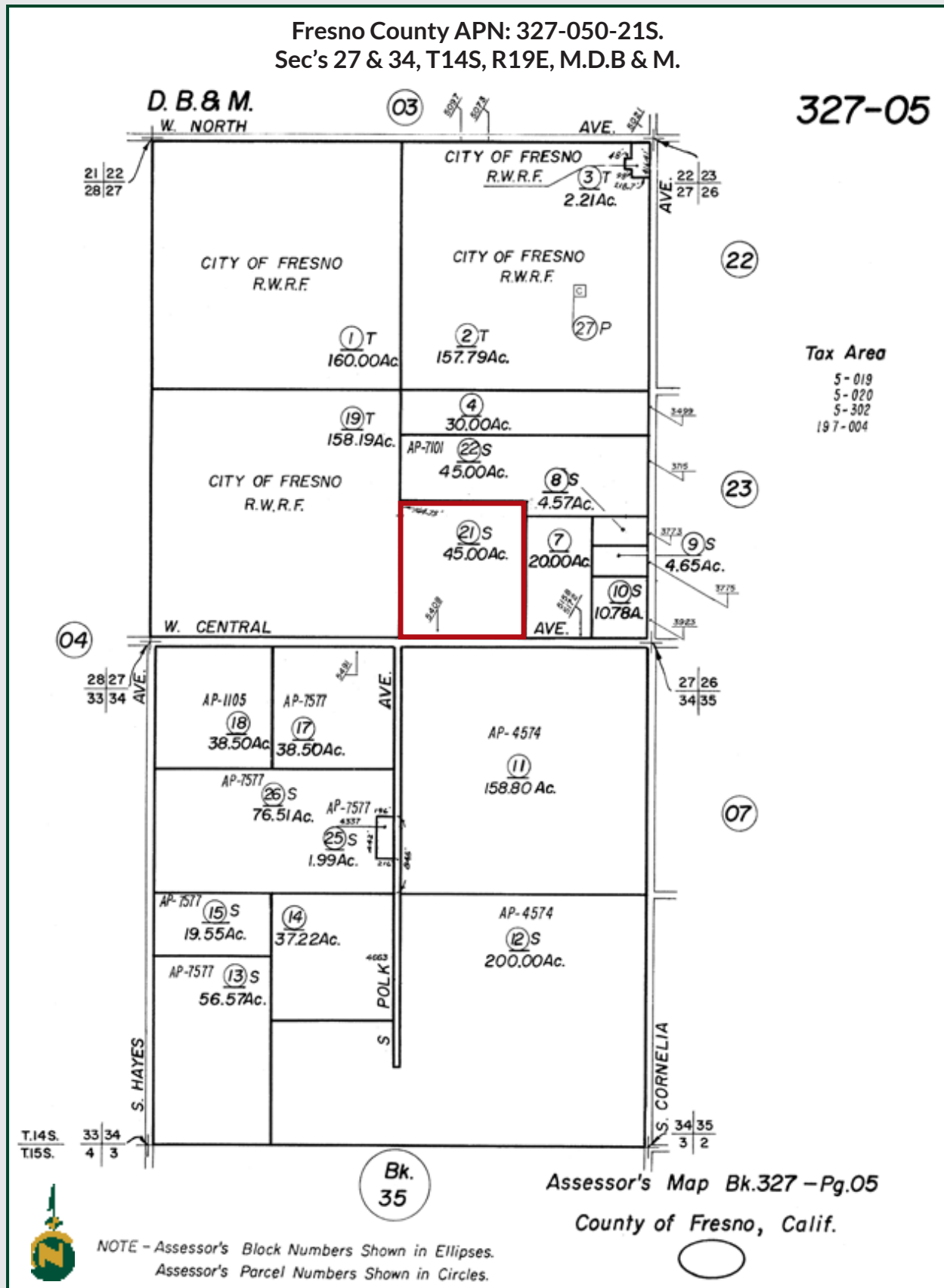
Map unit symbol	Map unit name	Rating	Percent AOI
Hc	Hanford sandy loam	Grade 1 - Excellent	1.3%
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent	7.4%
Hsn	Hesperia sandy loam, deep, saline-sodic	Grade 3 - Fair	2.8%
Hsy	Hesperia fine sandy loam, deep, saline-sodic	Grade 2 - Good	88.5%
Total			100.0%

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## PARCEL MAP





## 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.**



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