

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Wine Grape Vineyard with Grape Contract



**481.65± Acres
Fresno County, California**

- Stinson Water District w/Ditch Stock
- Drip Irrigation
- (1) pump & well, (1) lift pump, (1) ditch pump
- Grape contract w/major winery

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Wine Grape Vineyard with Grape Contract

481.65± Acres

\$12,050,000
(\$25,000 per acre)

LOCATION:

The property is located at the northwest corner of Lassen and Davis Avenues. It is 2± miles south of the town of Helm.

LEGAL:

Fresno County APN: 050-050-70s. Located in a portion of Section 3, T16S, R17E, M.D.B.&M.

PLANTINGS:

432.50± acres of French Colombard wine grapes planted in 2007 with 9.5' x 7' spacing.

PRODUCTION:

<u>Planted</u>	<u>Tons*</u>
2018	8,035
2019	9,407
2020	8,334

*Some wine grape quantities based on rounded tons per acre only.

GRAPE CONTRACT:

Winery	Acs./Variety	Target Tons per Ac.	Price per Ton	Min. Price per Ton	Harvest Year
E&J Gallo Winery	432.50± Acs French Colombard	24	Market	\$275*	2021-2025

* Plus \$15 per ton trucking

WATER:

Stinson Water District with ditch stock
1 - 400 HP Irrigation Pump & Well
1 - 150 HP Lift Pump
1 - 25 HP Ditch Pump
1 - Reservoir
1 - Filter Station
Entire ranch is on drip irrigation.

SOILS:

Tranquility, wet, complex, saline-sodic, 0-1% slopes
Tranquility clay, saline-sodic, wet, 0-1% slopes
Gepford clay, 0-1% slopes

BUILDINGS:

One equipment/dry storage shed.

EQUIPMENT:

No equipment is included in the sale.

PRICE/TERMS:

\$12,050,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2021 crop at the close of escrow.

ASSESSOR'S PARCEL MAP

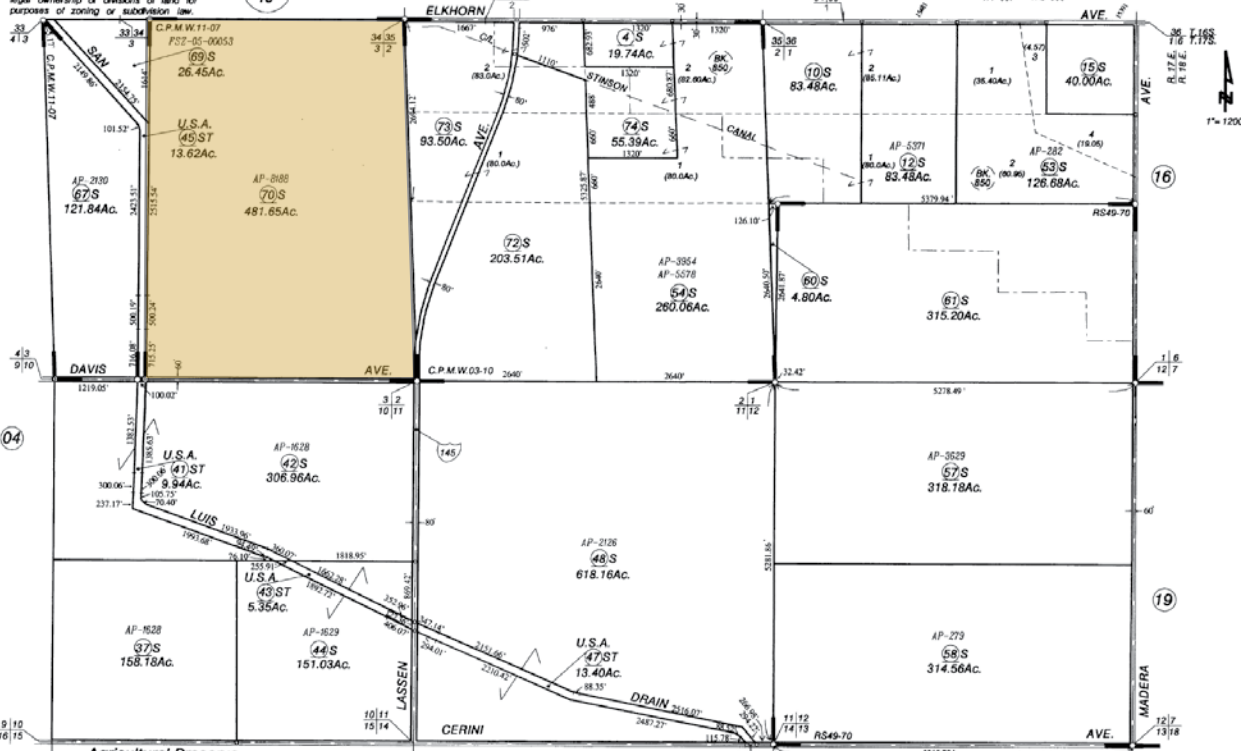
... NOTE ...
 This map is for Assessment purposes only. It is not to be construed as guaranteeing legal ownership or divisions of land for purposes of zoning or subdivision law.

Bk. 40

SEC'S. 1, 2, 3, 10, 11 & 12, T. 17 S., R. 17 E., M. D. B. & M.

Tax Rate Area
 111-003 172-001
 171-001 172-006

050-05



Agricultural Preserve
 Certificate of Parcel Map Waiver No. 03-10, Doc. No. 251556, 11-08-04 (09)
 Certificate of Parcel Map Waiver No. 11-07, Doc. No. 105362, 07-30-12
 Record of Survey - Bk. 49, Pg. 70

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 050 - Pg. 05
 County of Fresno, Calif.



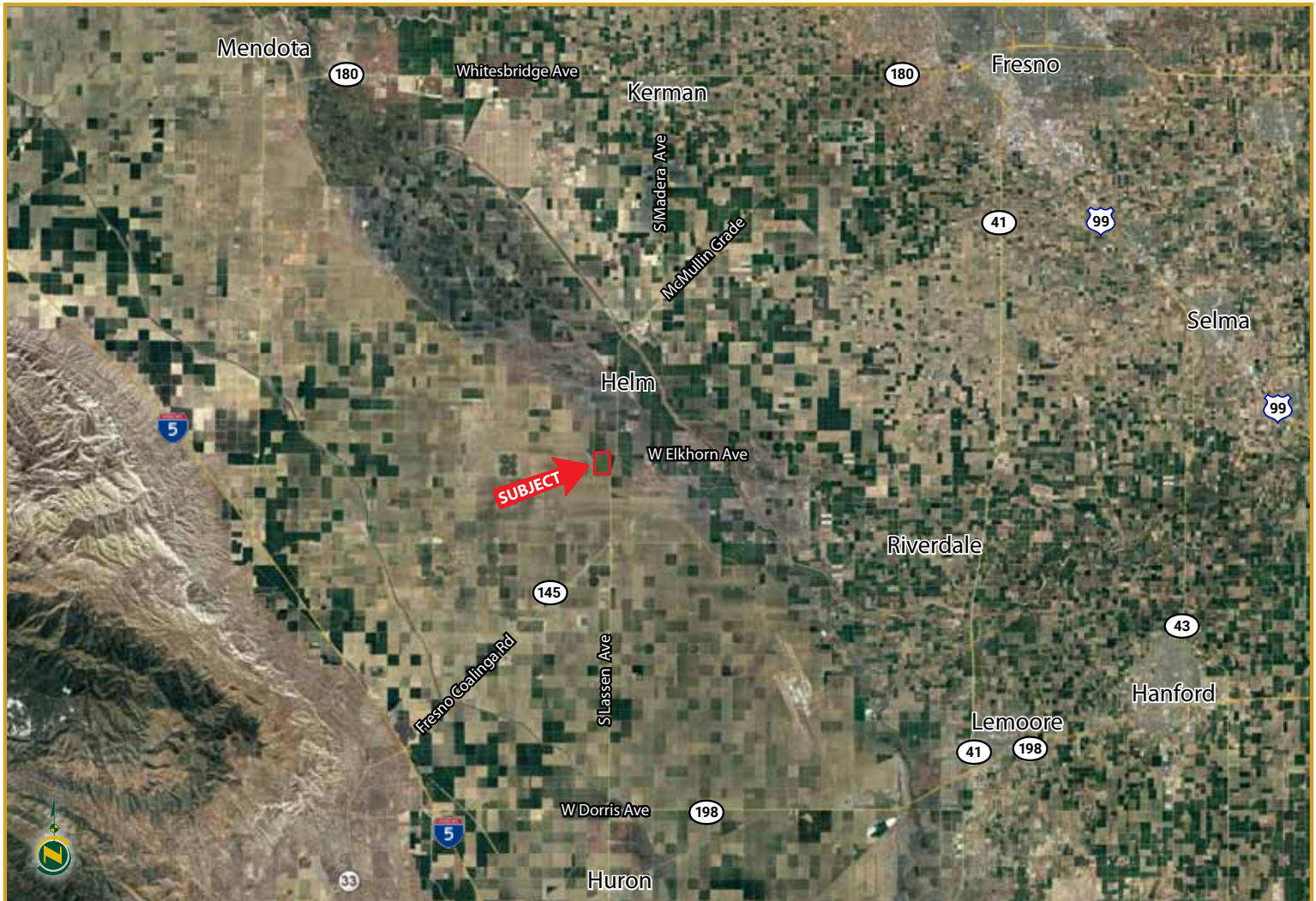
PROPERTY PHOTOS







LOCATION MAP



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

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