

# F.I.D. VINEYARD

Fresno County, California

21.77± Acres

\$707,525  
(\$32,500/Acre)



- Producing Thompson Seedless
- Fresno Irrigation District
- Potential Tax Depreciation Benefits



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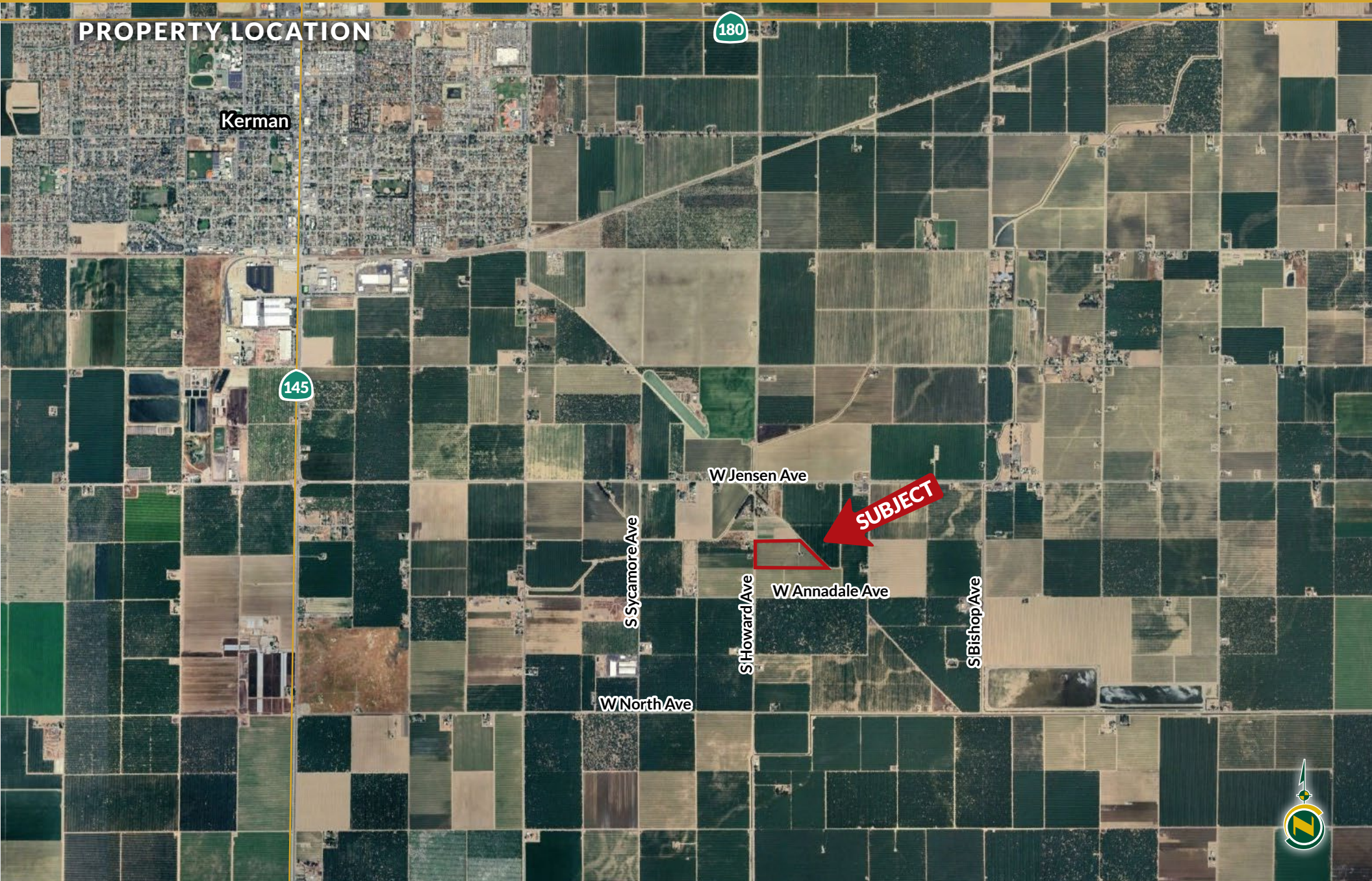


# F.I.D. VINEYARD

21.77± Acres  
Fresno County, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

Opportunity to purchase 21.77±± assessed acres consisting of Thompson Seedless vineyard.

### LOCATION

Physical Address: 2242 S. Howard Avenue Kerman, CA 93630. Subject property is located east of S. Howard Avenue and South of W. Jensen Avenue. Property is approximately 5± miles southeast of Kerman.

### LEGAL

Fresno County APN'S: 025-100-155

### ZONING

A-1

### PLANTINGS

21± net planted acres planted to income producing Thompson Seedless.

### PRODUCTION

Yield Year	Tons / Acre
2024	2.75± / acre
2023	2.40± / acre
2022	1.50± / acre (Rain Damage)
2021	2.50± / acre
2020	2.25± / acre
2019	3.00± / acre

### WATER/IRRIGATION

Property is located within Fresno Irrigation District but is not connected to the district. The vineyard is irrigated by a 20HP submersible agricultural well via single line drip and flood irrigation system.

### SOILS

See soils map included.

### BUILDINGS

(1) 784± sq. ft. rental home

### PRICE/TERMS

\$707,525 cash at the close of escrow. Buyer to reimburse Seller for cultural cost incurred towards production of the 2024 crop.



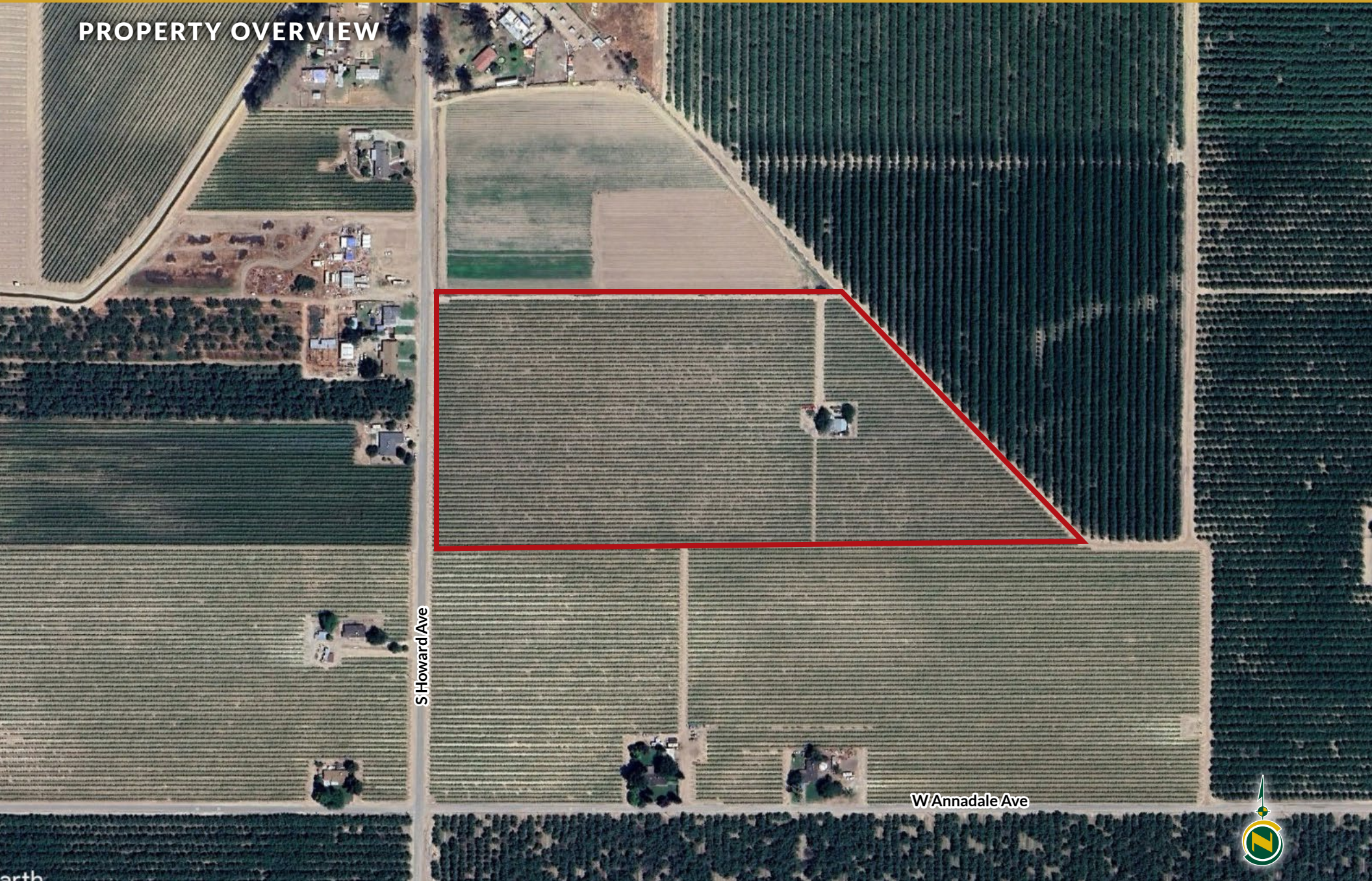


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## PROPERTY OVERVIEW



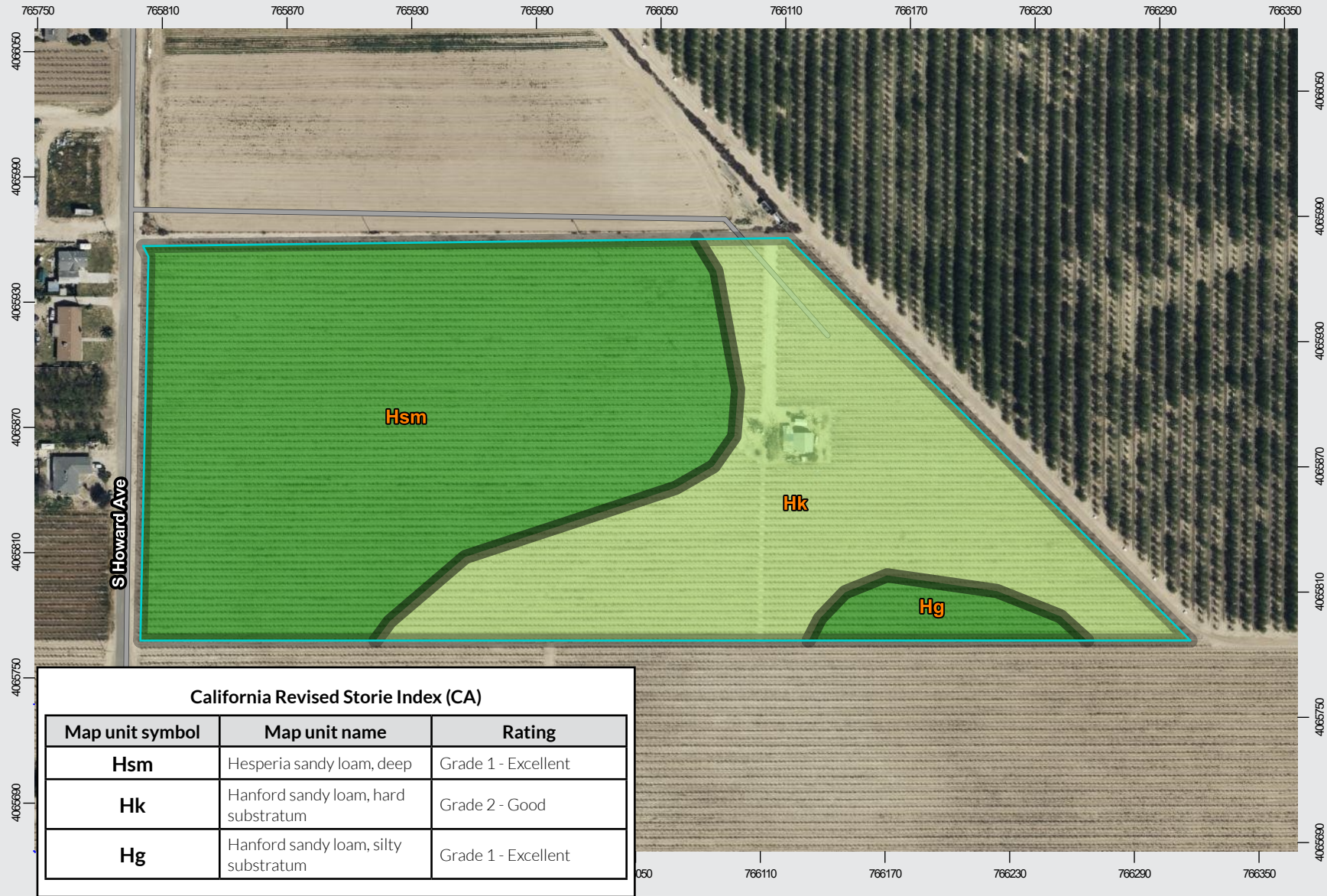
S Howard Ave

W Annadale Ave





## SOILS 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.**