

27.53±
ASSESSED ACRES

C.I.D. VINEYARD
FRESNO COUNTY, CALIFORNIA

\$770,840
(\$28,000/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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PRICE REDUCED



PROPERTY HIGHLIGHTS:

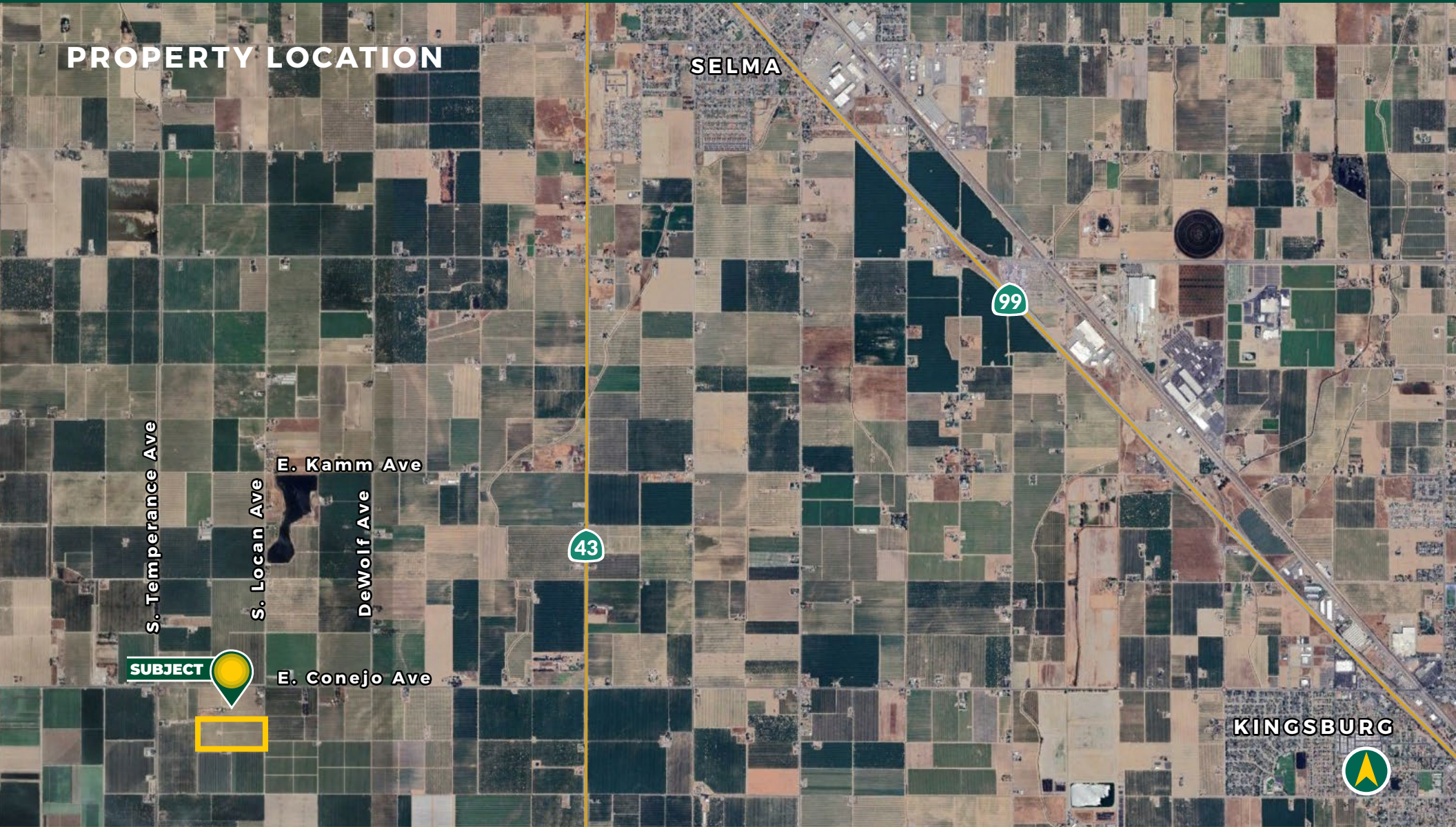
- CONSOLIDATED IRRIGATION DISTRICT
- (2) SOURCES OF WATER
- PRODUCING THOMPSON VINEYARD

C.I.D. VINEYARD
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The subject property is located just south of Locan and Conejo Ave., directly west of the town of Kingsburg. It is a producing Thompson vineyard with single line drip and receives water from Consolidated Irrigation District along with a newly drilled well in 2023. The property is surrounded by almonds, citrus, and other vineyards.

LOCATION

4.5 Miles west of Kingsburg just south of Locan and Conejo intersection

LEGAL

Fresno County APN: 385-160-53S
Located in a portion of Section 26, Township 16S, Range 21E, M.D.B&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres. The property is NOT located within the Williamson Act.

PLANTINGS

Thompson vineyard.

WATER

Consolidated Irrigation District
20 HP pump on 2023 drilled well
Single line drip

SOILS

See soils map included

PRICE/TERMS

\$770,840 all cash at the close of escrow. Cultural cost reimbursement negotiable.



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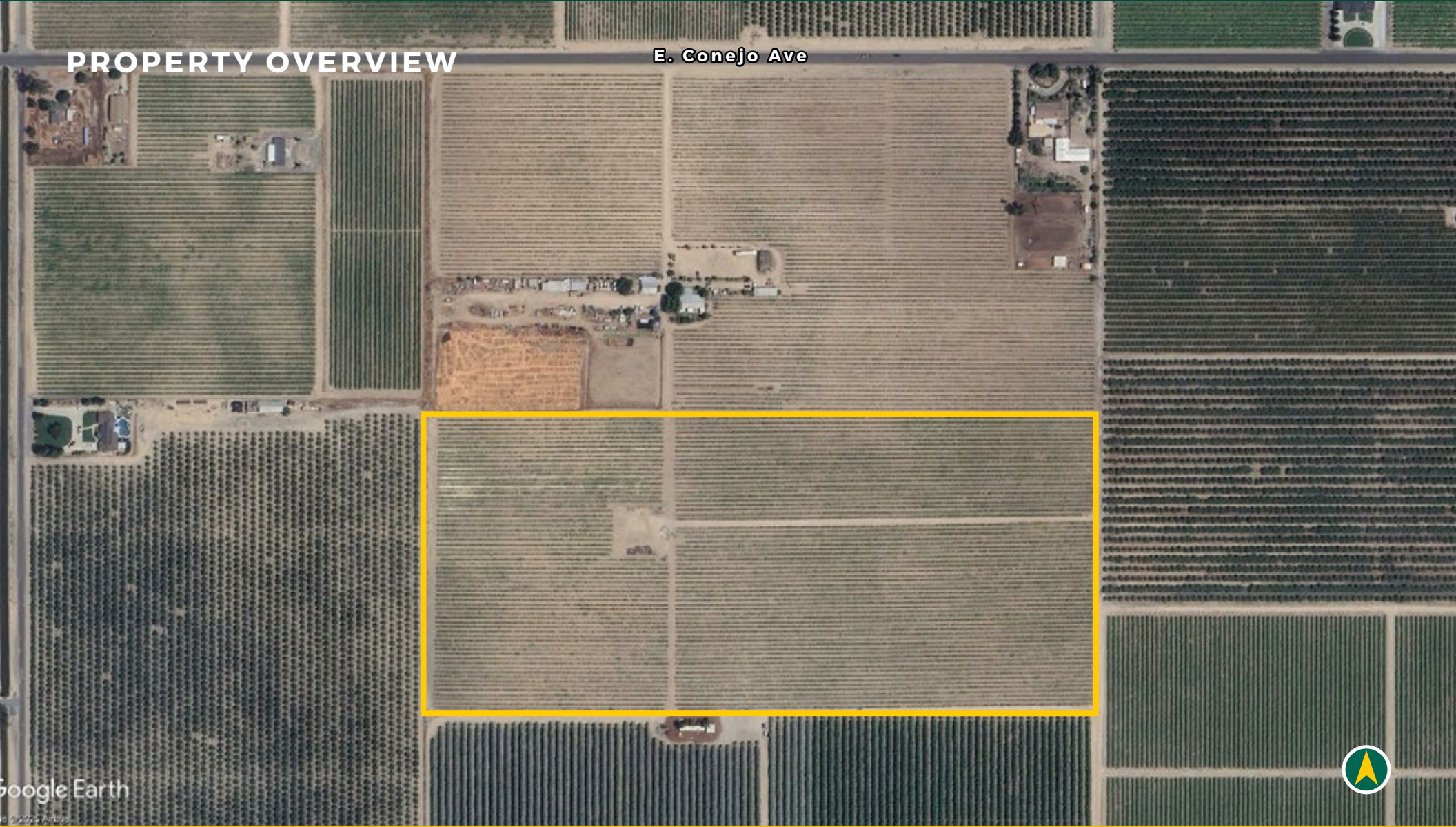
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PROPERTY OVERVIEW

E. Conejo Ave



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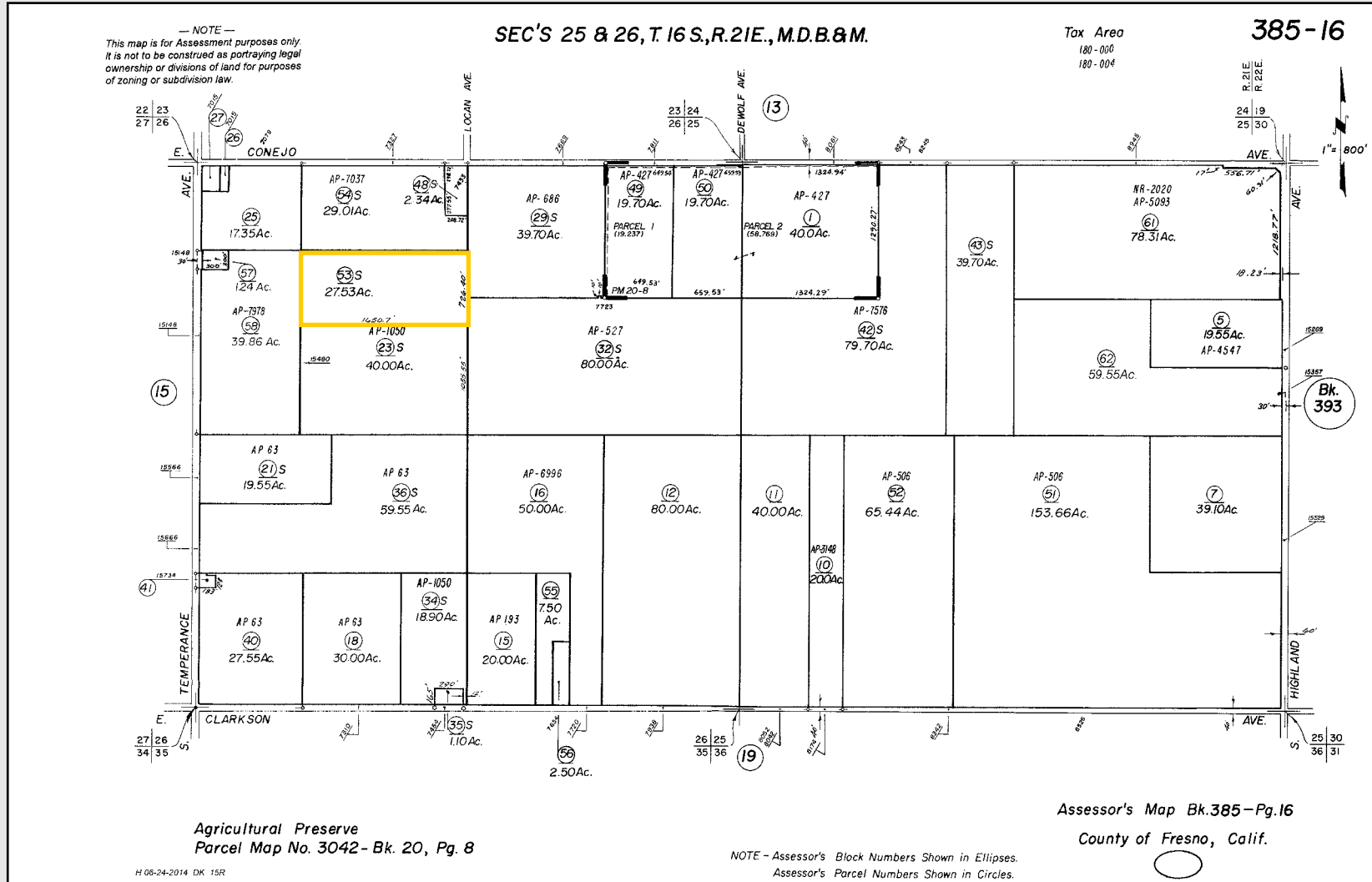
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SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17	Grade 2 - Good
Hc	Hanford sandy loam	Grade 1 - Excellent
DhB	Delhi loamy sand, 3-9% slopes	Grade 2 - Good
Hsd	Hesperia sandy loam, very deep	Grade 1 - Excellent

PARCEL MAP



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PROPERTY PHOTOS



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