

# FRESNO VINEYARD & HOME

Fresno County, California

**\$760,000**  
(\$38,000/Acre)



## 20.00± Acres

- Young Pino Gris Vineyard
- Long-term Gallo Contract
- Consolidated Irrigation District
- Irrigation Pump and Well
- Ranch Home & Shop w/Life Estate

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CA DRE #00020875

## PROPERTY INFORMATION

### LOCATION

The west side of Willow Avenue, 1/8 mile south of Adams Avenue. Approximately 2± miles west of the city of Fowler.

### LEGAL

A portion of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 18, T15S, R21E, M.D.B.&M. Fresno County APN: 345-040-33 & 34. (Address: 7127 S. Willow Avenue, Fresno, CA 93725)

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is not in the Williamson Act.

### PLANTINGS

The property was planted in 2022 to Pinot Gris wine grapes on Freedom Rootstock with a 5' x 10' spacing. There are 7' metal stakes and 20" cross arms.

### SOILS

Hesperia sandy loam (Grade 1)  
Hanford sandy loam (Grade 1)  
Delhi loamy sand, 0-3% slopes (Grade 2)

### WATER

Consolidated Irrigation District  
(1) 15 HP irrigation pump and well (drilled to 300' in 2014).  
(1) Domestic well.

### WINE GRAPE CONTRACT

A long-term Gallo Winery contract through 2035 at \$450 per ton.

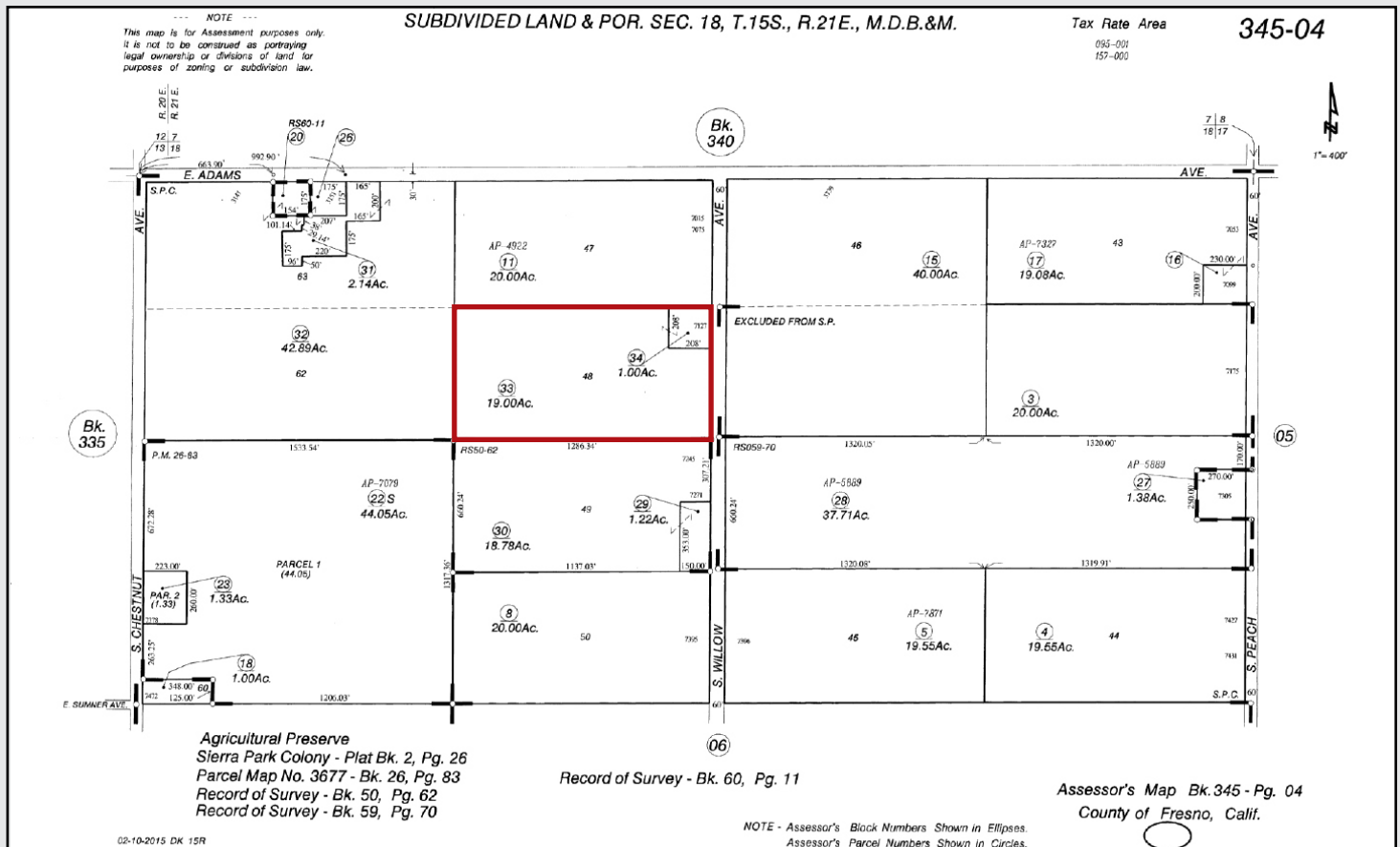
### BUILDINGS

Approximately 1,500± sq. ft. home with a life estate.

### PRICE/TERMS

\$760,000 (\$38,000/acre) cash at the close of escrow.

## PARCEL MAP



## PROPERTY PHOTOS



## PROPERTY PHOTO



**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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