

KERMAN F.I.D. VINEYARD

76.56± ACRES | FRESNO COUNTY, CALIFORNIA

\$2,526,480

(\$33,000/Acre)



PROPERTY HIGHLIGHTS

- FRESNO IRRIGATION DISTRICT
- GRADE 1 - EXCELLENT SOILS
- 30HP IRRIGATION PUMP/WELL
- ADJACENT TO FID CANAL



Independently Owned And Operated
Corporate License #00020875
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FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

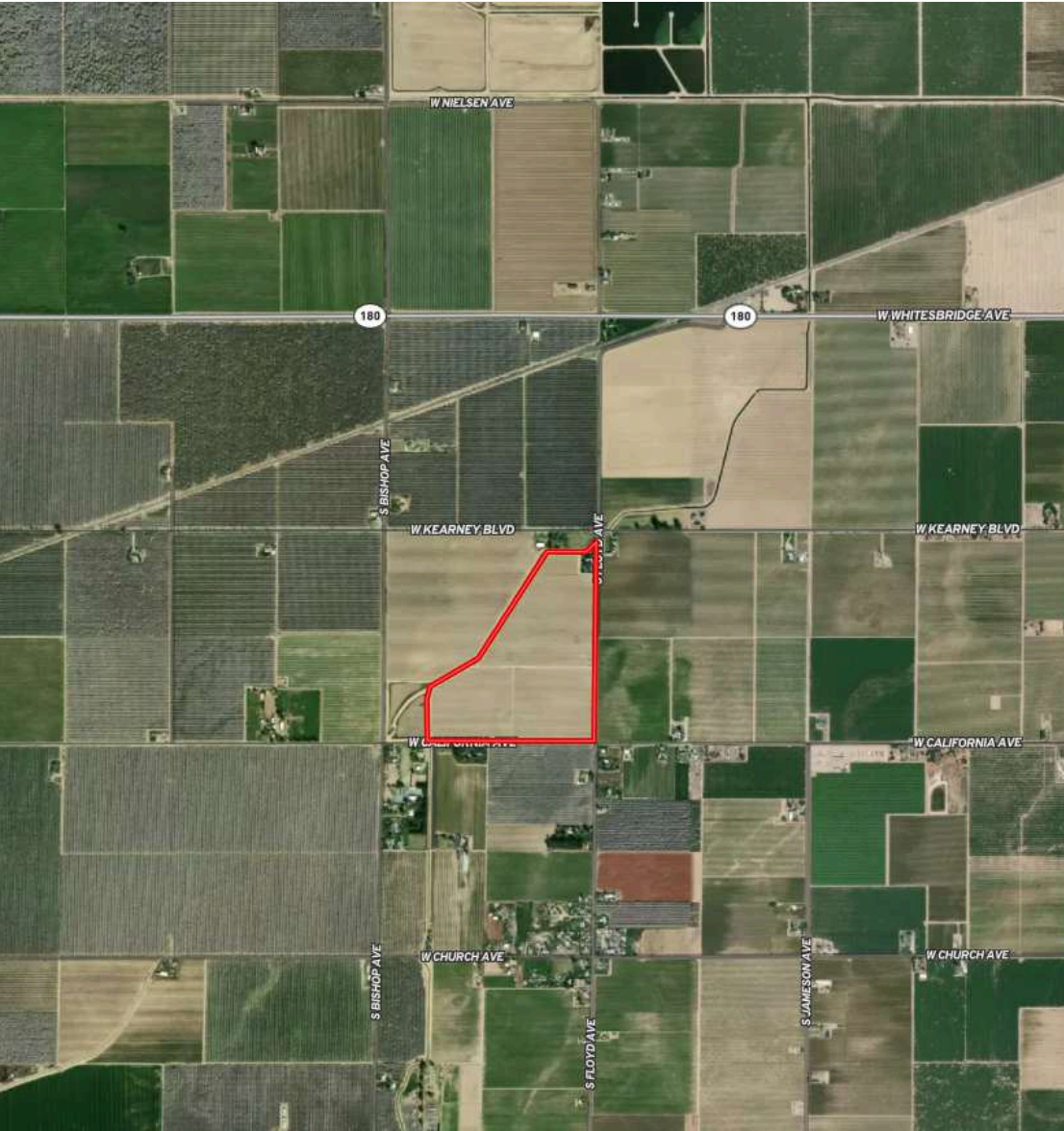
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

For sale is an opportunity to purchase sizeable parcel of farmland in one of Fresno County's most secure water district with class 1 soils and a good foundation to develop the land into another permanent crop. Fresno Irrigation District water is provided by the neighboring canal and the property has one 30HP irrigation pump/well delivering water through the existing flood irrigation system. The existing parcel is 78 acres, but the Seller is in the process of parceling off 1.38 acre on the northeast corner severing the home & shop from the existing parcel. The remaining acreage available is estimated to be 76.56± acres (subject to county approval). See PRICE/TERMS for more details.

LOCATION

The property is situated on the northwest corner of W California Ave. and S Floyd Ave. in Fresno, CA.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The property is enrolled in the Williamson Act.

WATER

The property is within and receives water from Fresno Irrigation District. There is a 30HP pump/well drilled in 2022 with a 14" outside diameter down to 270ft. The vineyard is irrigated via flood water from east to west.

BUILDINGS

No home or shop will be included in the sale. Vineyard only.

PLANTINGS

72± acres planted in to Thompson seedless grapes.

72± PLANTED ACRES RAISIN PRODUCTION					
YEAR	2025	2024	2023	2022	2021
TOTAL TONS	100.01	84.58	77.04	*	119.34
TONS/ACRE	1.39	1.17	1.07	*	1.66

*no harvest due to rain damage on crop

PRICE/TERMS

\$2,526,480 (\$33,000/ac) all cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2026 crop. All offers will be subject to Sellers receiving approval on the existing parcel split and the receipt of a County Approved parcel number and legal description prior to close of escrow.

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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

SOIL MAP

MAP KEY

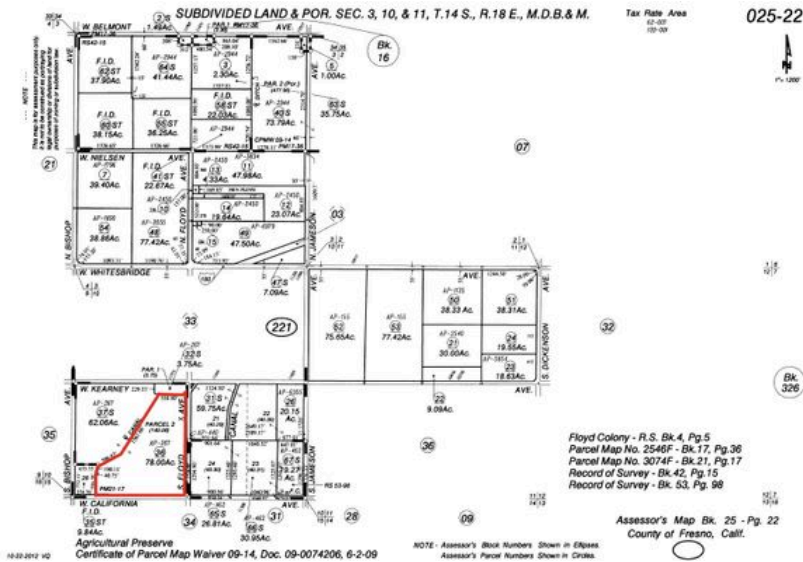
Map unit symbol	Map unit name	Rating
Ha	Hanford coarse sandy loam	Grade 1 - Excellent
Hc	Hanford sandy loam	Grade 1 - Excellent
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
Hsm	Hesperia sandy loam, deep	Grade 1 - Excellent
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent



PARCEL INFORMATION

LEGAL

Fresno County APN: 025-221-36. Located in a portion of Section 10, Township 14S, Range 18E, M.D.B.&M.







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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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