

19.55±
ASSESSED ACRES

CARUTHERS VINEYARD
FRESNO COUNTY, CALIFORNIA

\$545,000
(\$27,877/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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NEW PUMP AND WELL INSTALLED, MAY, 2026



**PROPERTY
HIGHLIGHTS:**

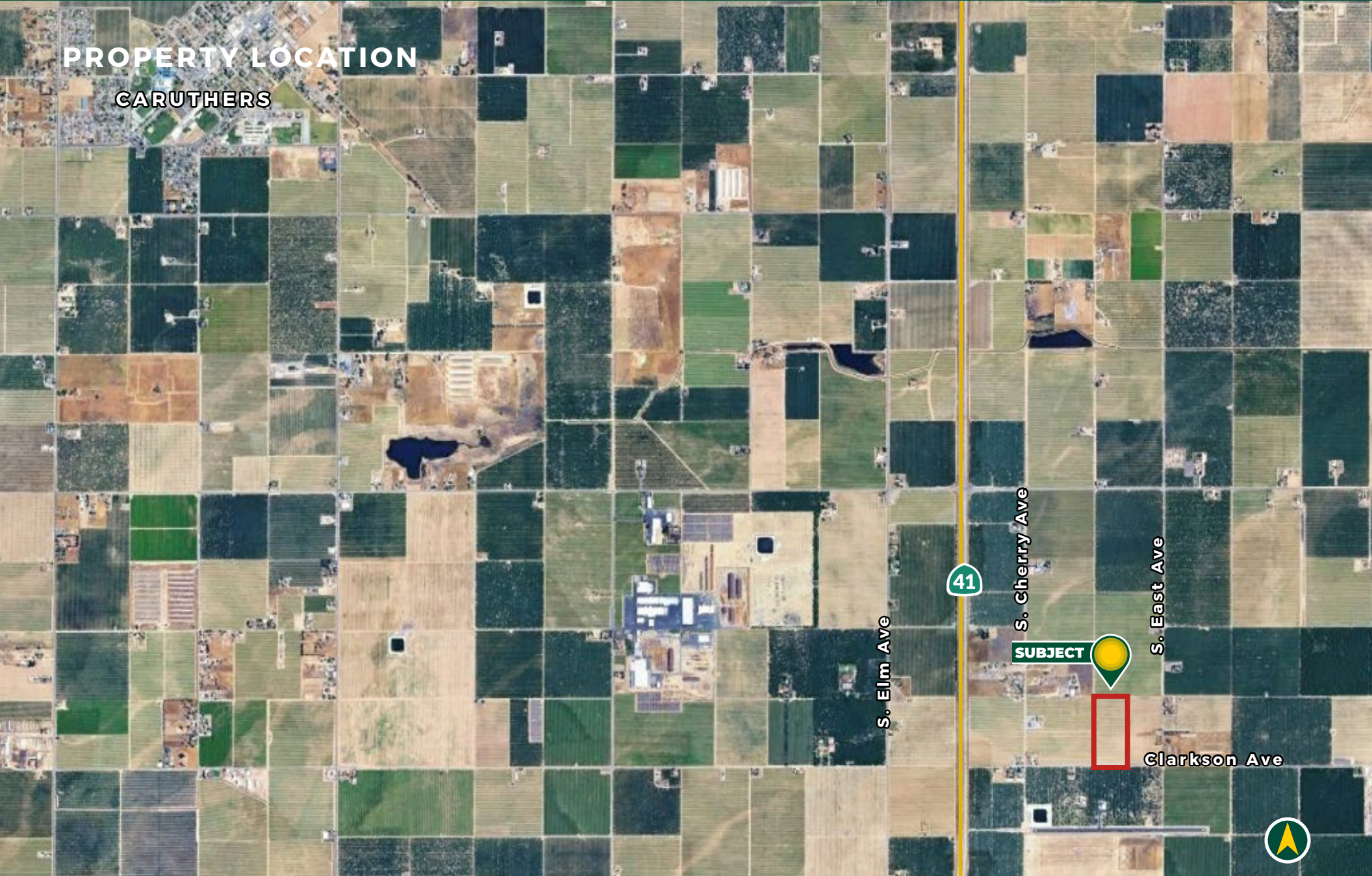
- MATURE THOMPSON VINEYARD
- EASY ACCESS FROM HWY 41
- CONSOLIDATED IRRIGATION DISTRICT
- NEW (2026) PUMP & WELL INSTALLED

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PROPERTY LOCATION
CARUTHERS



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PROPERTY INFORMATION

DESCRIPTION

Mature Thompson vineyard planted on a 12' x 6' spacing with mostly steel stakes.

LOCATION

On the north side of Clarkson Ave. approximately 1/8 mile west of East Ave.

LEGAL

Fresno County APN: 042-360-38S. Located in a portion of Section 27, T16S, R20E, M.D.B.&M. Property is enrolled in the Williamson Act.

ZONING

AE20 - Agricultural Exclusive

PLANTINGS

Mature Thompson vineyard.

WATER/IRRIGATION

Consolidated Irrigation District (does not receive water)
Within the Central Kings GSA
New pump and well with filtration installed May, 2026. 15 HP submersible.

BUILDINGS

None.

SOILS

See Soils Map included.

PRICE/TERMS

\$545,000 or an offer acceptable to Seller, cash at the close of escrow.

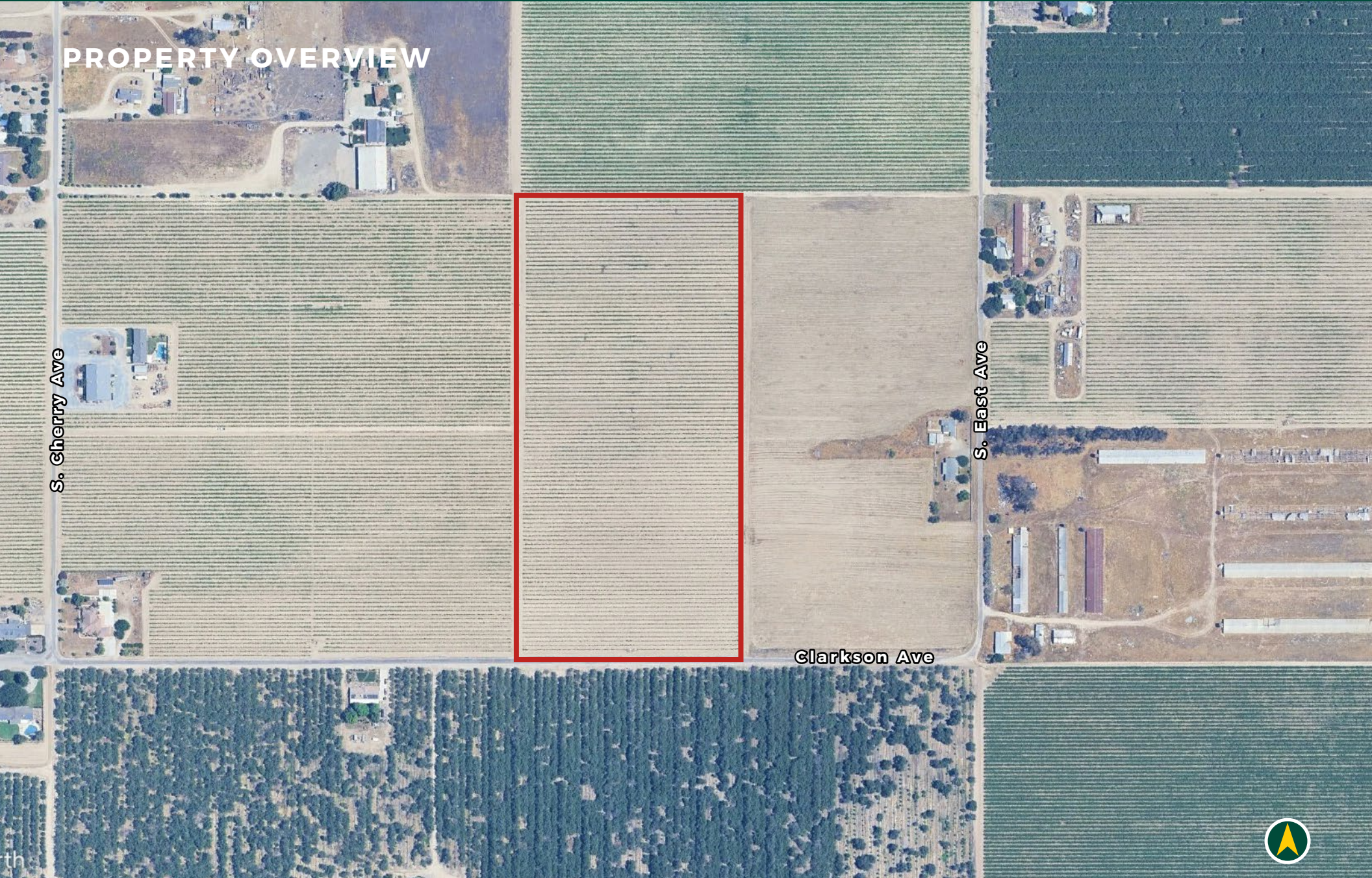


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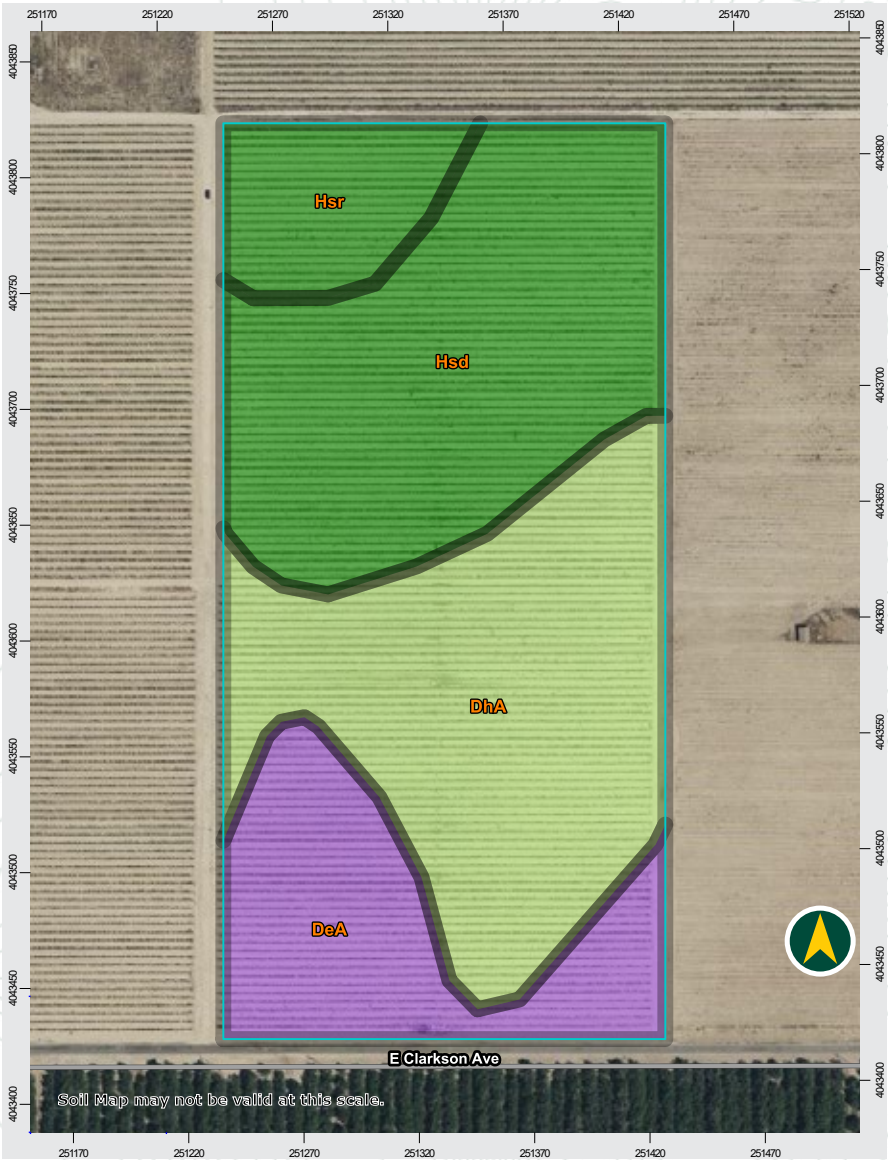
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PROPERTY OVERVIEW



SOILS MAP

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

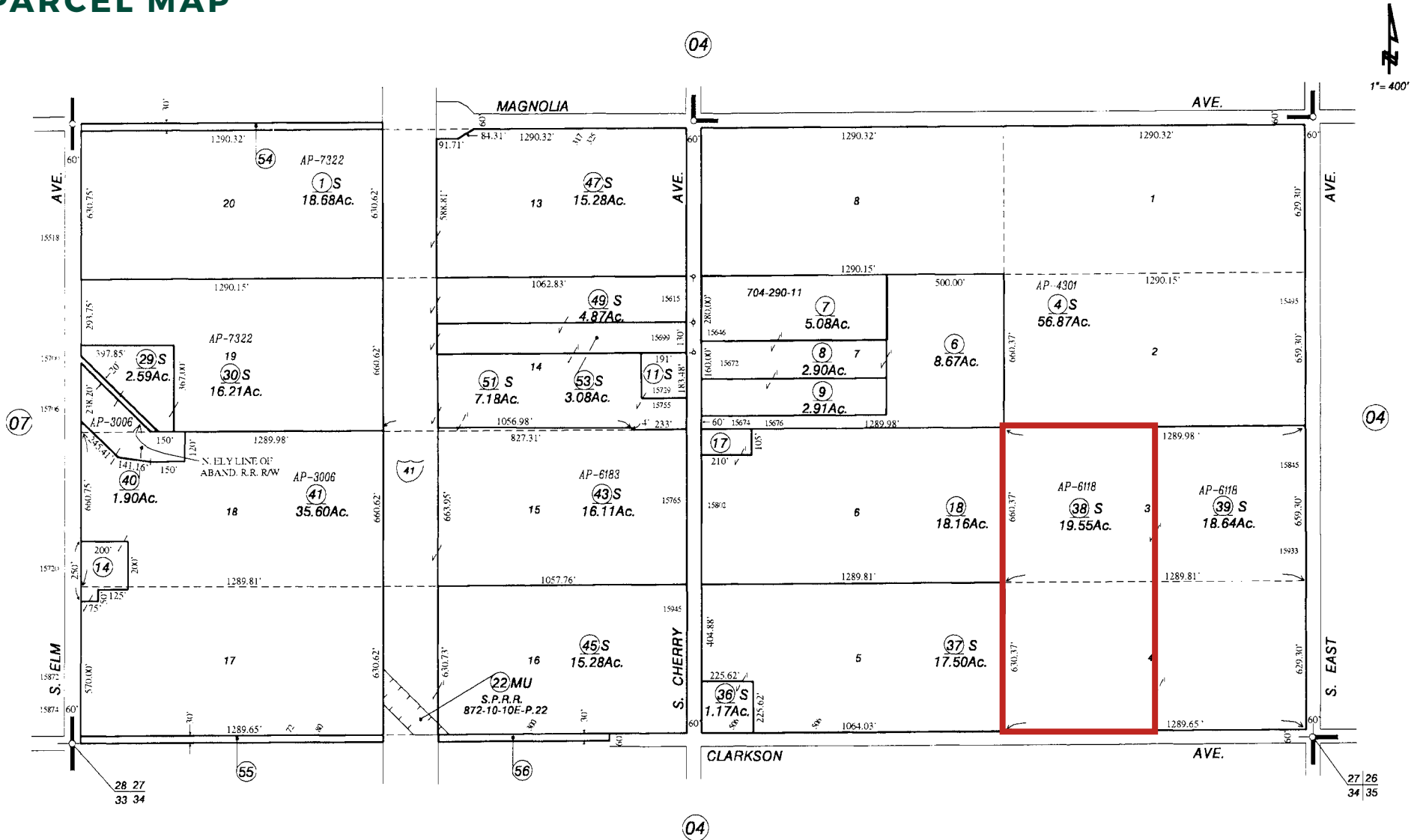


SUBDIVIDED LAND IN POR. SEC. 27, T.16 S., R.20 E., M.D.B.& M.

Tax Rate Area
70-009

042-36

PARCEL MAP



Agricultural Preserve
Fresno Valley Tract - R.S. Bk. 5, Pg. 34

Assessor's Map Bk.042 - Pg. 36
County of Fresno, Calif.

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

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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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