

18.65±
ASSESSED ACRES

DICKENSON AVE. VINEYARD
FRESNO COUNTY, CALIFORNIA

\$800,000
(\$42,895/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

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**PROPERTY
HIGHLIGHTS:**

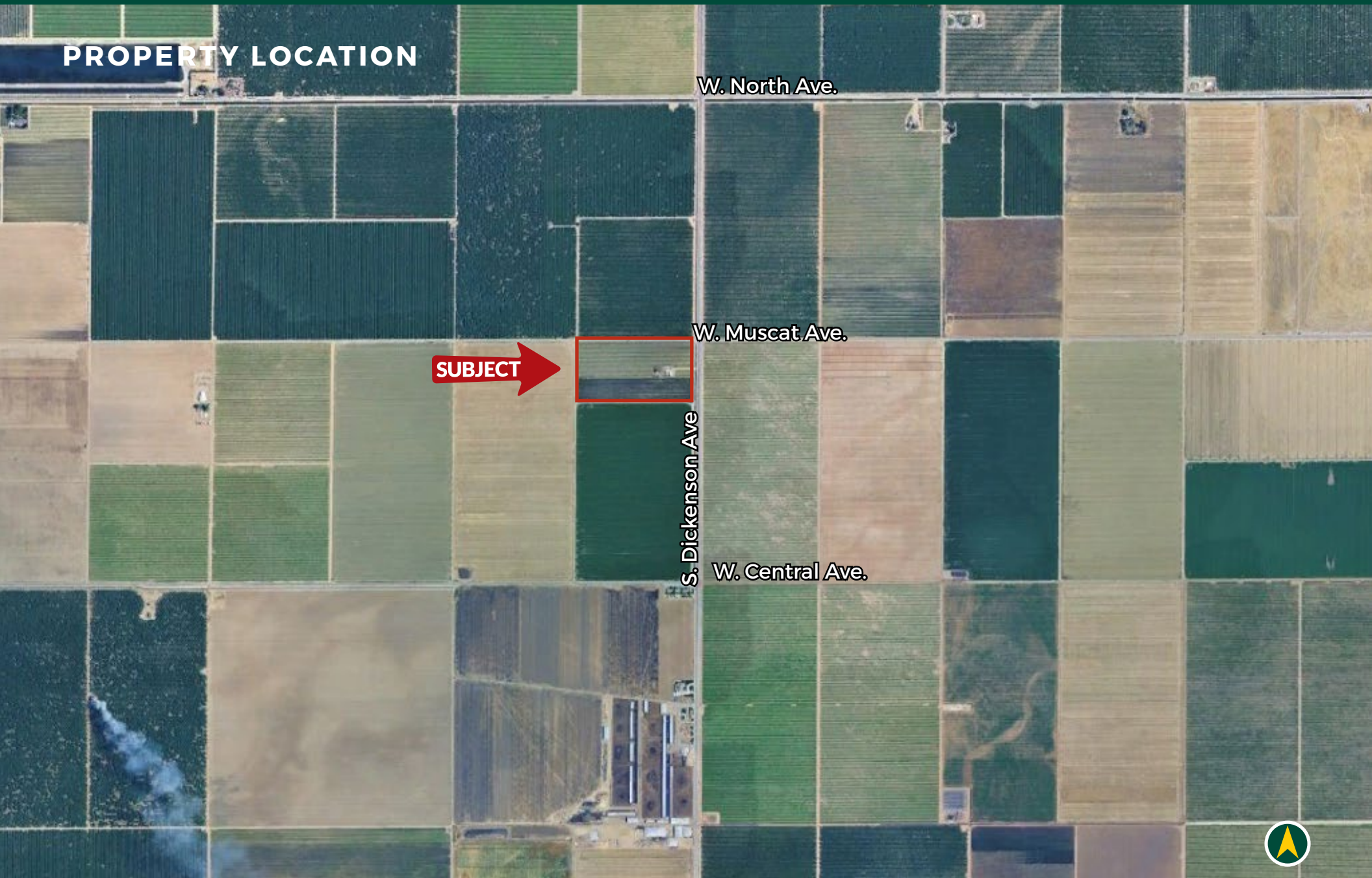
- FRESNO IRRIGATION DISTRICT
- MATURE THOMPSON SEEDLESS GRAPES
- (1) AG PUMP AND WELL

DICKENSON AVE VINEYARD
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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Mature Trellised Thompson Seedless Vineyard in Fresno County with a small older residence and other outbuildings.

LOCATION

Located at the SW corner of South Dickenson and West Muscat Ave.
Address: 3553 S. Dickenson Ave. Fresno, CA 93706.

LEGAL

18.65± acres in the SE ¼ of Section 26, T14S, R18 E, M.D.B. & M. Fresno County APN 025-060-17.

ZONING

AE 20, the property is enrolled in the Williamson Act.

PLANTINGS

Mature Thompson Seedless Vineyard

WATER

The property is located within the boundaries of the Fresno Irrigation District and entitled to receive district water when available. There is an agricultural well and pump servicing the vineyard through a flood irrigated gated pipe system on the east side of the vineyard. The vineyard irrigates east to west.

SOILS

See soils map included

PRICE/TERMS

\$800,000.00 all cash at close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2027 crop.



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PROPERTY OVERVIEW

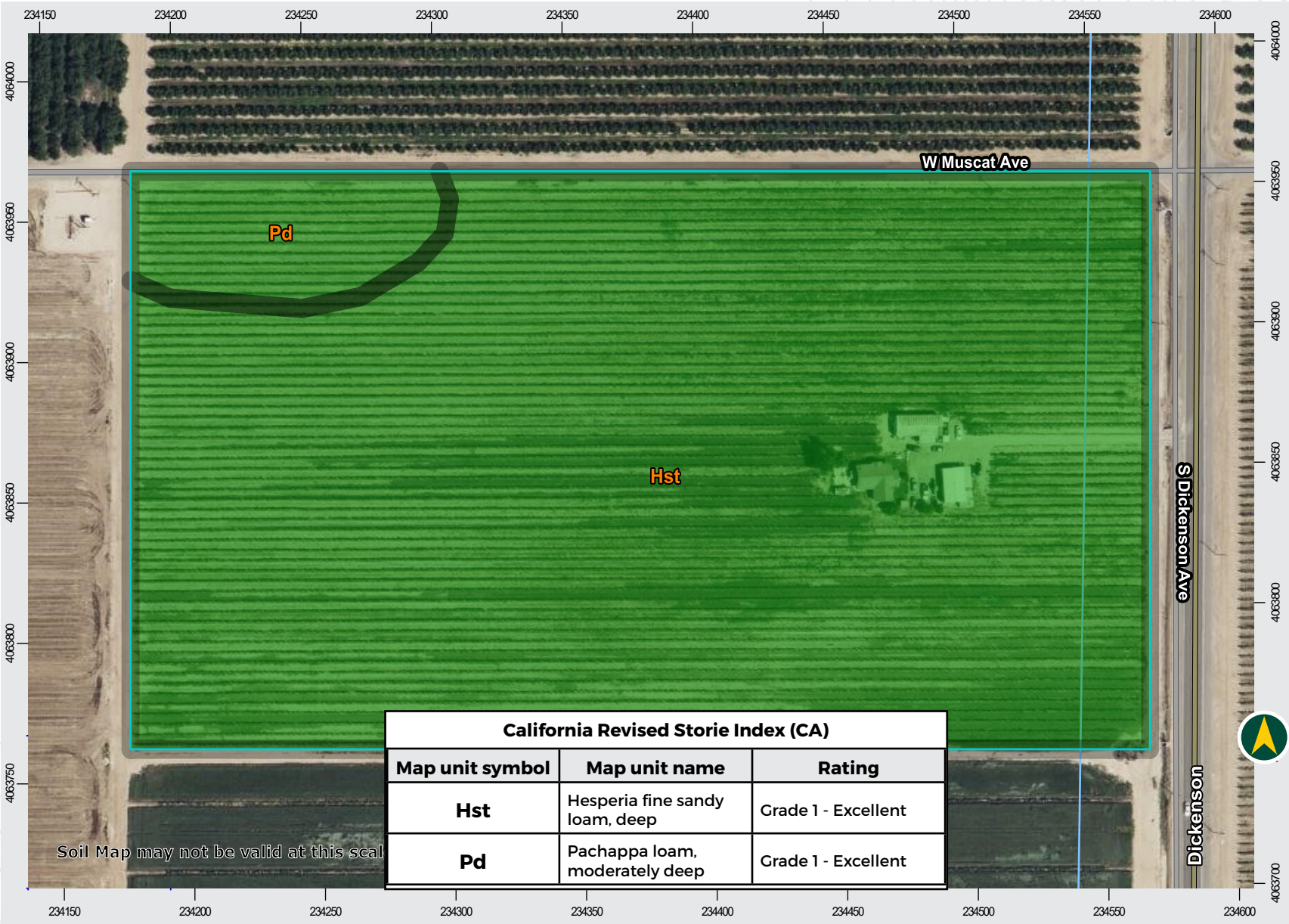
W. Muscat Ave.

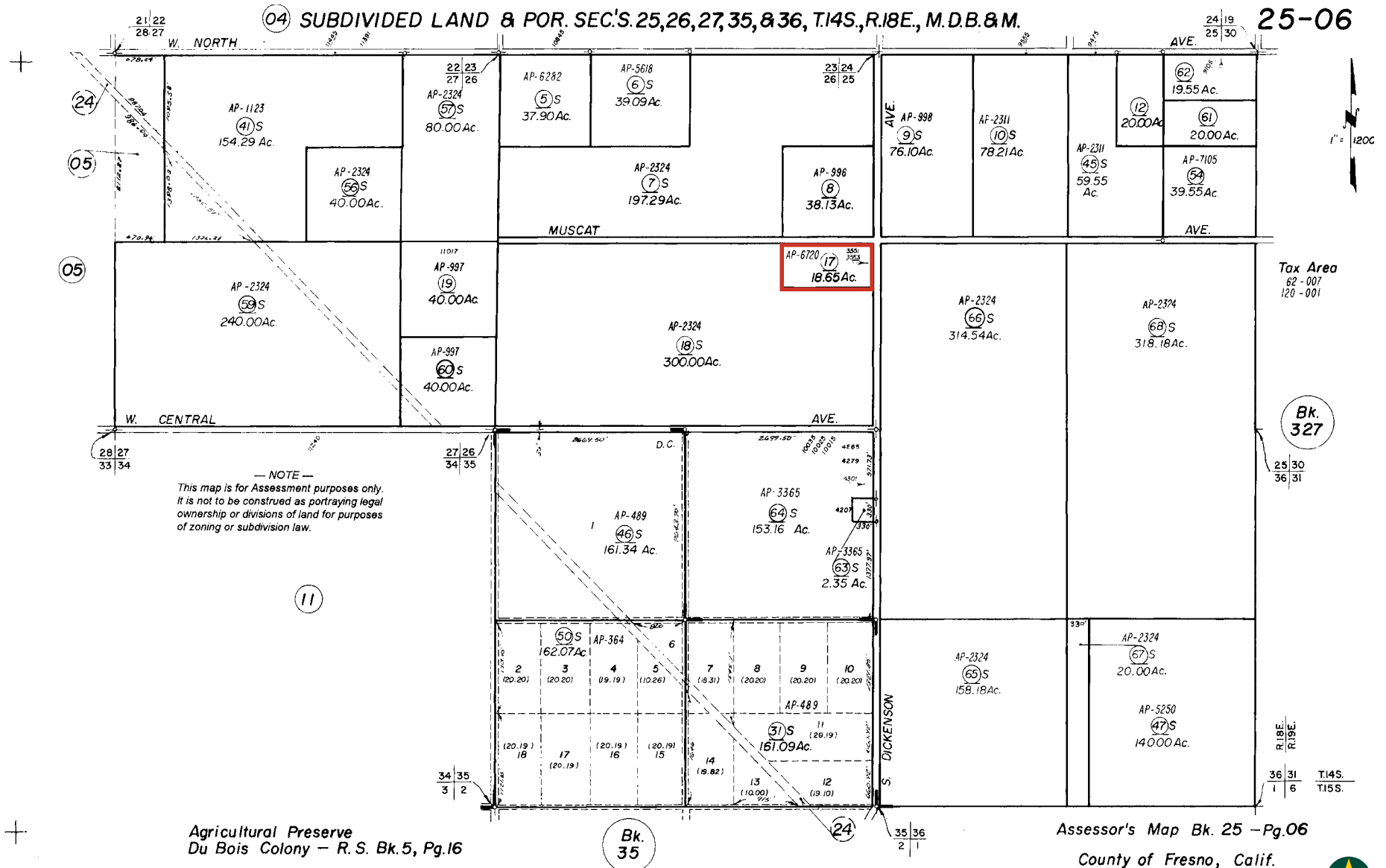
S. Dickenson Ave



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SOILS MAP





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PROPERTY PHOTOS



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OFFICES SERVING
THE CENTRAL VALLEY

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