

**FOR SALE**



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*A Tradition in Trust Since 1919*

# Wine Grape Vineyard with Grape Contract



**481.65± Acres**  
**Fresno County, California**

- Stinson Water District w/Ditch Stock
- Drip Irrigation
- (1) pump & well, (1) lift pump, (1) ditch pump
- Grape contract w/major winery

**Exclusively Presented By:**  
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CA DRE #00020875



# Wine Grape Vineyard with Grape Contract

481.65± Acres

\$12,050,000  
(\$25,000 per acre)

**LOCATION:**

The property is located at the northwest corner of Lassen and Davis Avenues. It is 2± miles south of the town of Helm.

**LEGAL:**

Fresno County APN: 050-050-70s. Located in a portion of Section 3, T16S, R17E, M.D.B.&M.

**PLANTINGS:**

432.50± acres of French Colombard wine grapes planted in 2007 with 9.5' x 7' spacing.

**PRODUCTION:**

<u>Planted</u>	<u>Tons*</u>
2018	8,035
2019	9,407
2020	8,334

\*Some wine grape quantities based on rounded tons per acre only.

**GRAPE CONTRACT:**

Winery	Acs./Variety	Target Tons per Ac.	Price per Ton	Min. Price per Ton	Harvest Year
E&J Gallo Winery	432.50± Acs French Colombard	24	Market	\$275*	2021-2025

\* Plus \$15 per ton trucking

**WATER:**

Stinson Water District with ditch stock  
1 - 400 HP Irrigation Pump & Well  
1 - 150 HP Lift Pump  
1 - 25 HP Ditch Pump  
1 - Reservoir  
1 - Filter Station  
Entire ranch is on drip irrigation.

**SOILS:**

Tranquility, wet, complex, saline-sodic, 0-1% slopes  
Tranquility clay, saline-sodic, wet, 0-1% slopes  
Gepford clay, 0-1% slopes

**BUILDINGS:**

One equipment/dry storage shed.

**EQUIPMENT:**

No equipment is included in the sale.

**PRICE/TERMS:**

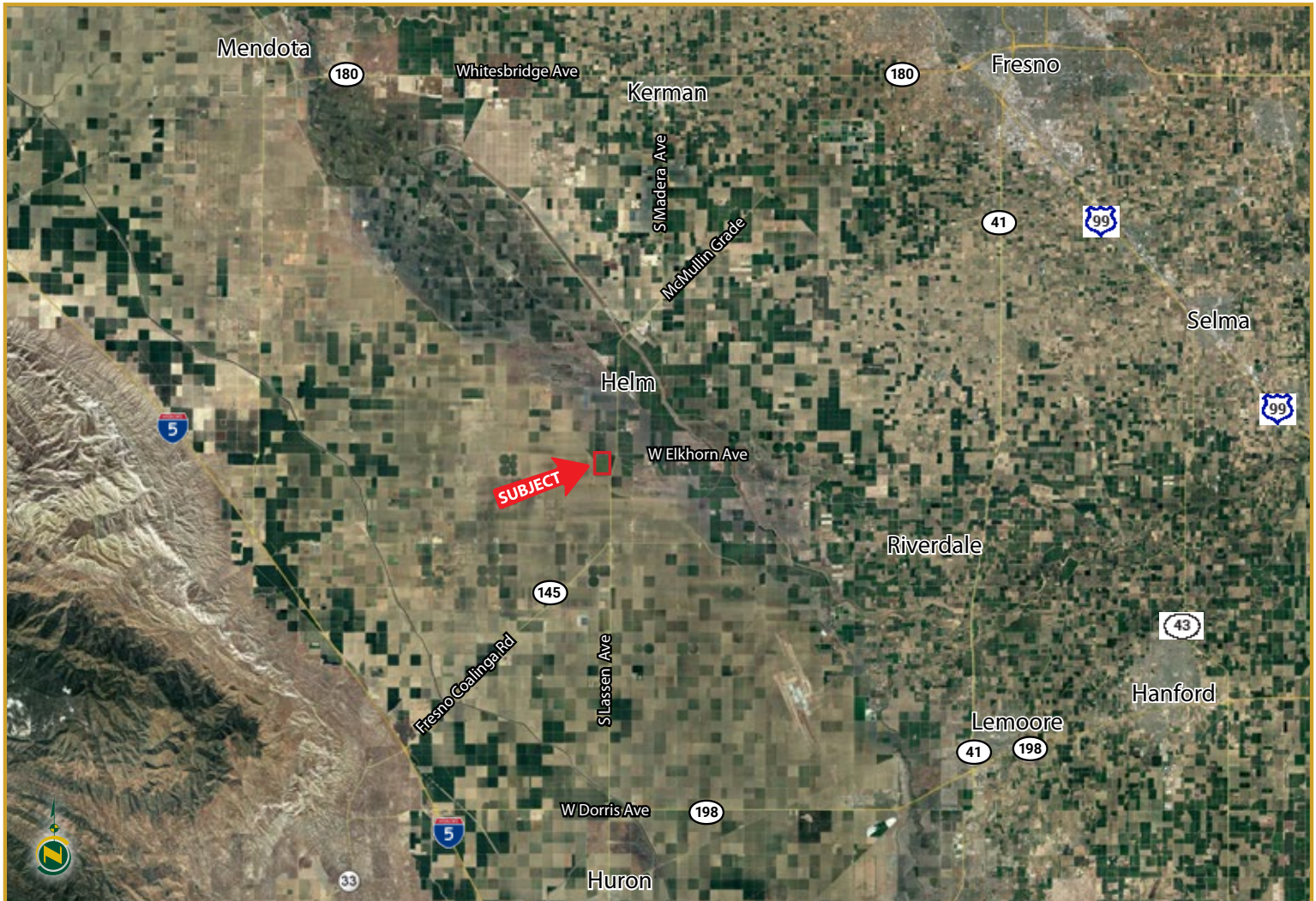
\$12,050,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2023 crop at the close of escrow.







# LOCATION MAP



**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

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