

SANGER VINEYARD & HOME

Fresno County, California

18.65± Acres

\$985,000



- Fresno Irrigation District
- Well Maintained Vineyard
- 3,800± Sq. Ft. Custom Home



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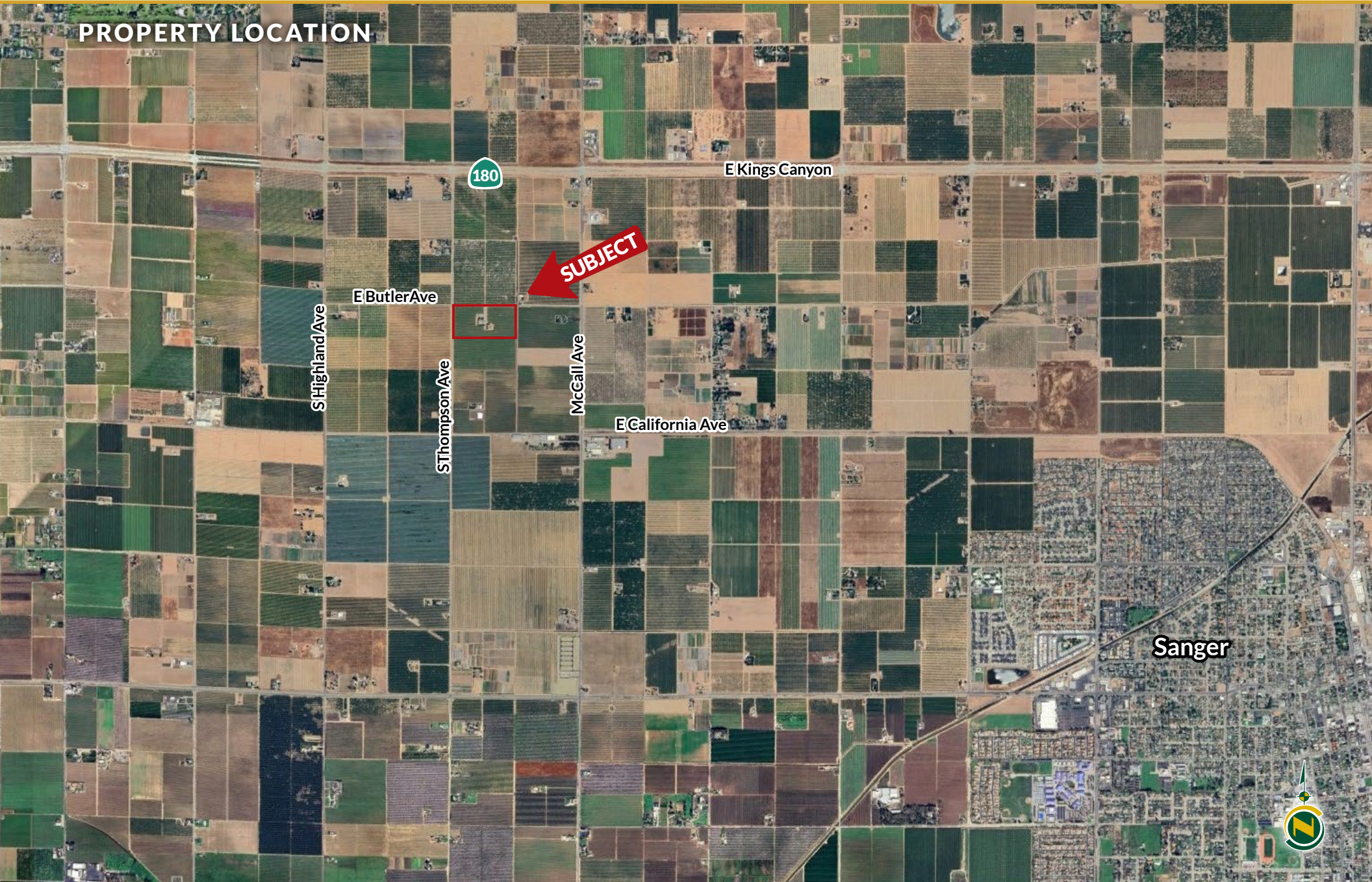


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The subject property is located approximately 4.9± miles west of the city of Sanger on E. Butler Avenue between S. Thompson and McCall Avenues in Fresno County, California. Address: 9595 E. Butler Ave., Sanger, CA 93657.

LEGAL

Fresno County APN: 314-051-20s. Located in a portion of Section 7, T14S, R22E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The subject property is not located within the Williamson Act.

PLANTINGS

17.65± acres of Rubired wine grapes planted in 2007.
1.00± acre which includes the residence and support land.

WATER/IRRIGATION

The subject property is located in the Fresno Irrigation District and has access to surface water. There is one ag well and one domestic well on the property. The ag pump was replaced in October, 2024 and is shared with the land owner of the adjoining 20 acre parcel that is directly south of the property. The domestic pump and tank was updated in 2007.

RESIDENCE

3,800± sq. ft., 5 bedroom, 5.5 bath custom home built in 1960 that has been updated several times. The residence features a spacious kitchen with a built-in grill and island, large living room and great room/dining room, and an industrial grade walk-in cooler box. Both the front and back yards are nicely landscaped and well maintained. The back yard contains a large pool, hot tub, built-in barbecue and covered patio space. There is a storage shed behind the residence. The home includes an energy saving solar system that is under a lease which also includes a roof replacement done in April, 2023. The buyer shall assume the lease at the close of escrow.

SOILS

See soils map included.

PRICE/TERMS

\$985,000 cash at the close of escrow. The vineyard is subject to a lease that expires on October 31, 2027. A buyer shall agree to assume the vineyard lease at the close of escrow.



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PROPERTY OVERVIEW



E Butler Ave

S Thompson Ave



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SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Ara	Atwater sandy loam, 0-3% slopes
AdA	San Joaquin sandy loam, shallow, 0-3% slopes

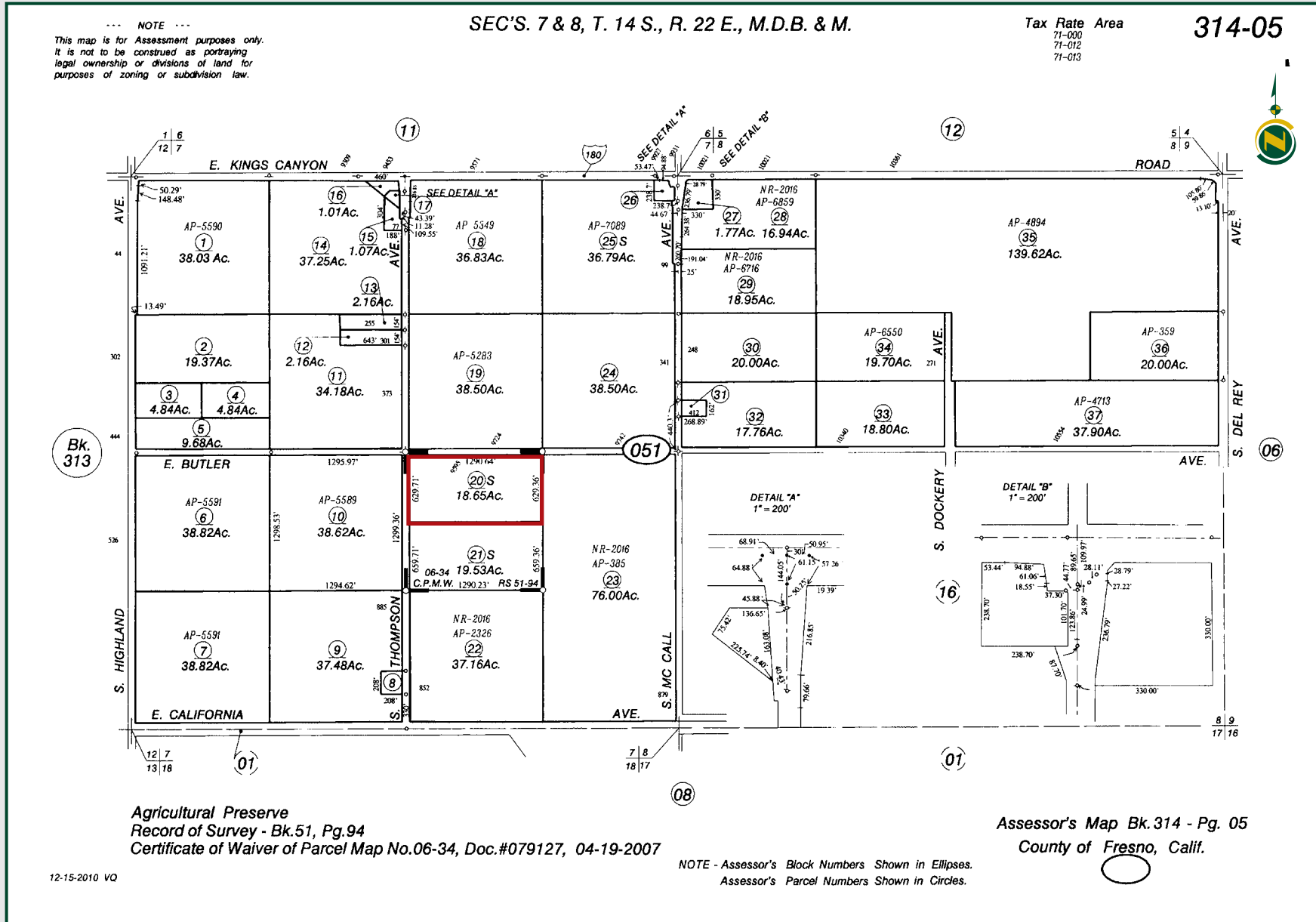


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PARCEL MAP



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PROPERTY PHOTOS

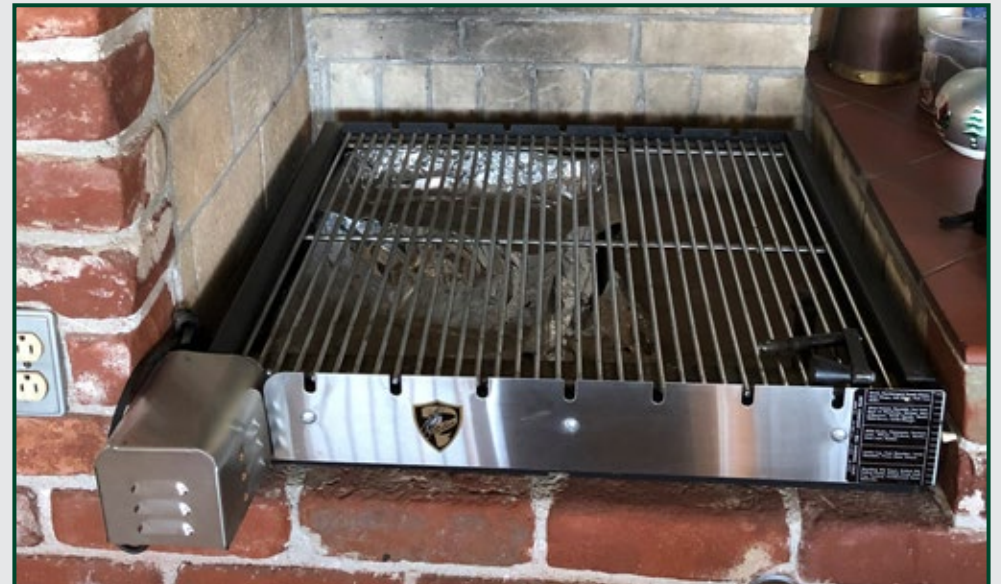


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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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.**