

# F.I.D. HOME, SHOPS & VINEYARD

40± ACRES | FRESNO COUNTY, CALIFORNIA

\$1,750,000

(\$43,750/Acre)



## PROPERTY HIGHLIGHTS

- CUSTOM HOME, ADU, & (2) SHOPS
- FRESNO IRRIGATION DISTRICT
- THOMPSON SEEDLESS VINEYARD



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

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

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

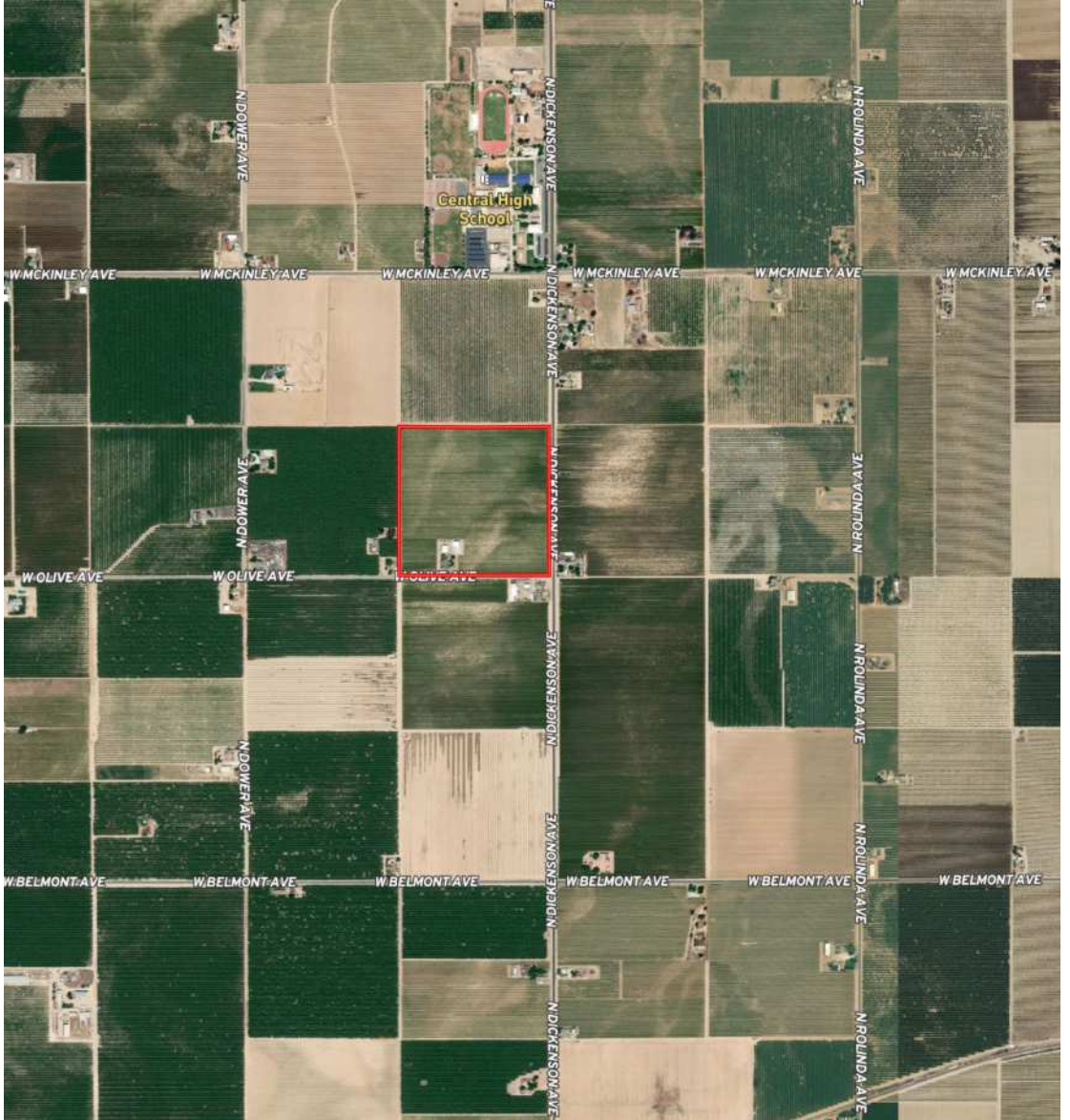
### BAKERSFIELD

4900 California Ave., #2108  
Bakersfield, CA 93309  
661.334.2477

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## LOCATION MAP



## PROPERTY INFORMATION

### DESCRIPTION

Experience the perfect blend of country living and modern convenience with this exceptional 2,986sqft ranch-style home. The spacious property offers a thoughtfully designed main residence, complete with a beautifully updated kitchen, a formal dining room, and a converted garage that adds additional bedrooms for flexible living space. Ideal for multi-generational living or rental potential, a detached ADU provides a private retreat for guests or extended family. For those in need of ample workspace, this property features not one, but two impressive shops. Whether you're looking for extra storage, a home based business setup, or space for hobbies and project, this property has it all!

### LOCATION

The property is located on the NWC of Olive and Dickenson Avenues. Home Address: 10166 W Olive Ave., Fresno, CA 93723.

### ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is enrolled in the Williamson Act.

### WATER

The property receives water through one domestic pump/well and one ag pump/well from Fresno Irrigation District.

### BUILDINGS

4 bed, 3 bath residence.

Two impressive shops - one measuring 40' x 60' (2,400sqft) and another totaling 5,000sqft under roof, with a 60' x 50' enclosed section and an additional 40' x 60' covered area.

(1) detached ADU.

### PLANTINGS

Thompson seedless vineyard.

### PRICE/TERMS

\$1,750,000 (\$43,750/acre) all cash at the close of escrow. The 2025 crop is negotiable.

#### \*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

**SOILS INFORMATION**



**PARCEL INFORMATION**

**LEGAL**

Fresno Co. APNs: 016-160-08 & 09s



**PROPERTY VIDEO**







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