




9642 S Fruit Ave Fresno, CA 93706-9724

\$1,722,600

This 59.40+- Acres of Thompson Vineyard with three single family residences, a seven-unit farm labor housing, shop and large pole barn is in the thriving countryside of Fresno County. It is surrounded by vibrant agricultural properties and near Highway 41. The sale includes two farmsteads, one located at 9642 S Fruit Avenue (APN# 338-020-23) with a total acreage of 39.40 +- Acres and just down the street is 10028 S Fruit Avenue (APN# 338-040-18S) with a total acreage of 20+- Acres. Both properties have an agricultural pump and well with drip irrigation for the vines. The large shop and pole barn is perfect for storage, maintenance of farm equipment, and/or staging for harvest. The properties are well maintained showing the Sellers pride in ownership. Don't miss out on this diverse agricultural property that is loaded with amenities!

Directions: From the intersection of Manning Ave and Fruit Ave drive south on Fruit Ave and the property is located on the east side of the road.

ML#:609524		Cross Street	Dinuba Avenue
Property Type	Farm	County	Fresno
Property Subtype	Vineyard	School District	Washington unified
APN	33802023	High School	Washington Union
Lot Sq Ft (approx)	2587464	Junior High School	Washington Colony
	59.4000	Grade School	Washington Colony
Price/Acre	29,000.00		

<p>Presented By:</p>  <p>March 2024</p>	<p>Ronnie Silva Lic: 01399739</p> <p>Primary: 559-970-6910 Secondary: 559-485-0759</p> <p>Fax: E-mail: ronnie@ronsilvarealty.com</p>	<p>Ron Silva Realty, Inc Office Lic.: 01514246</p> <p>5021 S. Elm Fresno, CA 93706 559-485-0759</p> <p>See our listings online: http://www.ronsilvarealty.com</p>
----------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Any offers of compensation are made only to participants of the MLS where the listing is filed.