




**1176 W Parlier Ave Fresno, CA 93706-9242**

**\$2,751,000**

This rare 98.25+- Acres of Thompson Vineyard with two single family residences, barn, and outbuilding is located near the community of Easton in Fresno County. It is surrounded by vibrant agricultural properties and is near Highway 41. The sale includes the following assessor parcel numbers; APN #335-040-58 (1176 W Parlier Ave) with a total acreage of 18.40 +- Acres, APN# 338-040-18S (no address) with a total acreage of 39.85+- Acres, and APN#335-051-01 (no address) with a total acreage of 40+- Acres. The properties have single source water with an agricultural pump and well with drip irrigation for the vines. Exceptionally maintained, these properties are a great example of pride in ownership. Don't miss out on your chance to own multiple farm properties in close proximity to one another!

**Directions:** From the intersection of Manning Ave and Walnut Ave drive north. The properties are located on the corners at the intersection of Parlier Ave and Walnut Ave.

ML#:609538		Cross Street	Walnut Avenue
Property Type	Farm	County	Fresno
Property Subtype	Vineyard	School District	Washington unified
APN	33504059	High School	Washington Union
Lot Sq Ft (approx)	4279770	Junior High School	Washington Colony
	98.2500	Grade School	Washington Colony
Price/Acre	28,000.00		

<p><b>Presented By:</b></p>  <p>March 2024</p>	<p><b>Ronnie Silva</b> Lic: 01399739</p> <p>Primary: 559-970-6910 Secondary: 559-485-0759</p> <p>Fax: E-mail: <a href="mailto:ronnie@ronsilvarealty.com">ronnie@ronsilvarealty.com</a></p>	<p><b>Ron Silva Realty, Inc</b> Office Lic.: 01514246</p> <p>5021 S. Elm Fresno, CA 93706 559-485-0759</p> <p><b>See our listings online:</b> <a href="http://www.ronsilvarealty.com">http://www.ronsilvarealty.com</a></p>
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 U.S. Patent 6,910,045

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