

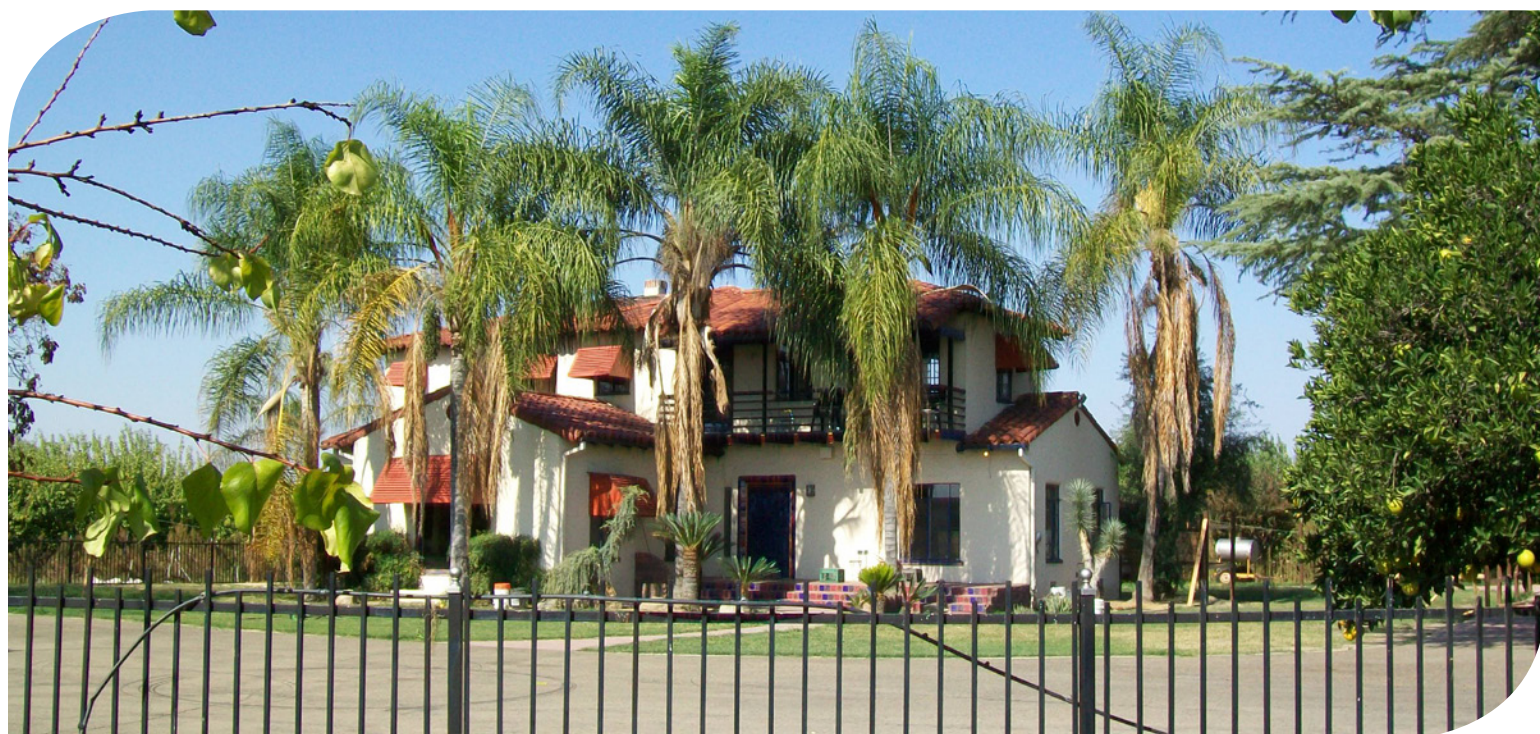


**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Fresno Country Home With Acreage



**10± Acres
Fresno County, California**

- 5 BR, 4 BA, 4,900± SF
- Many amenities in home
- Ten minutes outside of Fresno

**Exclusively Presented By:
Pearson Realty**



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Fresno Country Home With Acreage

10± Acres

\$450,000

LOCATION:

6289 S. Lily Avenue. From Fresno take Highway 41 south to American Avenue, west to Elm, south to Clayton, east to Lily.

DESCRIPTION:

This classic 4,900± square foot home, conveniently located 10 minutes south of downtown Fresno, boasts 5 bedrooms, 4 bathrooms and many amenities. The main floor includes a living room and dining room with hardwood floors, and kitchen. The living room has a marble fireplace with a convenient wood storage bin which is loaded from the outside. The spacious kitchen, including a breakfast nook, has tile floors, attractive wood cabinetry and stainless steel appliances (large refrigerator, freezer and a butane stove). There are also two bedrooms and one bathroom, plus utility room with washer/dryer hookups, on the main floor.

The second floor has a large master bedroom with a tiled bathroom which includes a shower, bathtub and heater. There are two additional bedrooms (one with an outside balcony overlooking the yard), and a tiled bathroom in the hallway, which includes lots of storage space.

The basement houses a den with a fireplace, an exercise room and wine cellar.

A two-car garage plus carport is located outside the kitchen and has a fourth bathroom with shower and the laundry room with a double-wide basin and washer/dryer hookups.

LEGAL:

Fresno County APN: 334-110-19. Located in a portion of Seciton 10, T15S, R20E, M.D.B.&M. Zoned AE-20.

PLANTINGS:

Several different varieties of tree fruit historically sold at Farmer's Markets.

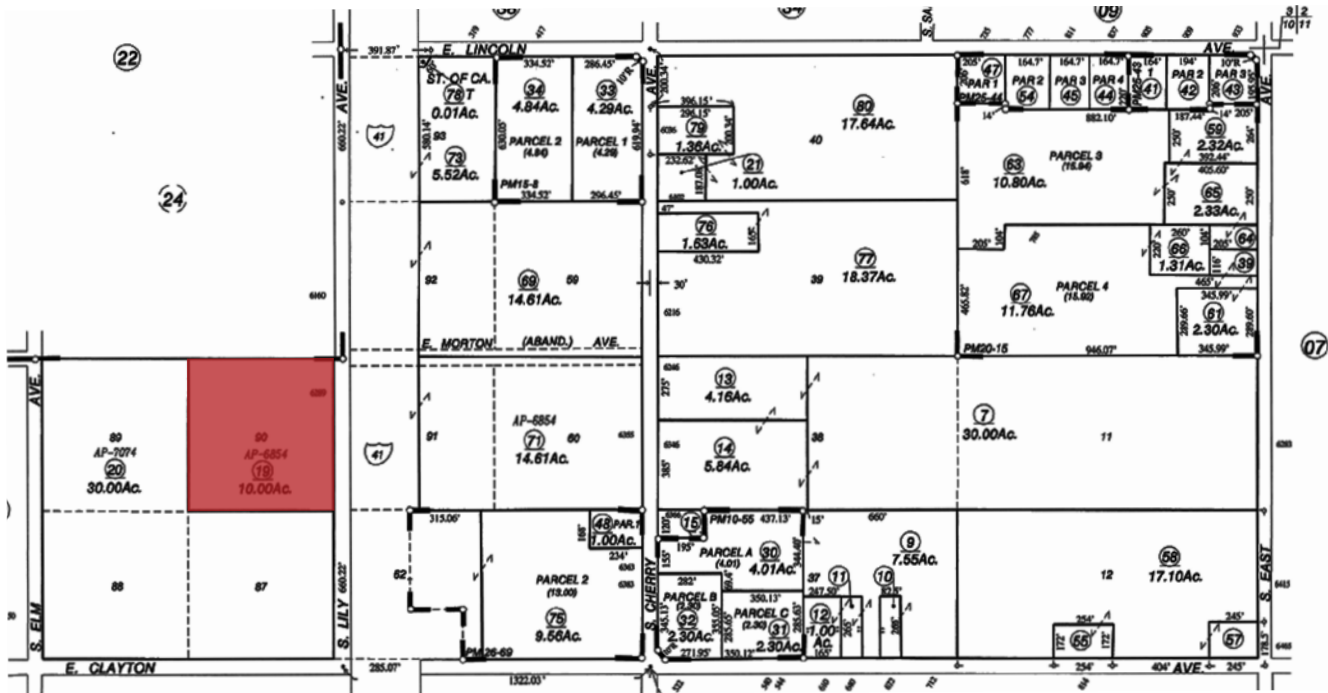
WATER:

Agricultural well with pump currently removed. Property is also served by the Fresno Irrigation District. A private distribution ditch runs along the north side of the property. Micro sprinkler system irrigates the trees. There is a domestic pump and well for the house.

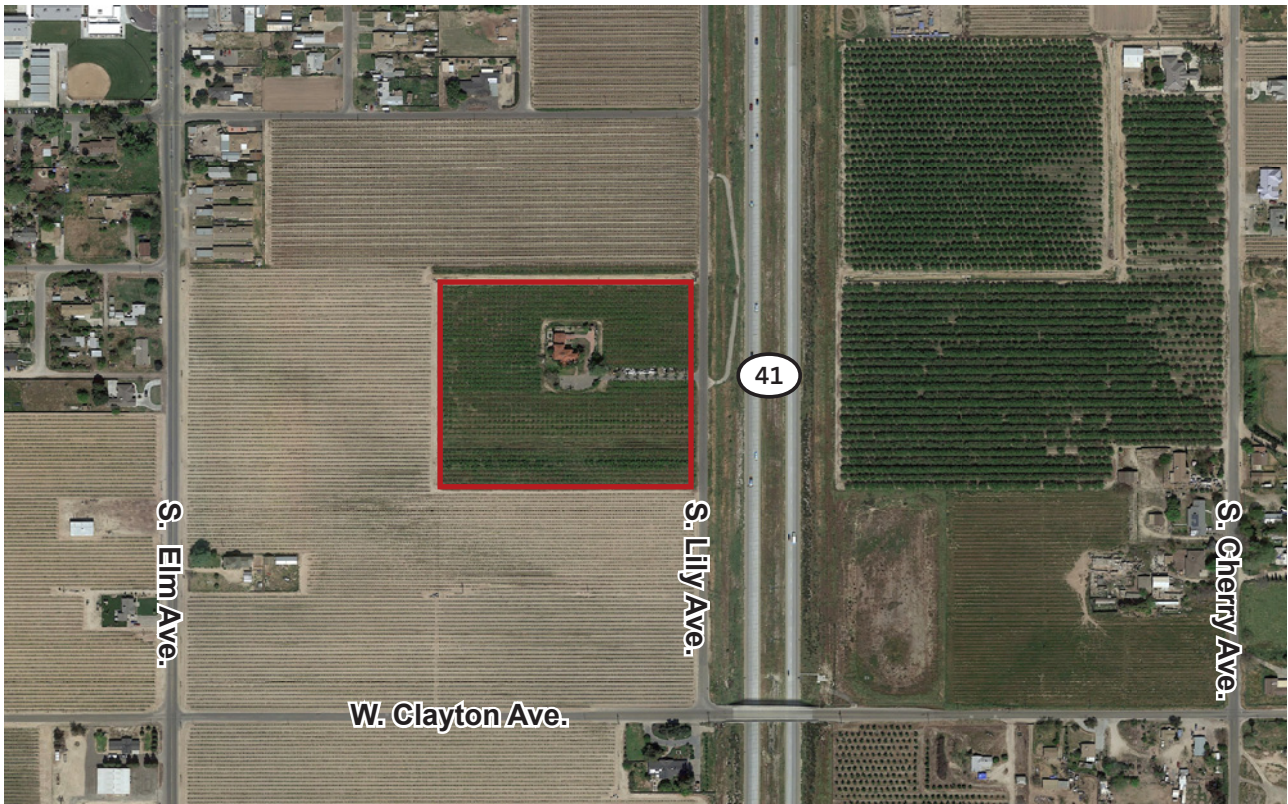
PRICE/TERMS:

\$450,000 cash. Buyer to reimburse any cultural costs for the 2016 crop season.

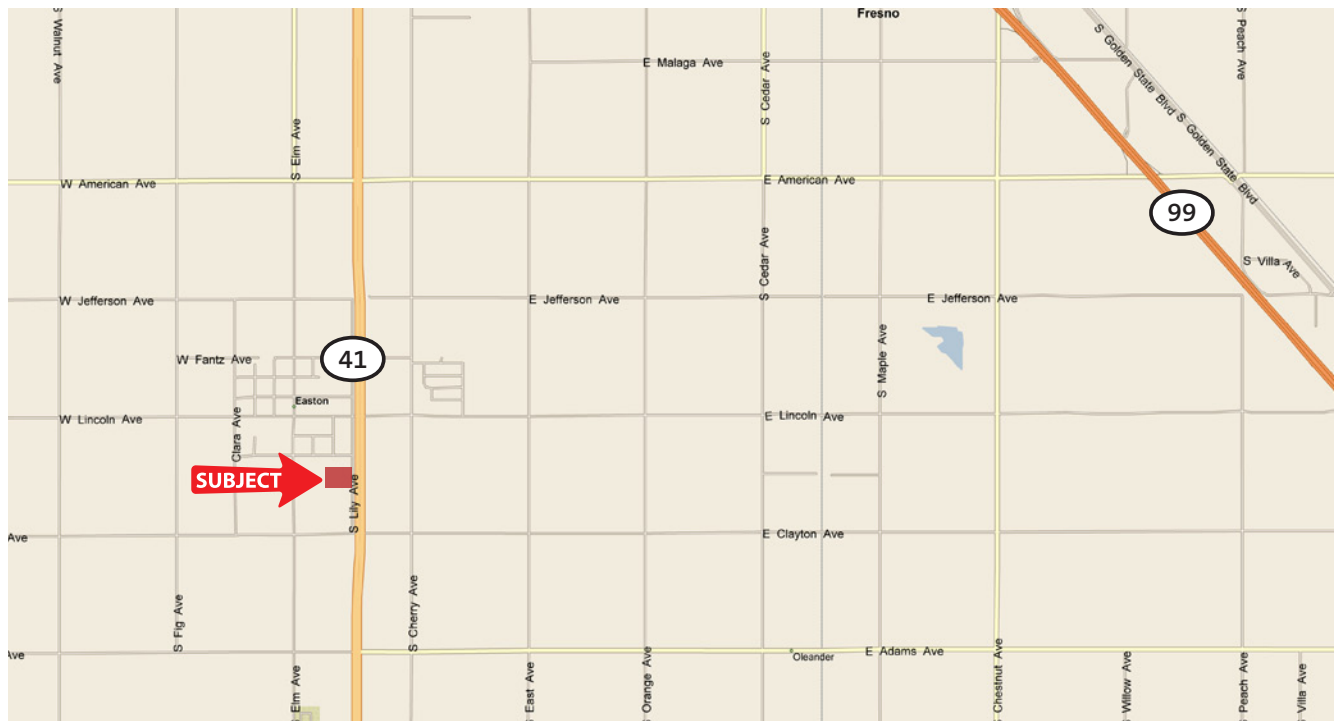
ASSESSOR'S PARCEL MAP



PICTURES



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101
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