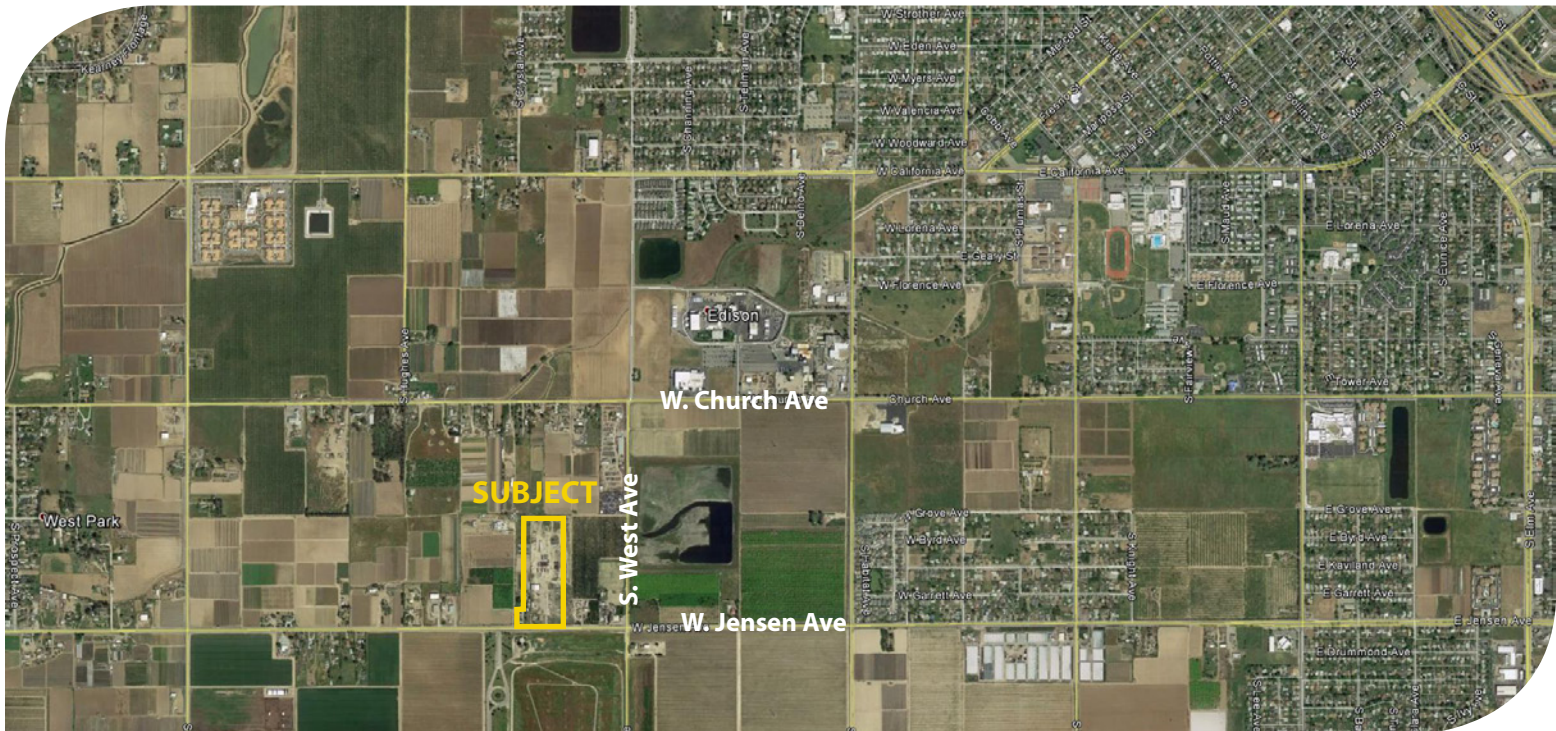


FOR SALE



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REALTY**
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Jensen Ave. Transitional Land



14.90± Acres
Fresno County, California

- Within Fresno Sphere of Influence
- Receives city water
- Fresno Irrigation District

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Jensen Ave. Transitional Land

14.90± Acres

\$800,000

LOCATION:

1638 & 1642 W. Jensen Avenue, Fresno, CA 93706

This property consists of 2 adjoining lots located on the north side of Jensen Avenue between Marks and West Avenues. It is minutes from State Route 41 and Highway 99.

DESCRIPTION:

The property and other facilities are currently being used as a truck yard, office and shop along with a residence.

LEGAL:

Fresno County APN's: 477-100-03 & 04. Located in a portion of Section 18, T14S, R20E, M.D.B.&M.

ZONING:

AE-20. Property is not in the Williamson Act. The parcels lie within the existing City of Fresno Sphere of Influence.

WATER:

Property is in the Fresno Irrigation District & receives Fresno city metered water. (1) Ag pump and well, condition unknown.

SOILS:

Primarily Hesperia fine sandy loam, moderately deep
Ramona sandy loam, hard substratum
Atwater sandy loam, 0-3% slopes

**BUILDINGS/
IMPROVEMENTS:**

The residence on parcel 477-100-03 was built in 1930, 1,417± sq. ft., 3 bedrooms, 1 1/4 baths, on 4.90± acres.

The residence on parcel 477-100-04 was built in 1945, 1,944± sq. ft., 3 bedrooms, 1 bath, on 10.00± acres.

PRICE/TERMS:

\$800,000 cash to Seller at close of escrow.

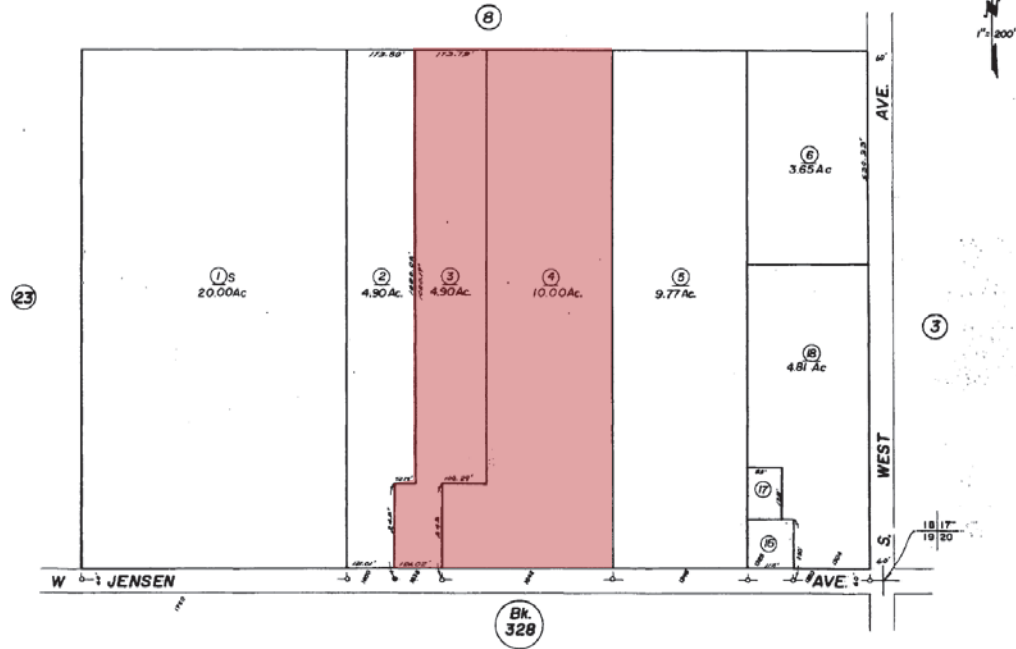
ASSESSOR'S PARCEL MAP

— NOTE —
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

Map POR. SEC. 18, T. 14 S., R. 20 E., M.D.B.&M.

Tax Area
 181-002

477-10



Assessor's Map Bk.477-Pg.10
 County of Fresno, Calif.

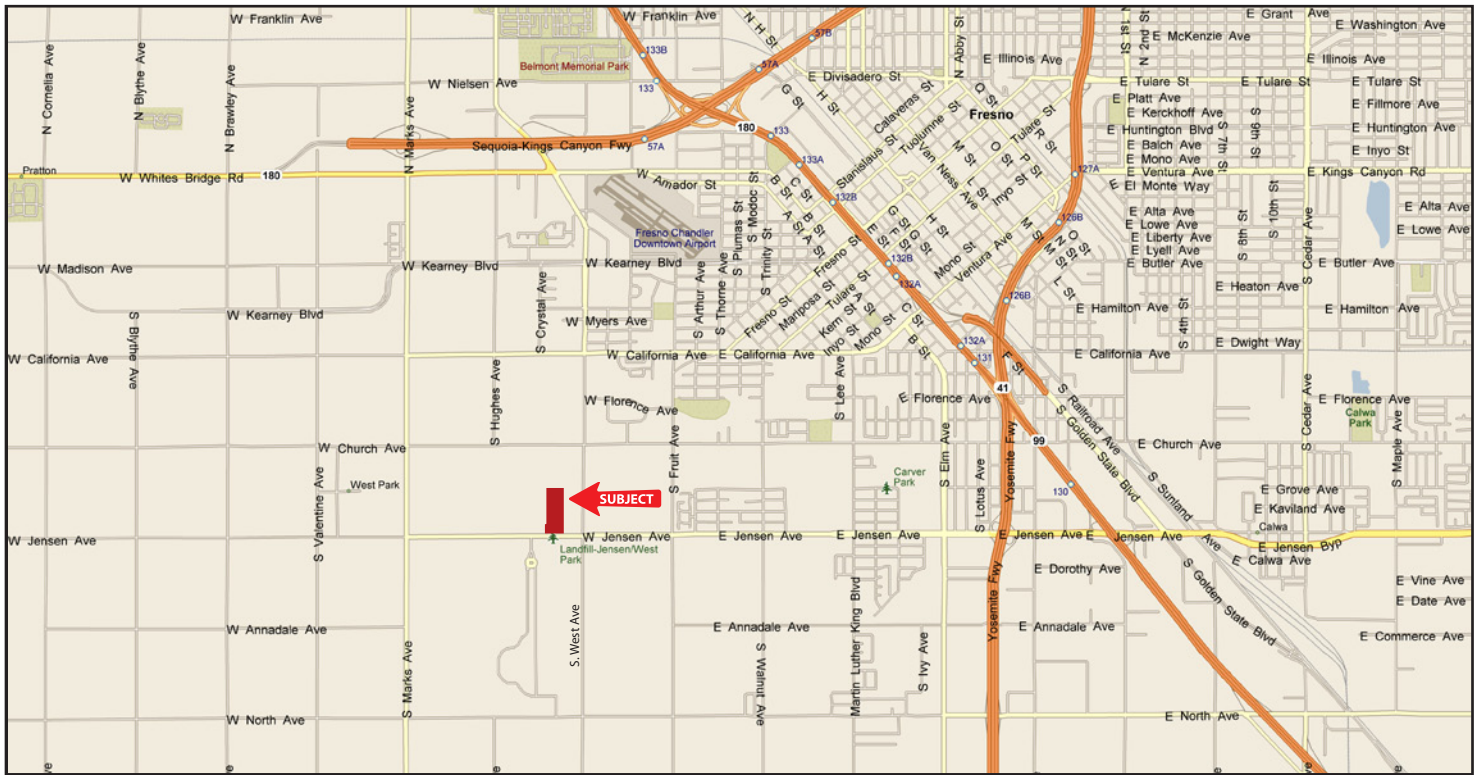
NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

1963

PROPERTY PHOTO



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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FRESNO
7480 N Palm Ave, Ste 101
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