

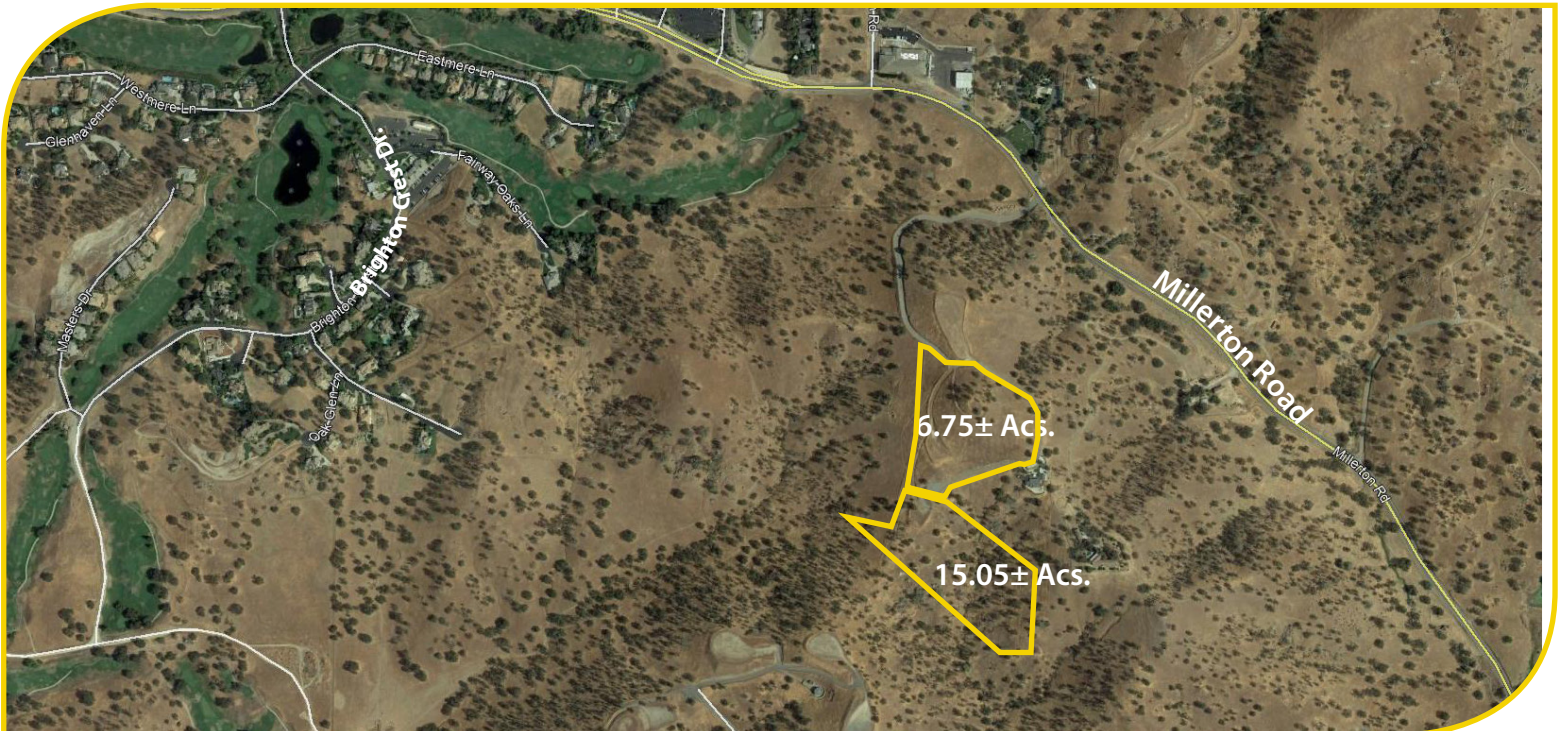
FOR SALE



**PEARSON
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Whisper Willow Road



21.80± Acres
Fresno County, California

- Valley & Sierra Views
- Water & Power to Property
- Ready-to-Build

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Whisper Willow Road

15.05± Acres

\$450,000

6.75± Acres

\$425,000

LOCATION:

Lot #2 and Lot #4 Whisper Willow Road, Friant, CA 93626. Located off of Millerton Road between Brighton Crest and Auberry Road, approximately one mile east of Brighton Crest development.

DESCRIPTION:

Two ready-to-build parcels with water and power to the property line. This is designed for a gated community. There are 4 lots total, 2 of which are for sale, that overlook Eagle Springs Golf Course and Country Club and the Ventana Development. Elevations run from 800± to 100± feet.

LEGAL:

Fresno County APN's:
Lot #2: 300-380-22 and Lot #4: 300-380-24
Properties are not in the Williamson Act.

ZONING:

AE-40

LAND USE;

Residential, Vacant Land

WATER:

The lots have a shared well, but a buyer could drill their own well, per the County.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

Lots can be sold separately as follows:
Lot #4: 15.05± acres \$450,000
Lot #2: 6.75± acres \$425,000



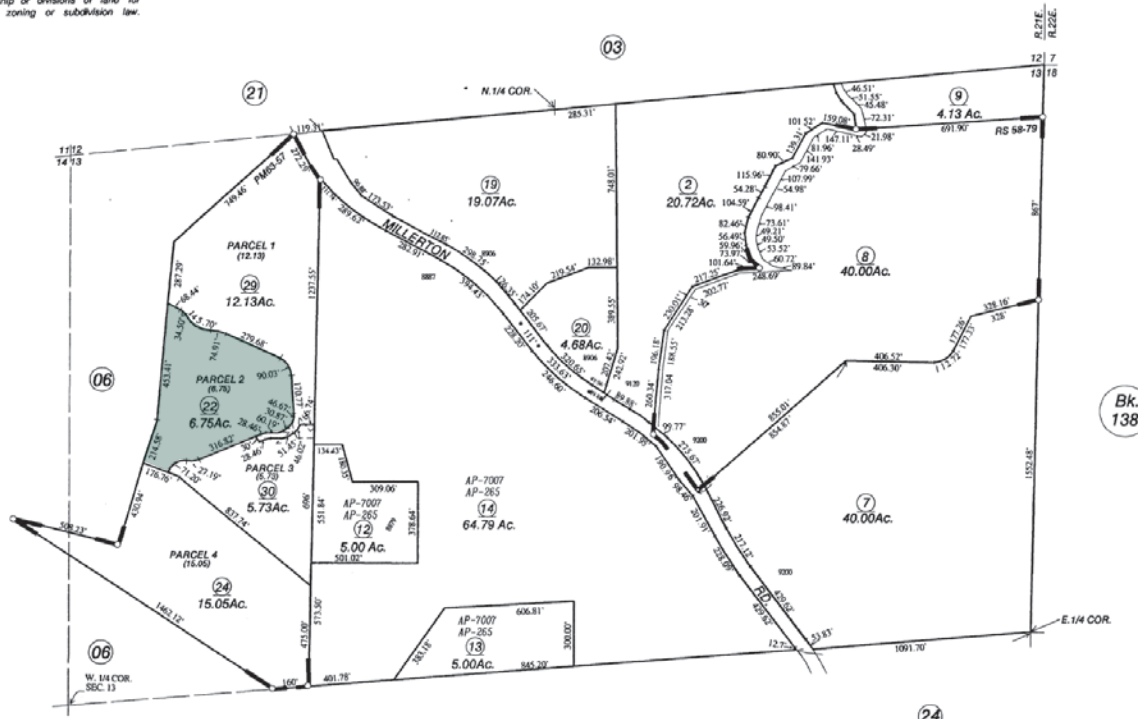
ASSESSOR'S PARCEL MAP - 6.75± ACRES

--- 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.

SUBDIVIDED LAND IN POR. SEC.13 & 14, T.11S., R.21E., M.D.B.&M.

Tax Rate Area
 199-002
 199-008

300-38



Agricultural Preserve
 Parcel Map No. 7665, Bk.63, Pgs. 57 & 58
 Record of Survey - Bk. 58, Pg. 79

SEP 2 5 2013
 Assessor's Map Bk.300 - Pg. 38

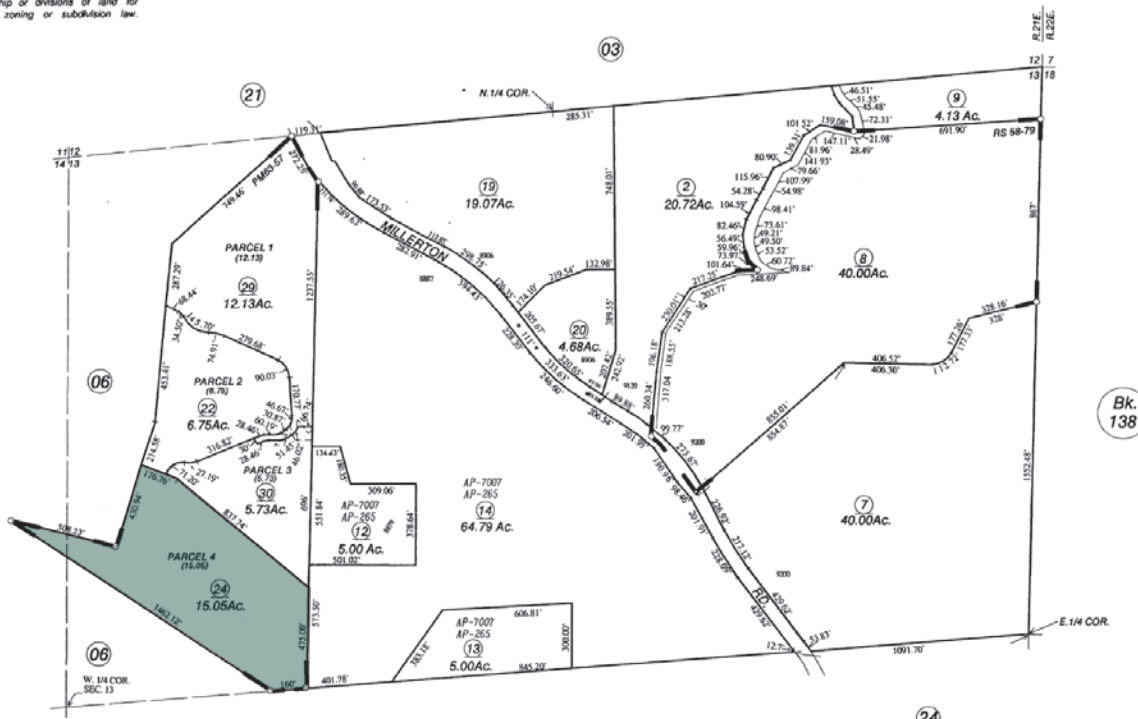
ASSESSOR'S PARCEL MAP - 15.05 ACRES

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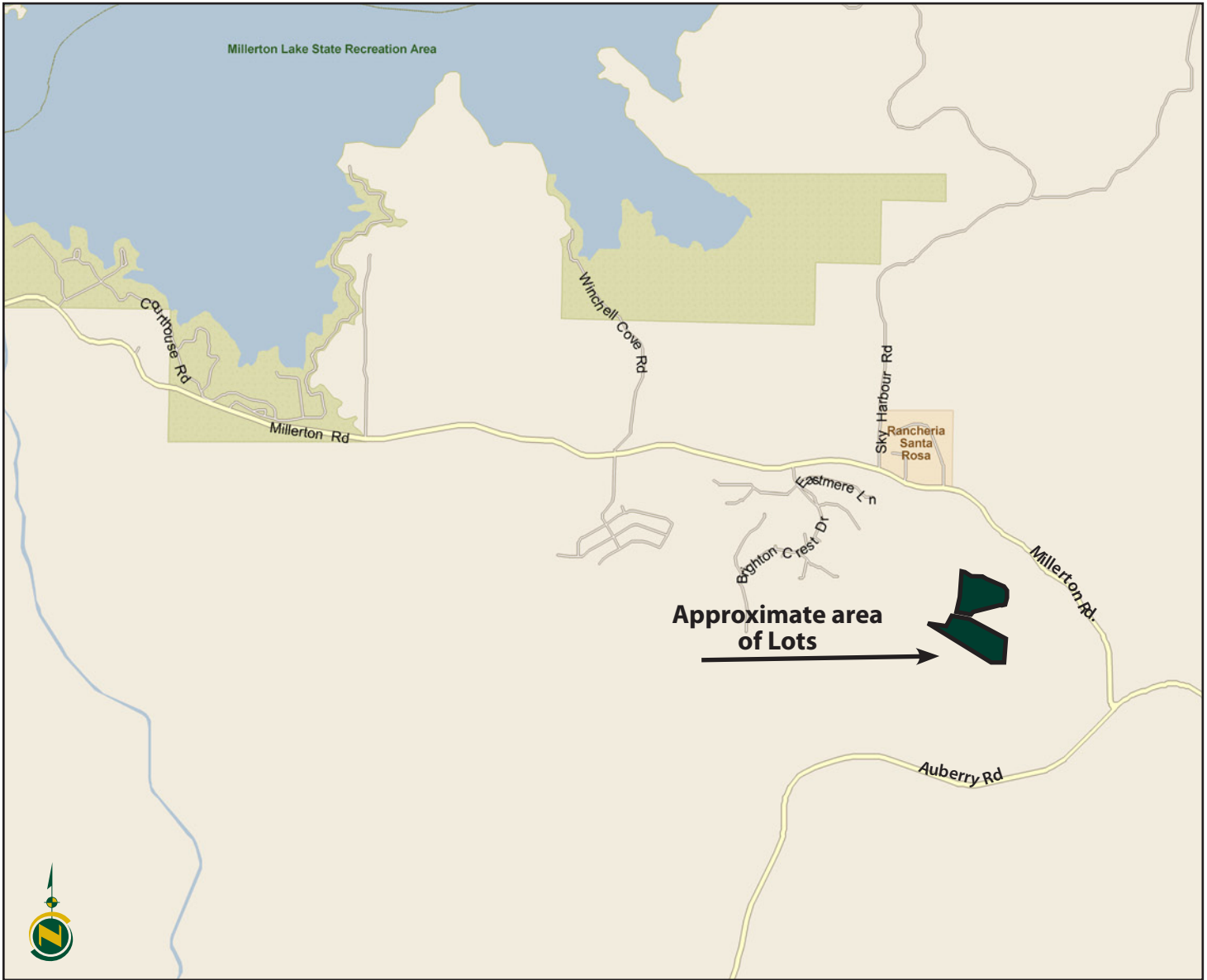


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LOCATION MAP



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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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