

**FOR SALE**



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# Brawley Ave. Ranch



**19.11± Acres**  
**Fresno County, California**

- Fresno Irrigation District + pump & well
- Good soils
- 4 Contiguous Parcels

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CA DRE #00020875



# Brawley Ave. Ranch

19.11± Acres

\$800,000

**LOCATION:**

1510 S. Brawley Ave., Fresno, CA 93706.

This property consists of 4 contiguous parcels located on the east side of Brawley Avenue, directly south of Church Ave. and north of Jensen Ave. It is minutes from State Route 180 and Highway 99.

**DESCRIPTION:**

The subject property has most recently been used to grow vegetables and similar field crop commodities.

**LEGAL:**

Fresno County APN's: 327-120-42, 63, 64 & 65. Located in a portion of Section 13, T14S, R19E, M.D.B.&M.

**ZONING:**

AE-20

**WATER:**

Fresno Irrigation District with surface water canal service. Agricultural and domestic pump in the same well.

**UTILITIES:**

PG&E electric service, septic system.

**SOILS:**

Atwater loamy sand & sandy loam, Borden loam, Delhi loamy sand, Greenfield sandy loam, all 0-3% slopes.

**BUILDINGS/  
IMPROVEMENTS:**

2,224± sq. ft. 2-story single family residence, out buildings including former slaughter house.

**PRICE/TERMS:**

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

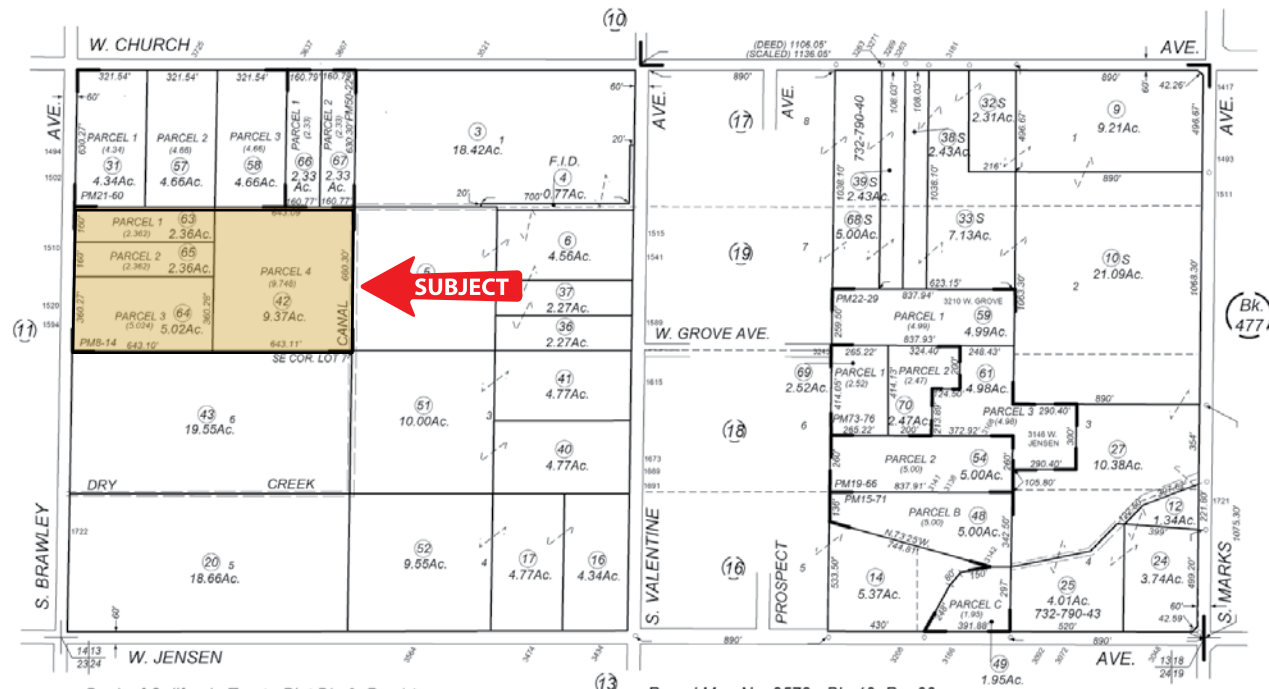
# ASSESSOR'S PARCEL MAP

**-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.

SUBDIVIDED LAND IN POR. SEC. 13, T.14S., R.19E., M.D.B.&M.

Tax Rate Area  
62-014  
197-000  
197-003

**327-12**



Bank of California Tract - Plat Bk. 2, Pg. 14  
Parcel Map No. 1474 - Bk. 8, Pg. 14  
Parcel Map No. 2392 - Bk. 21, Pg. 60  
Parcel Map No. 2424 - Bk. 15, Pg. 71

Parcel Map No. 2572 - Bk. 19, Pg. 66  
Parcel Map No. 3228 - Bk. 22, Pg. 29  
Parcel Map No. 7285 - Bk. 50, Pg. 22  
Parcel Map No. 8104 - Bk. 73, Pg. 76

Assessor's Map Bk. 327 - Pg. 12  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

2/22/2017

# SOILS MAP



Soil map may not be valid at this scale.

## SOILS LEGEND

**Borden loam**  
Grade 1, Excellent

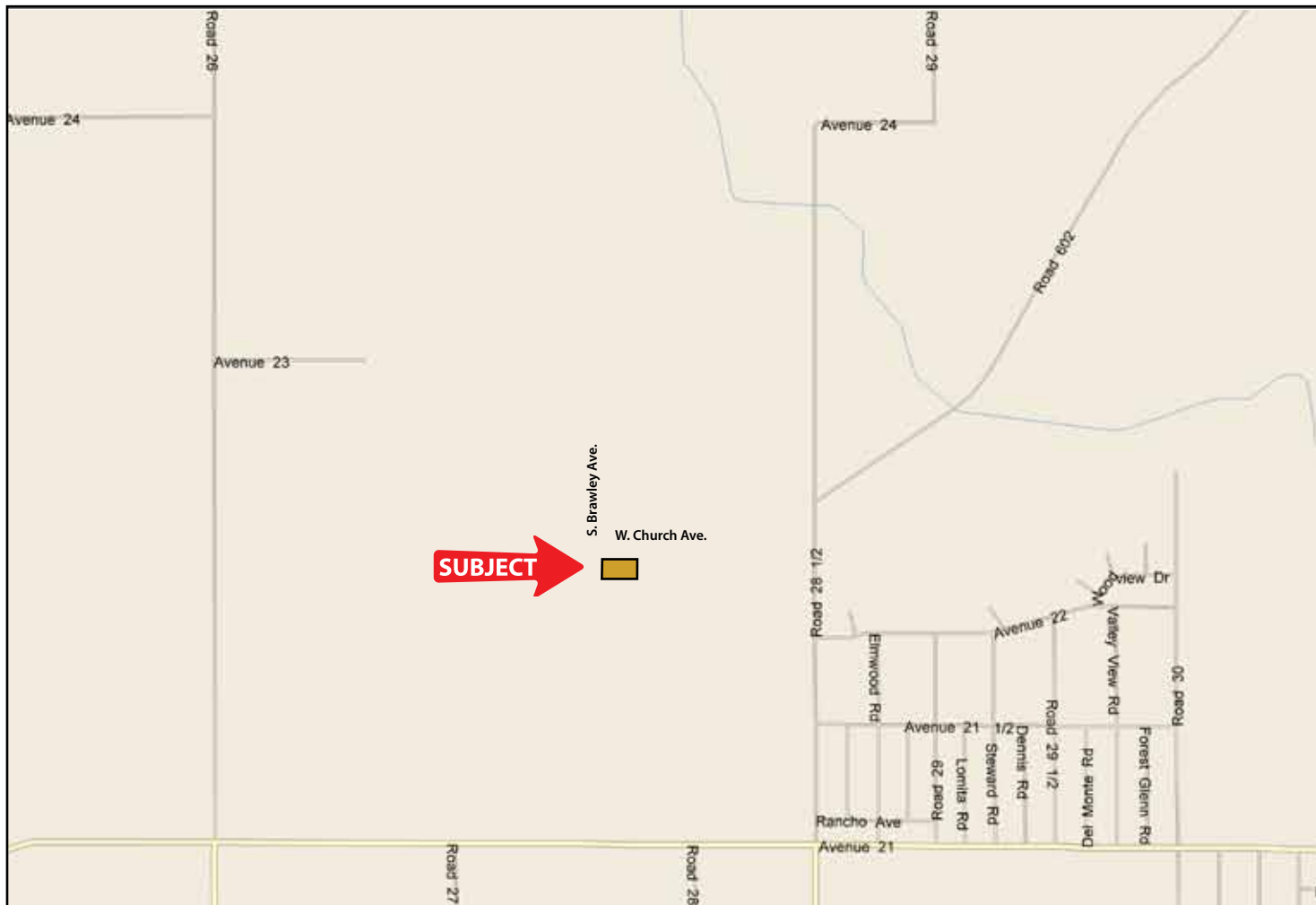
**ArA = Atwater Sandy loam, 0-3% slopes**  
Grade 1, Excellent

**GtA = Greenfield sandy loam, 0-3% slopes**  
Grade 1, Excellent

**DhA = Delhi loamy sand, 0-3% slopes**  
Grade 2, Good

**AoA = Atwater loamy sand, 0-3% slopes**  
Grade 2, Good

# 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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