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Sanger Suburban



**13.31± Acres
Fresno County, California**

- Fresno Irrigation District
- Very nice home
- Zoned Rural Residential

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Sanger Suburban

13.31± Acres

\$550,000

LOCATION:	3557 N. Indianola Avenue, Sanger, CA 93657. Located on the west side of Indianola Ave. approximately 1 mile southeast of Quail Lakes.
DESCRIPTION:	13.31± acres of open land.
LEGAL:	Fresno County APN: 309-251-60. Located in a portion of Section 21, T13S, R22E, M.D.B.&M.
ZONING:	RR - Rural Residential.
WATER:	Fresno Irrigation District water. (1) domestic pump & well, 2 years old
SOILS:	Atwater sandy loam, moderately deep, 0-3% slopes Alamo clay San Joaquin loam, 0-3% slopes
BUILDINGS/ IMPROVEMENTS:	1,600± sq. ft. 3-bedroom, 1.75 bath western style home built in 1990±. 800± sq. ft. 2-bedroom apartment (not permitted). Both are in very nice condition.
PRICE/TERMS:	\$550,000 All cash at the 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 & POR. SEC.21, T.13S., R.22E. M.D.B.& M.

Tax Rate Area
71-023
71-075

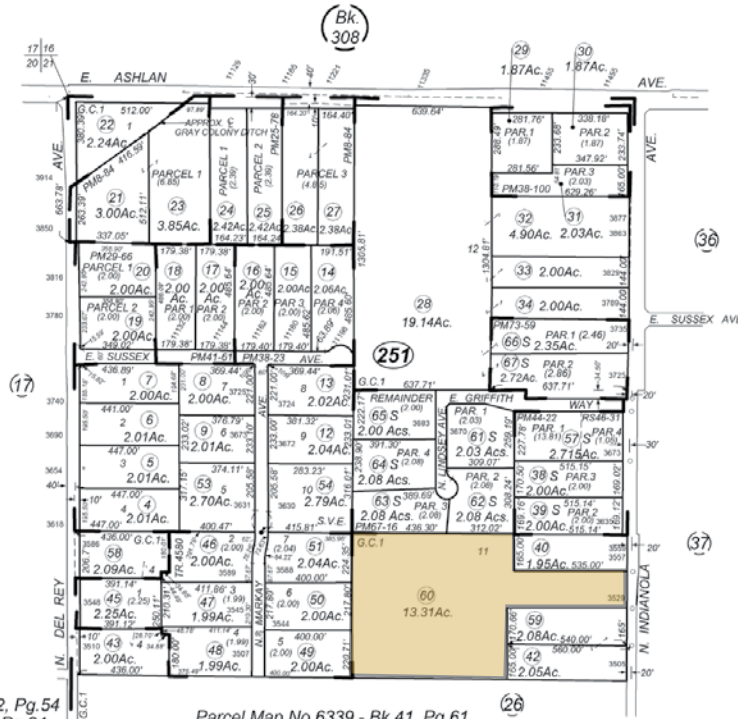
309-25



Gray Colony No. 1 - R.S.Bk.2, Pg.54
Parcel Map No.1530 - Bk.8, Pg.84
Parcel Map No.3929 - Bk.25, Pg.78
Parcel Map No.4105 - Bk.29, Pg.66
Parcel Map No.4792 - Bk.38, Pg.100
Parcel Map No.4941 - Bk.38, Pg.23
Parcel Map No.6328 - Bk.44, Pg.22

Parcel Map No.6339 - Bk.41, Pg.61
Parcel Map No.7914 - Bk.67, Pg.16
Parcel Map No.8125 - Bk.73, Pgs. 59-61
Record of Survey - Bk.46, Pg.31
Silver View Estates - Tr.No.3287 - Plat Bk.42, Pg.8&9
Tract No.4580 - Plat Bk.58, Pg.85

Assessor's Map Bk.309 - Pg.25
County of Fresno, Calif.



PROPERTY PHOTO



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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