

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Goodfellow Ave. Farmland



24.12± Acres
Fresno County, California

- Located within Kings River Water District
- Close to Sanger & Fresno
- Possible Home Site
- Permanent Crops Planted Adjacent

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Goodfellow Ave. Farmland

24.12± Acres

\$650,000
(\$26,949/ac.)

LOCATION:

The ranch is located on the north side of Goodfellow Ave, between Newmark Ave. and the Kings River.

Property address: 14245 E. Goodfellow Ave., Sanger, Ca 93657.

DESCRIPTION:

The property is currently open farmland with potential for pistachios, almonds, citrus, tree fruit, grapes, or other permanent crops. It could also be utilized as a homesite with close proximity to Sanger and a view of the mountains.

LEGAL:

Fresno County APN: 332-071-37. Located in a portion of Section 36, T14S, R22E, M.D.B.&M.

ZONING:

The current zoning is AL20 - Limited Agriculture, 20 acre minimum.

WATER:

The property is located within the Kings River Water District but does not have an active turnout. According to the district, it has the ability to take water if a turnout could be utilized off Collins Creek or the Kings River. The water district assessment is \$72.31 annually. Kings River East Groundwater Sustainability Agency is the managing agency for SGMA.

SOILS:

See Storie Index map.

Grangeville fine sandy loam, 0-1% slopes, MLRA 17

Grangeville fine sandy loam, saline alkali

Tujunga loamy sand, 0-3% slopes

**BUILDINGS/
IMPROVEMENTS:**

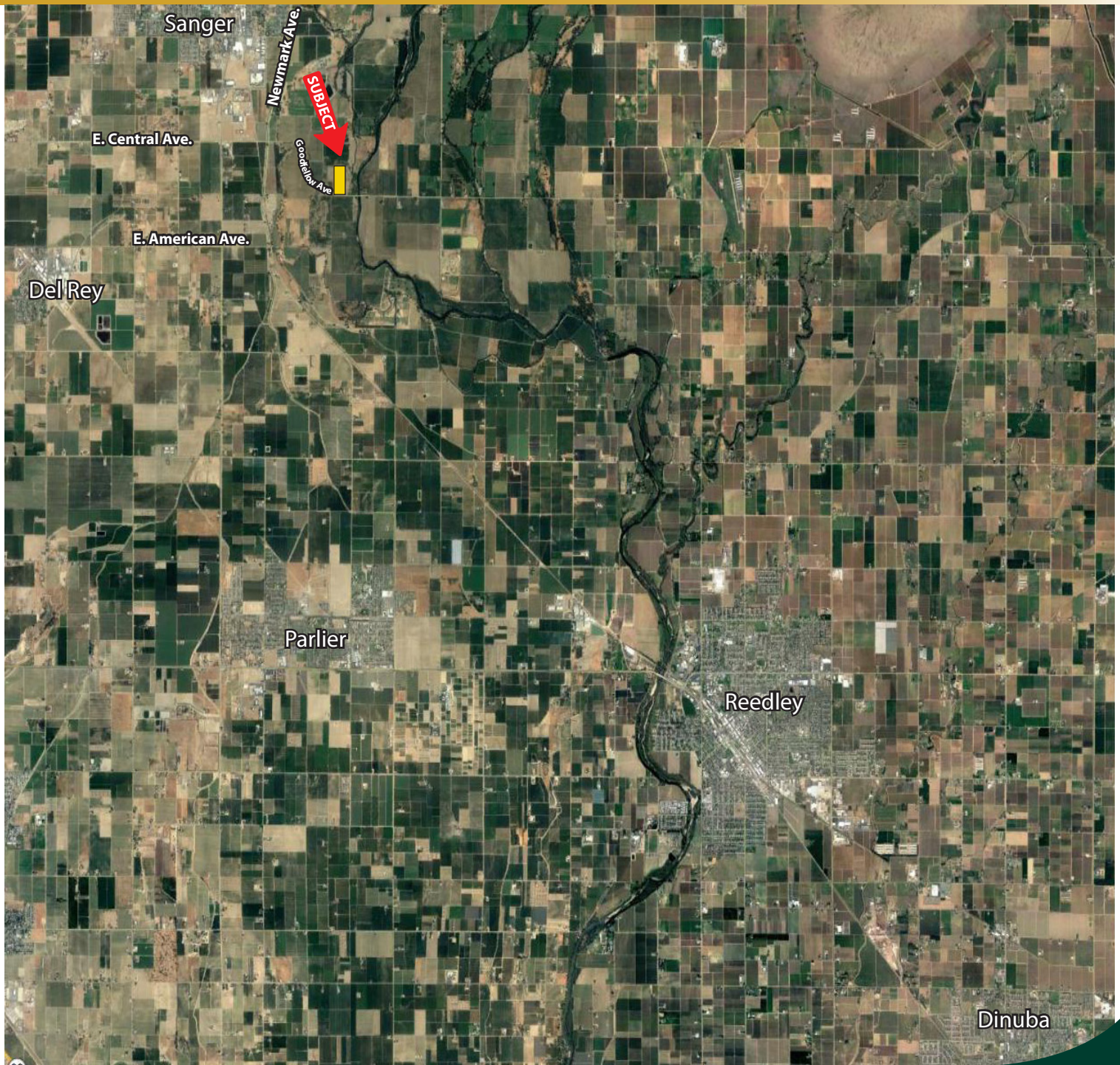
None.

PRICE/TERMS:

\$650,000 (\$26,949 per acre) cash.



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

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

<http://snap.vu/oue9>

Download on the
App Store

GET IT ON
Google Play

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.