

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

E. Central Open Ground

FRESNO SPHERE OF INFLUENCE



20.00± Gross Acres
Fresno County, California

- Fresno Irrigation District
- Within path of growth of South Fresno's Industrial Park
- Grade 1 soils

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



E. Central Open Ground

20.00± Gross Acres

\$1,000,000
(\$50,000 per acre)

LOCATION:

The subject property is located on the south side of E. Central Avenue, 1/8 of a mile west of S. Clovis Avenue.
(Site address: 4737 E. Central Avenue, Fresno, CA.)

DESCRIPTION:

This is an opportunity to purchase 19.55± assessed acres of open land in a prime location of south Fresno. Subject property is 1± mile south of the Sphere of Influence of the city of Fresno. Property is included in the County of Fresno's Industrial Park Feasibility Study.

LEGAL:

Fresno County APN: 331-100-09. Located in the N 1/2 of the NE 1/4 of the NE 1/4 of Section 32, T14S, R21E, M.D.B.&M. Property is in the Williamson Act.

ZONING:

AE-20 (Agricultural Exclusive - 20 acres minimum parcel size).

WATER:

Fresno Irrigation District.
(1) domestic well and (1) agricultural well. The wells have not been used in many years and their condition is unknown.

SOILS:

Hanford sandy loam, Grade 1- Excellent
Hesperia sandy loam, Grade 1 -Excellent

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,000,000 all cash or terms acceptable to Seller.

NOTE:

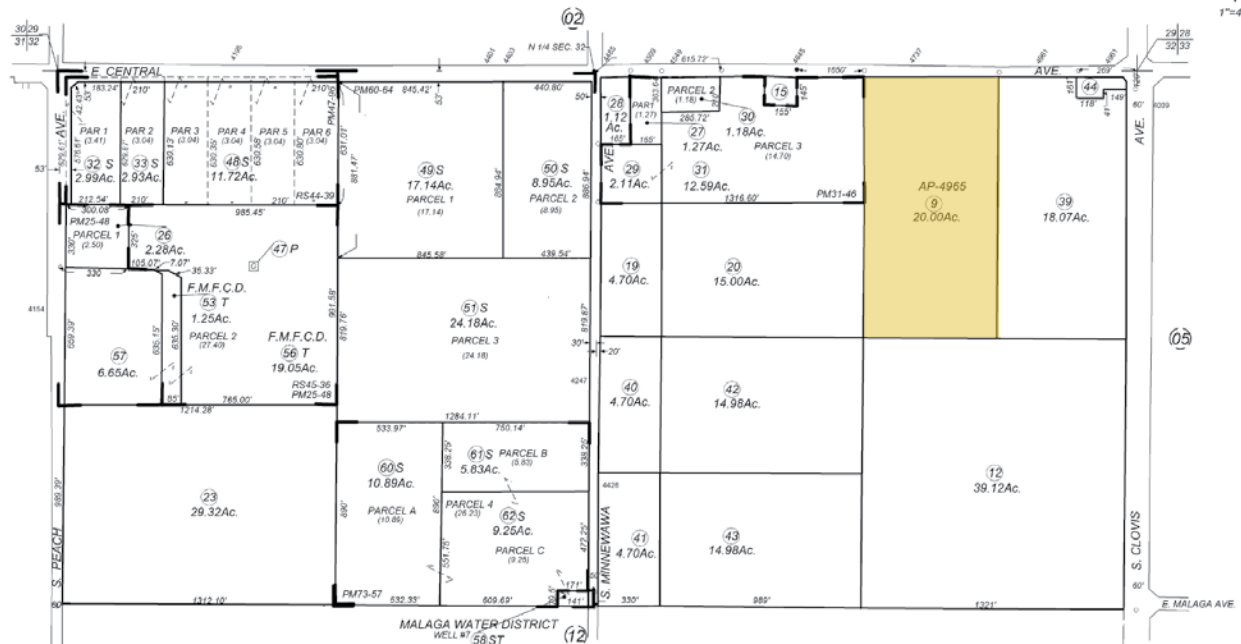
Fresno County's assessor's parcel map shows 20.00± gross acres, though Seller is taxed on 19.55± assessed acres.

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. 32, T.14S., R.21E., M.D.B.&M.

Tax Rate Area **331-10**
95-012
95-015
95-026
95-027
95-039



Agricultural Preserve
Parcel Map No. 3848 - Bk. 25, Pg. 48
Parcel Map No. 4638 - Bk. 31, Pg. 46
Parcel Map No. 6868 - Bk. 47, Pg. 96
Parcel Map No. 7764 - Bk. 60, Pg. 64

Parcel Map No. 8113 - Bk. 73, Pgs. 57-58
Record of Survey - Bk. 44, Pg. 39
Record of Survey - Bk. 45, Pg. 36

Assessor's Map Bk. 331 - Pg. 10
County of Fresno, Calif.

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

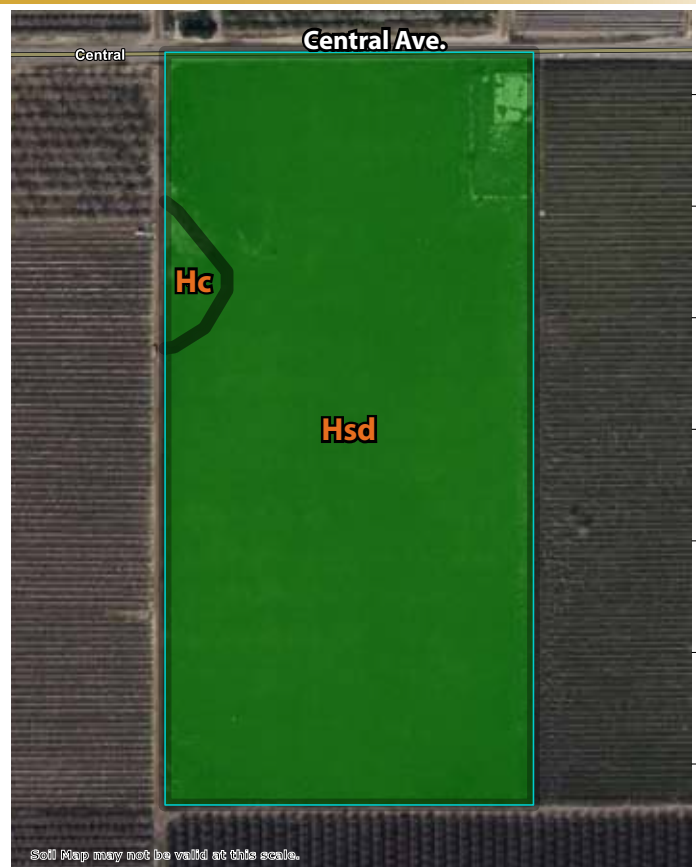
2/8/2017

SOILS MAP

SOILS LEGEND
California Revised Storie Index (CA)

**Hsd = Hanford sandy loam
Grade 1 - Excellent**

**Hc = Hanford sandy loam
Grade 1 - Excellent**



Soil Map may not be valid at this scale.



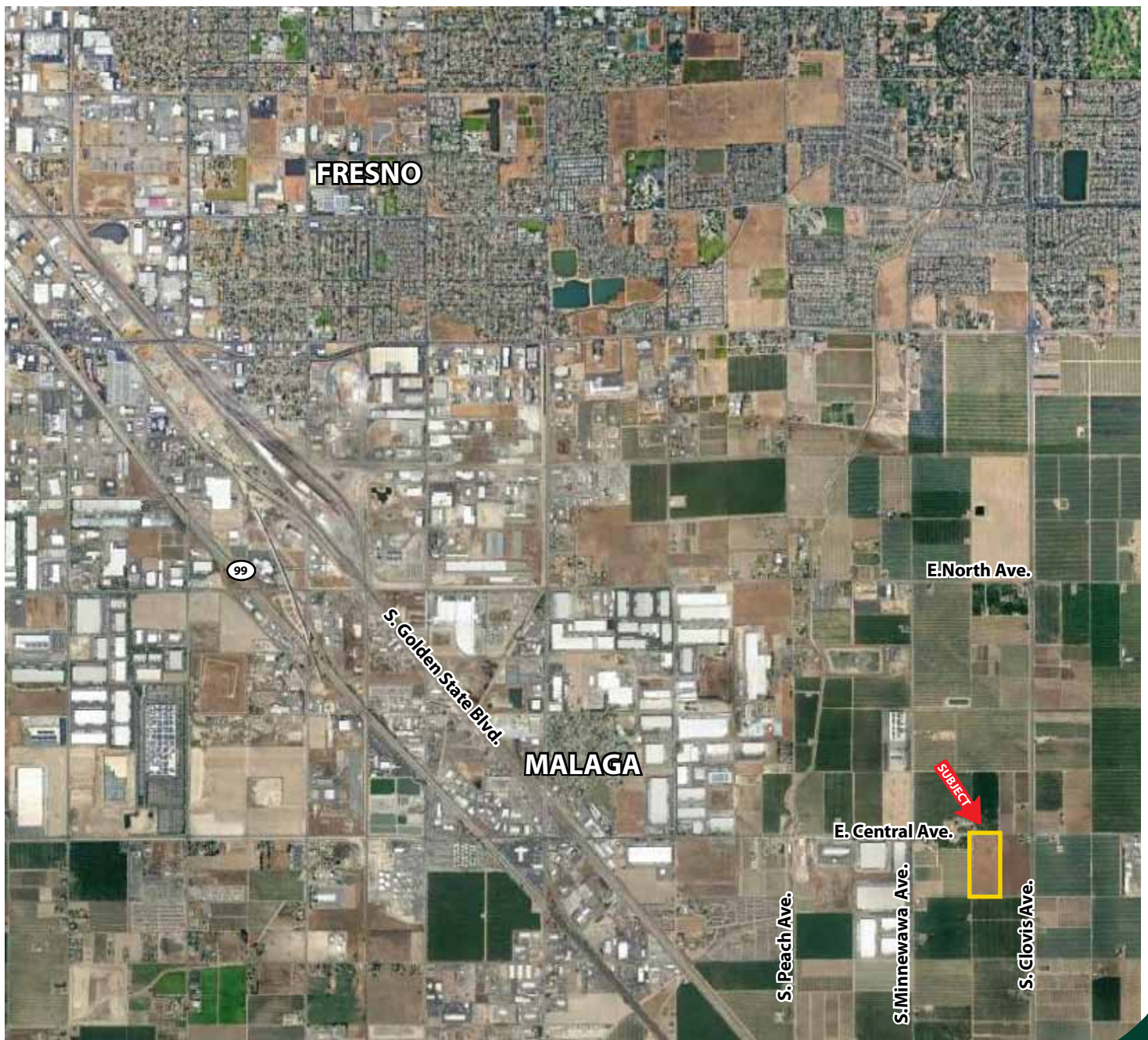
20.00± Gross Acs. E. Central Avenue Open Ground



20.00± Gross Acs. E. Central Avenue Open Ground



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



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