

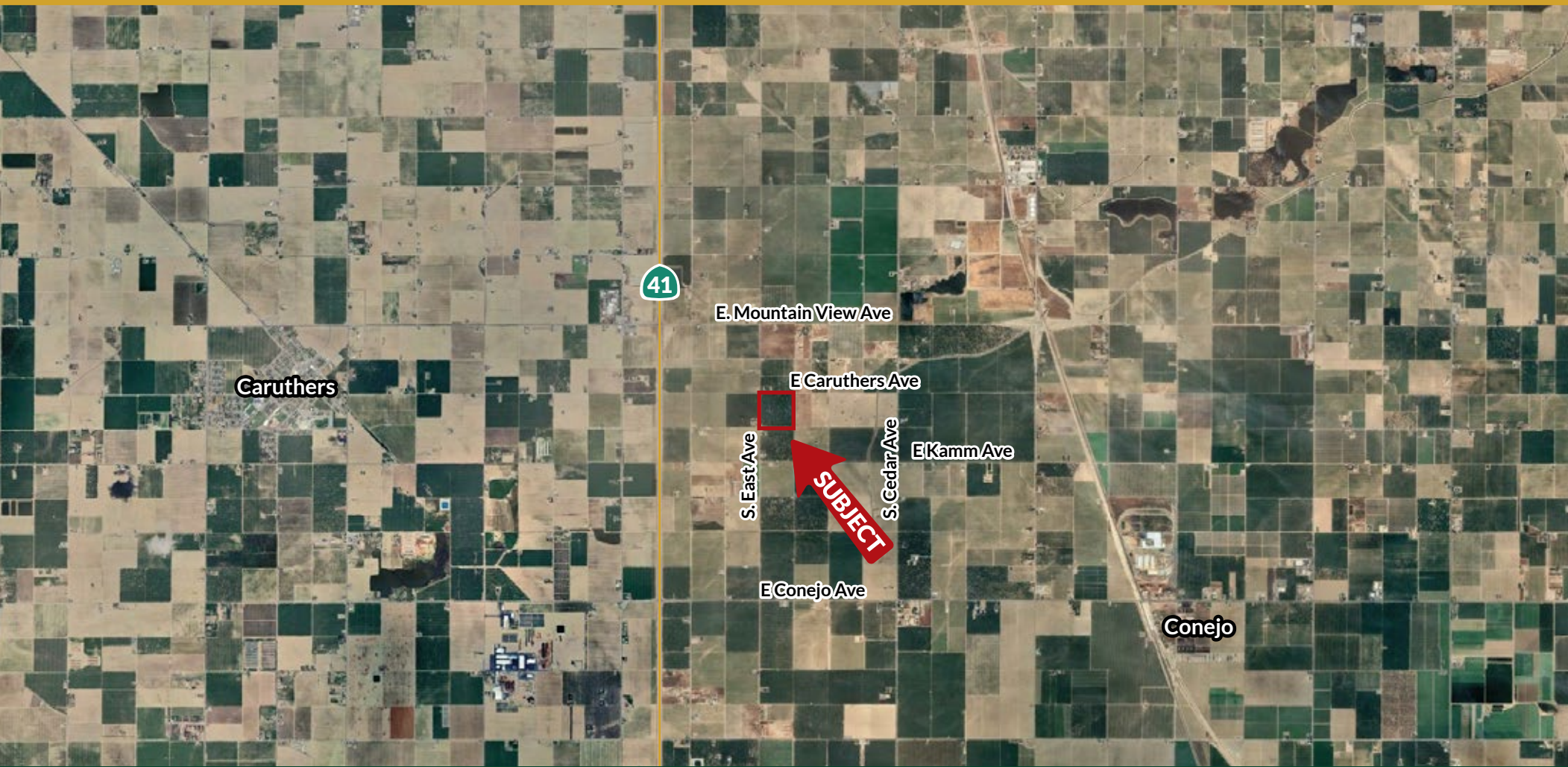
# C.I.D. OPEN GROUND

Fresno County, California

39.40± Acres

\$1,418,400

(\$36,000/Acre)



- Open Ground
- Consolidated Irrigation District
- Previously Planted to Almonds



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## PROPERTY INFORMATION

### DESCRIPTION

39.40± acres of open ground that was previously planted to almonds. The trees are in the process of being removed.

### LOCATION

Located on the NEC of S. East Avenue and E. Caruthers Avenue.  
Address: 13696 S. East Avenue, Fresno, CA 93725.

### LEGAL

Located in a portion of Section 14, T16S, R20E, M.D.B.&M.  
The property is NOT enrolled within the Williamson Act.

### ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

### WATER/IRRIGATION

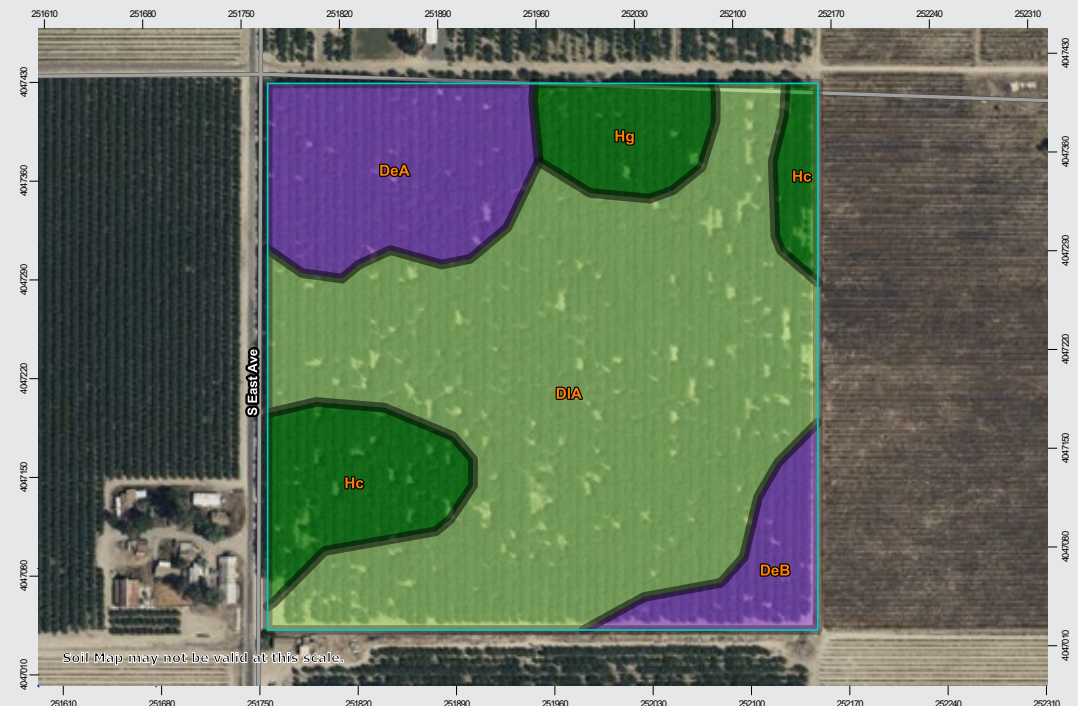
The property is located within Consolidated Irrigation District but does not receive surface water.  
There is (1) ag well.

### PRICE/TERMS

\$1,418,400 cash at the close of escrow.

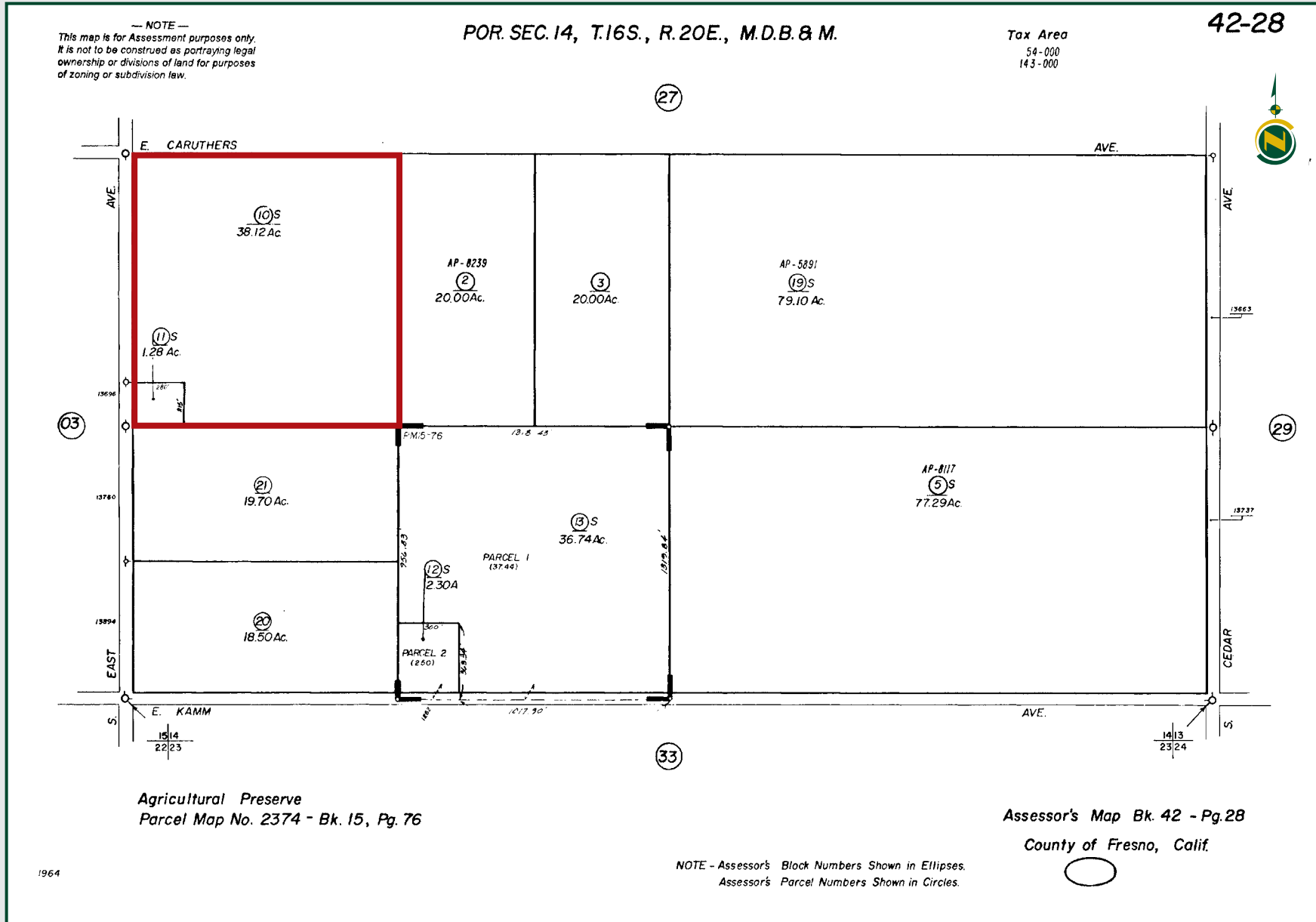
## SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
DIA	Delhi loamy sand, moderately deep, 0-3% slopes	Grade 2 - Good
DeA	Delhi sand, 0-3% slopes, MLRA 17	Grade 3 - Fair
Hc	Hanford sandy loam	Grade 1 - Excellent
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent
DeB	Delhi and, 3-9% slopes	Grade 3 - Fair





## PARCEL MAP





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**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

### 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.*



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