

SHREDDER LAKE

54.35± ACRES | FRESNO COUNTY, CALIFORNIA

\$3,500,000

(\$64,397/Acre)



PROPERTY HIGHLIGHTS

- RECREATIONAL LAKE
- GROUNDWATER RECHARGE
- FRESNO IRRIGATION DISTRICT



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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VISALIA

3447 S. Demaree St.
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BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Nestled in a stunning setting with sweeping views of the Sierra Nevada mountains, this exceptional private lake offers the perfect blend of recreational luxury and functional utility. Designed for professional water skiing, the lake features a custom-built dock, complete with a central island and custom built waterfalls, making it a one-of-a-kind venue for both sport and relaxation. The lake also serves as a water recharge basin for the Fresno Irrigation District, adding a unique environmental benefit to its design.

The property includes a stylish modular home that offers comfort and convenience, along with two spacious shops ideal for equipment storage, workshops, or future development. A Conditional Use Permit (CUP) has been granted, allowing the property to host events—making it an ideal location for private gatherings, corporate retreats, or specialty functions. This is a truly rare opportunity to own a multi-use property that combines natural beauty, recreational excellence, and practical utility.

LOCATION

Property Address: 505 N Indianola Avenue, Sanger, CA 93657.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is enrolled in the Williamson Act.

The owners have secured a conditional use permit to be able to operate an event center. [Permit \(CUP 3686\)](#). This permit allows the use of a "High Intensity Park", also known as the "Shredder Lake Project," for the purpose of waterski club, and events venue on as existing waterskiing lake.

WATER

Water is supplied to the non-lake portion of the property via an agricultural well that is 300' deep with a pump set at 85' along with a filtration system. A domestic pump and well provides water to the residence and buildings and is also 300' deep and was installed in 2017. There are two additional wells on the property that include a 85' well on the northeastern side and a 65' well on the southwestern side. The lake is filled by Fresno Irrigation District water. The lake can store 129 acre feet of water at a time.

BUILDINGS

Building improvements on the property include well-maintained manufactured home having 1,500SF and a metal shop building having 4,000SF. There is a boat dock and boat house having approximately 2,200SF.

PLANTINGS

3± acres planted to lavender. The lake is approximately 18.50± acres. The balance of the land is vacant.

PRICE/TERMS

\$3,500,000 (\$64,397/acre) all cash at the close of escrow. Sellers will entertain seller financing.

*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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

Map Legend

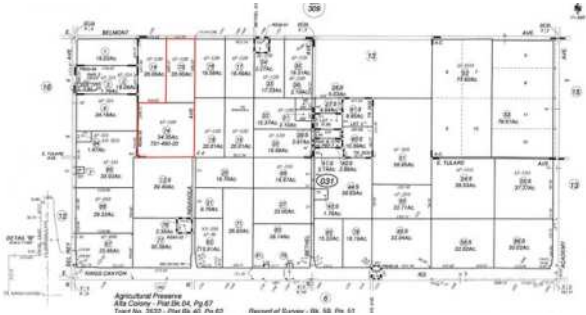
Map unit symbol	Map unit name	Rating
AH	Fluvial sand, silty, moderately well-sorted	Class 1 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair
DR	Fluvial sand, silty, well-sorted	Class 2 - Fair



PARCEL INFORMATION

LEGAL

Located in a portion of Section 4, T14S, R22E, M.D.B.&M.
Fresno County APNs: 314-031-73 & 74



OTHER INFORMATION







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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