

**8.09±**  
ASSESSED ACRES

# CHERRY AVENUE HOME AND OPEN LAND

FRESNO COUNTY, CALIFORNIA

**\$550,000**

EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



## FRESNO

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

## VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

## BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

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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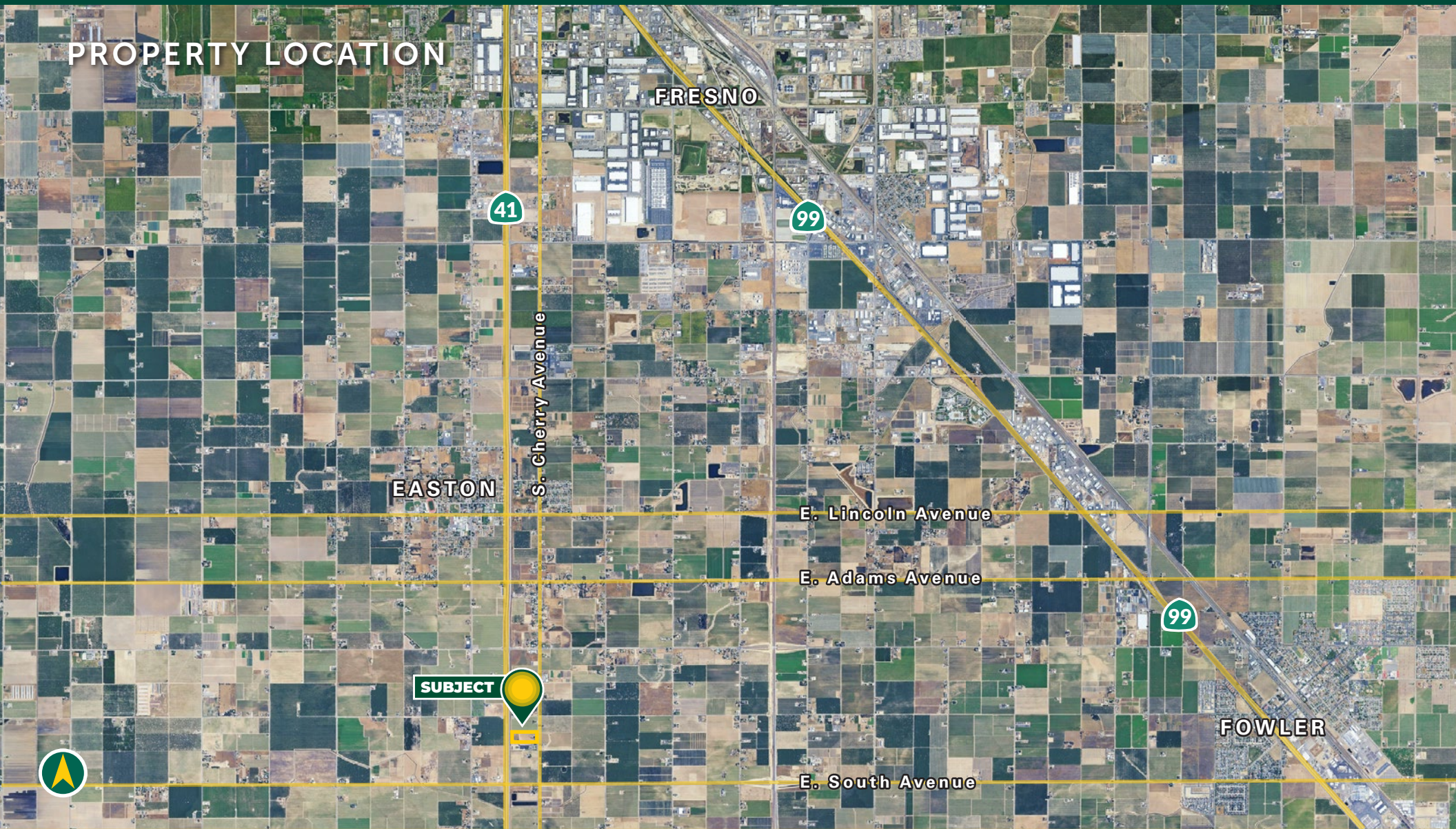


## PROPERTY HIGHLIGHTS:

- FRESNO IRRIGATION DISTRICT
- SMALL PARCEL FARM AND HOMESITE
- GOOD SOIL
- COUNTRY LIVING CLOSE TO TOWN



## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

This Fresno area home and open land opportunity is located in the very desirable Fresno Irrigation District. The property consists of multiple barn like storage structures, a single wide mobile home and a four bedroom, two bathroom home. The land has access to a shared Ag well along with Fresno Irrigation District water. The property can be developed for potential agriculture income. The home could be re-modeled or is nice homesite for a new build. The property is just south of Fresno off Highway 41.

### LOCATION

The property is located on the west side of S. Cherry Avenue between W. South Avenue and E. Sumner Avenue. The street address is 7627 S. Cherry Avenue, Fresno, CA 93725.

### LEGAL

Fresno County APN: 335-031-40.

### ZONING

AE-20, Agriculture Exclusive.

### PLANTINGS

Open Land.

### WATER

Fresno Irrigation District and a shared Ag well along with a domestic pump and well.

### SOILS

- Hanford sandy loam
- Delhi loamy sand, 0 to 3 percent slopes, MLRA 17
- Delhi sand, 0 to 3 percent slopes, MLRA 17

### BUILDINGS

The main residence was built in 1965 and is approximately 2,088± sq. ft. with four bedrooms and two bathrooms. The home also has a fireplace and a two car garage.

There is a single wide mobile home with a separate electric connection on the property.

There is also multiple barn like storage structures on the property.

### PRICE/TERMS

The asking price is \$550,000 cash at the close of escrow.



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## PROPERTY OVERVIEW

Cherry Avenue

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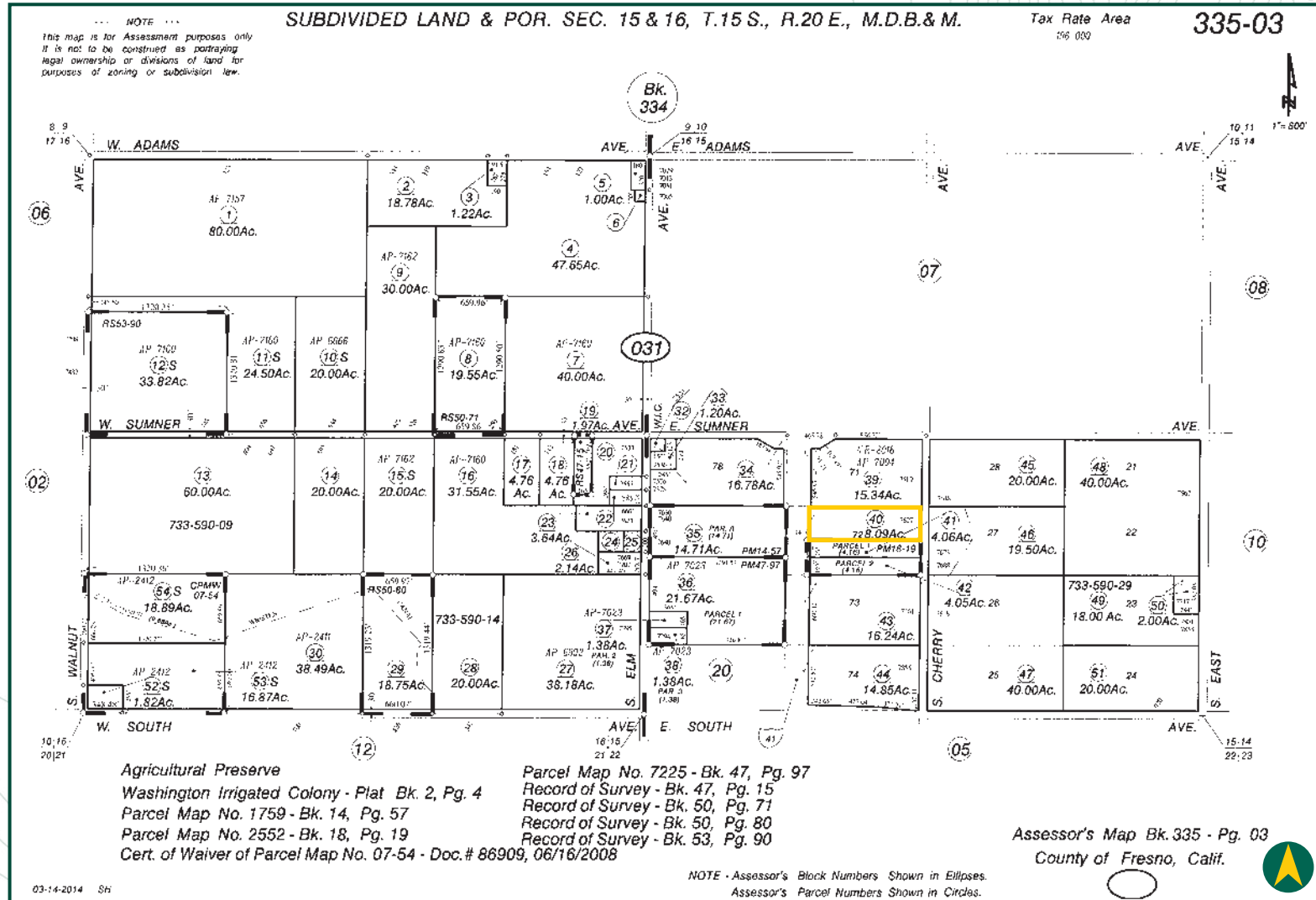
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SOILS MAP



## PARCEL MAP





## PROPERTY PHOTOS





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