# CANTUA CREEK OPEN LAND

**4.74± ACRES | FRESNO COUNTY, CALIFORNIA**

**$35,000**
**$5,274/ACRE**

## PROPERTY HIGHLIGHTS

- SURROUNDED BY PERMANENT PLANTINGS
- HIGHWAY ACCESS


PEARSON REALTY

www.pearsonrealty.com
CA DRE #00020875

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

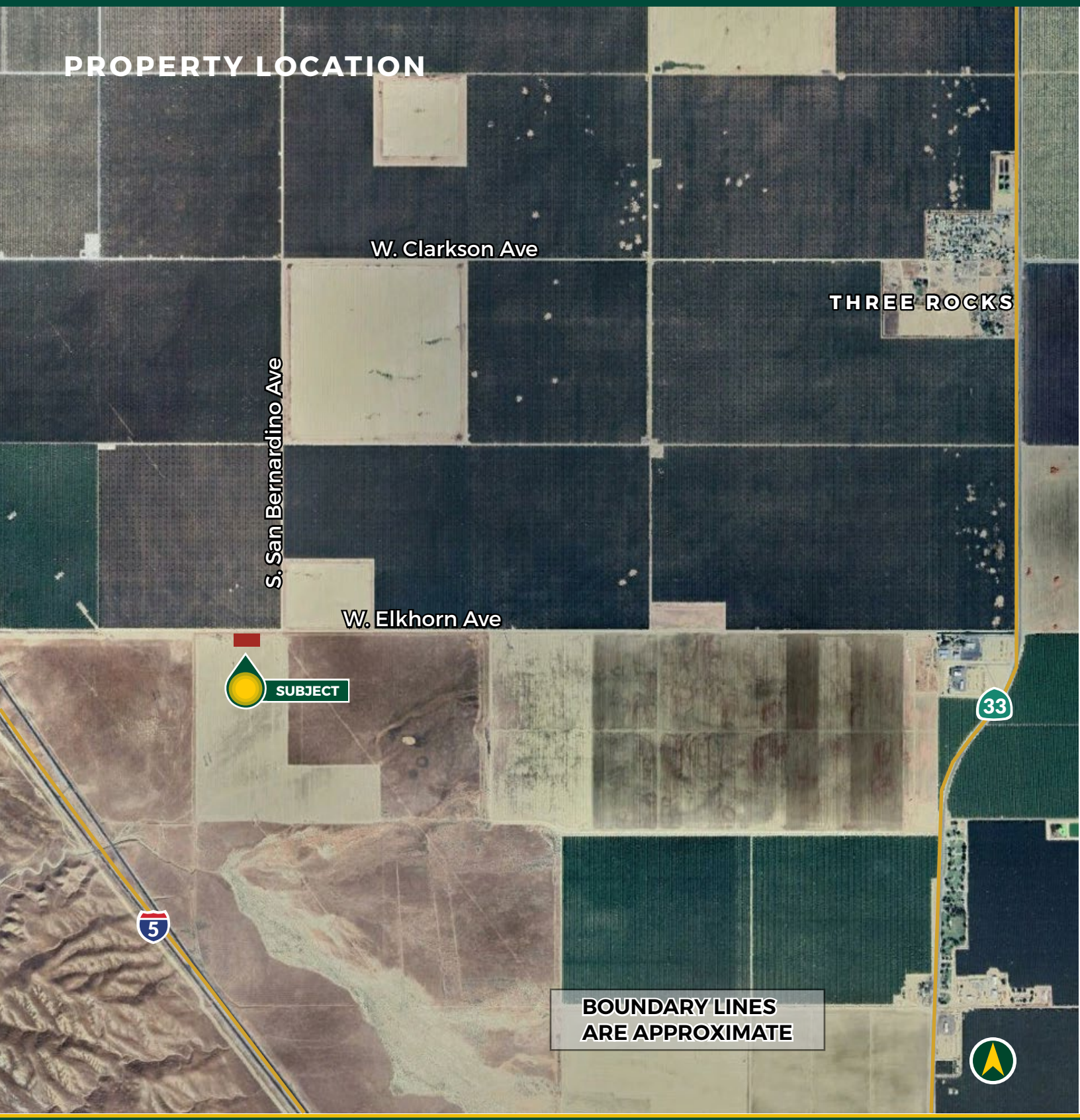
**VISALIA**
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

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


106 YEARS
A Tradition In Trust Since 1919


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.

# PROPERTY LOCATION






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.

# PROPERTY INFORMATION

## DESCRIPTION
Open land just west of Cantua Creek in southwest Fresno County. Property is surrounded by almonds, pistachios and vineyards.

## LOCATION
Southwest Fresno County. Access is on Elkhorn Avenue and Highway 33.

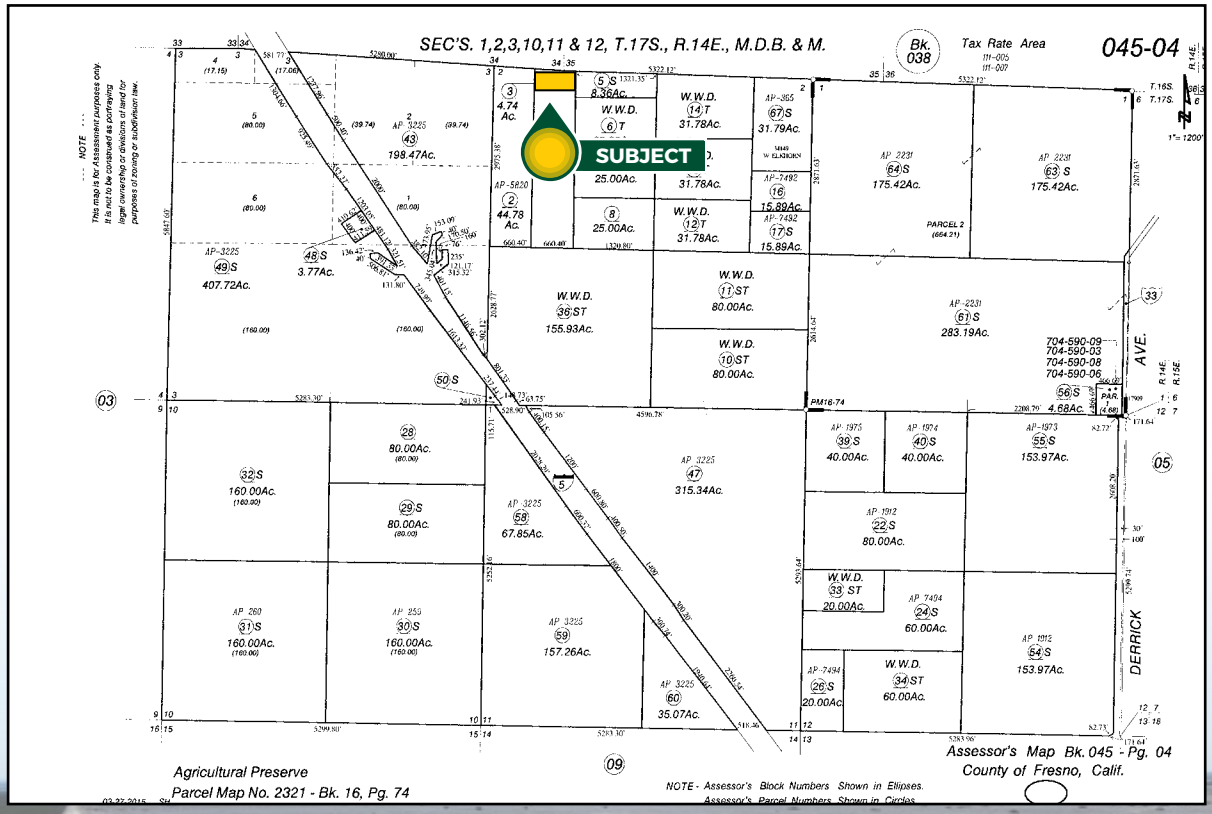
## LEGAL
Fresno County APN: 045-040-03 located in a portion of Section 2, T17S, R14E, M.D.B.&M.

## BUILDINGS/STRUCTURES
None.

## WATER
None

## PRICE/TERMS
$35,000 all cash at close of escrow

## APN MAP



**EXCLUSIVELY PRESENTED BY:**
A DIVISION OF PEARSON COMPANIES

PEARSON REALTY

106 YEARS
A Tradition In Trust Since 1919

**OFFICES SERVING**
THE CENTRAL VALLEY


**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

www.pearsonrealty.com


CA DRE #00020875

PEARSON COMPANIES

PEARSON REALTY | NEWMARK PEARSON COMMERCIAL | ZEEB PEARSON COMMERCIAL | RETAIL CALIFORNIA PEARSON COMMERCIAL