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# For Sale Tollhouse Road Open

**Exclusively Presented By:  
PEARSON REALTY**

**11.94± Acres, Fresno County, California**



## TOLLHOUSE ROAD OPEN

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11.94± Acres

\$1,500,000

- LOCATION:** Property is located on the south side of Tollhouse Road between N. Locan and N. DeWolf Avenues and is adjacent to the Highway 168 Freeway. Address: 7349 Tollhouse Road, Clovis.
- LEGAL:** Fresno County APN's: 565-012-10 and 11.
- ZONING:** Property is currently zoned AI20 and is not in the Williamson Act. Property is in the Clovis Sphere of Influence and planned for R-R, Rural Residential, 2 acres minimum.
- BUILDINGS:** Mobile home and property are being sold in their "as is" conditions. Mobile home is currently rented. Do not disturb tenants.
- WATER:** One domestic pump and well, 3 HP.
- PRICE/TERMS:** \$1,500,000 cash. Buyers to agree to cooperate with Seller to complete a 1031 tax deferred exchange at no cost to Buyer.
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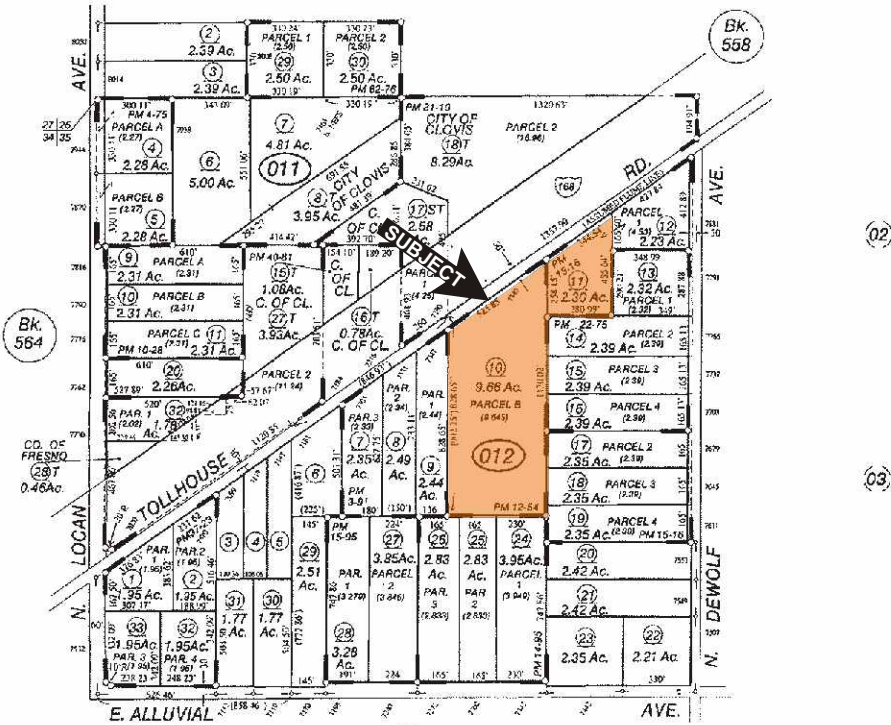


ASSESSOR'S PARCEL MAP

POR. SEC'S. 26 & 35, T.12S., R.21E., M.D.B. & M.

Tax Rate Area  
75-045

565-01



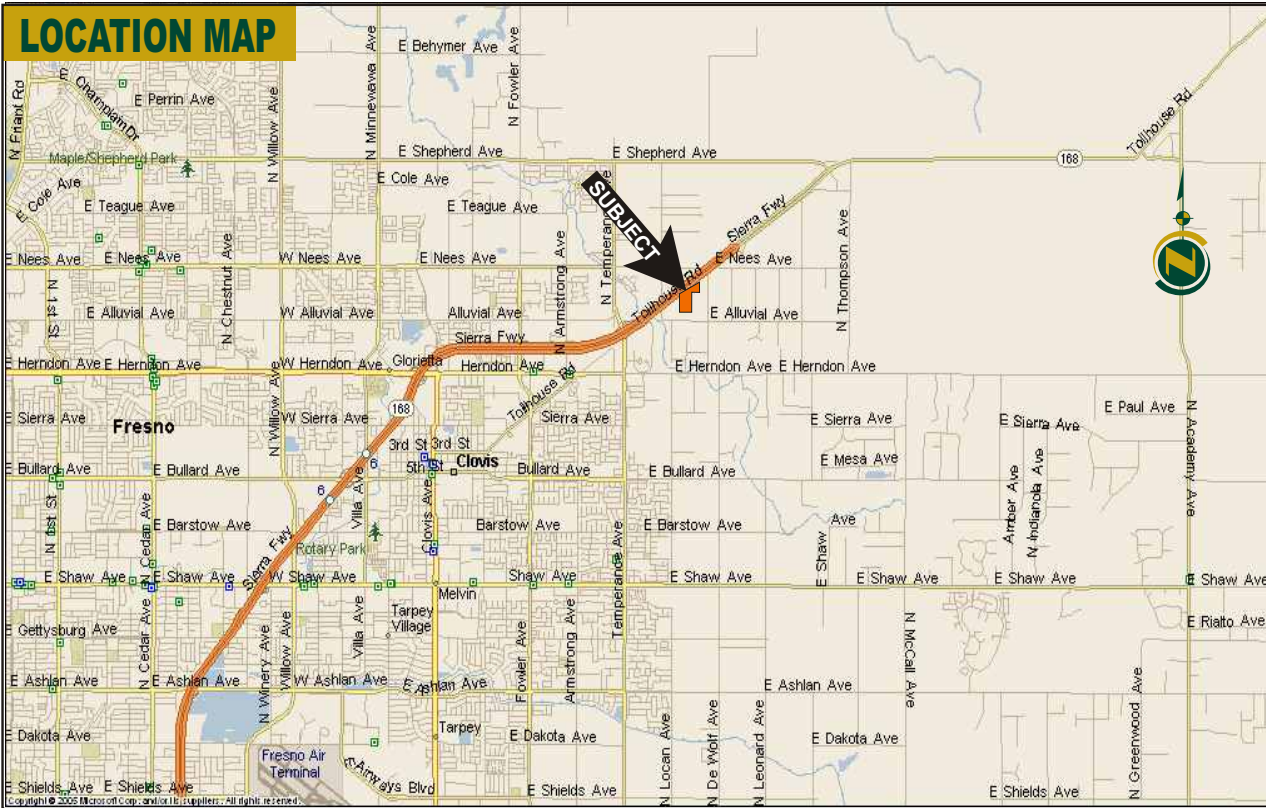
- Agricultural Preserve
- Parcel Map No.906 - Bk.3, Pg.91
- Parcel Map No.1038 - Bk.4, Pg.75
- Parcel Map No.1109 - Bk.10, Pg.28
- Parcel Map No.2013 - Bk.12, Pg.54
- Parcel Map No.2238 - Bk.14, Pg.95
- Parcel Map No.1980 - Bk.15, Pg.16
- Parcel Map No.2434 - Bk.15, Pg.95
- Parcel Map No.3352 - Bk.22, Pg.75
- Parcel Map No.4862 - Bk.31, Pg.10
- Parcel Map No.5341 - Bk.37, Pg.23
- Parcel Map No.6194 - Bk.40, Pg.81 & 82
- Parcel Map No.7864 - Bk.62, Pg.76

Assessor's Map Bk.565 - Pg. 01  
County of Fresno, Calif.

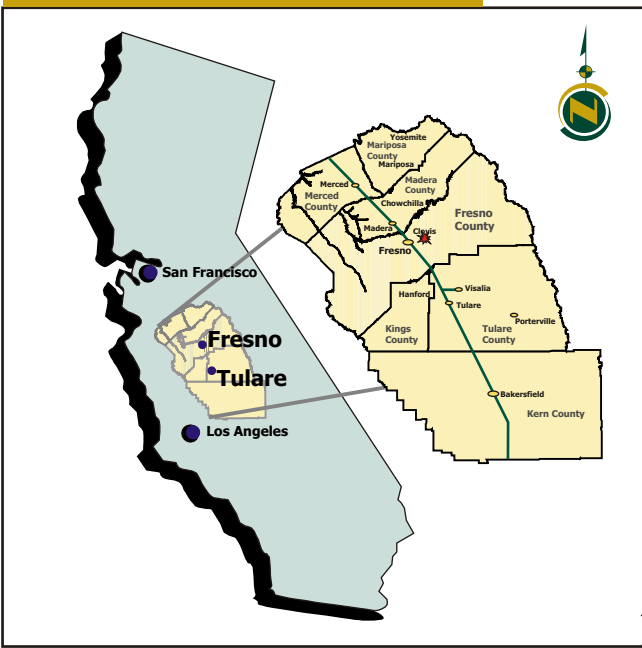
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



# LOCATION MAP



# REGIONAL LOCATION MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.  
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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