



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

**FOR SALE**  
**I - 5 OPEN**

**40± Acres**

**\$199,000**

**DESCRIPTION:** This 40 acre open land offering is located near I-5 between Avenal and Coalinga. The property has previously been dry farmed with wheat. The seller states that 86% of the mineral rights will go with the property.

**LOCATION:** The property is located north of Avenal and south of Coalinga just west of I-5. To get to property take W. Jayne Avenue off of I-5 and go south on S. Glenn Avenue approximately 3 miles then go east about 1 mile to property.

**LEGAL:** Fresno County APN 085-080-13. The property is located in a portion of Section 16, Township 21S, Range 17E., M.D.B.&M.

**ZONING:** AE-40 Agriculture Exclusive

**SOIL:** Wasco sandy loam 2% to 5% slopes.

**WATER:** The property borders the Westlands Water District.

**PRICE/TERMS:** \$199,000 cash.



**Fresno County, California**

**Exclusively Presented By:**  
**PEARSON REALTY**  
**BRE LIC. # 00020875**



**Neighboring Parcel**

VISALIA OFFICE, 3447 South Demaree, Visalia, California 93277, PH 559.732.7300 FAX 559.732.3813

BAKERSFIELD OFFICE, 1801 Oak Street, Suite 156, Bakersfield, California 93301, PH 661.334.2777 FAX 661.334.2778

FRESNO OFFICE, 7480 North Palm, Suite 101, Fresno, California 93711, PH 559.432.6200 FAX 559.432.2938

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.



### STATE LOCATION MAP

