

FOR SALE



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

Future Development Property



50.62± Acres
Fresno County, California

- Fresno Irrigation District
- Within Southeast Growth Area
- (2) Ag wells & (1) domestic well
- Leased through 2022

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Future Development Property

50.62± Acres

\$3,796,500
(\$75,000/acre)

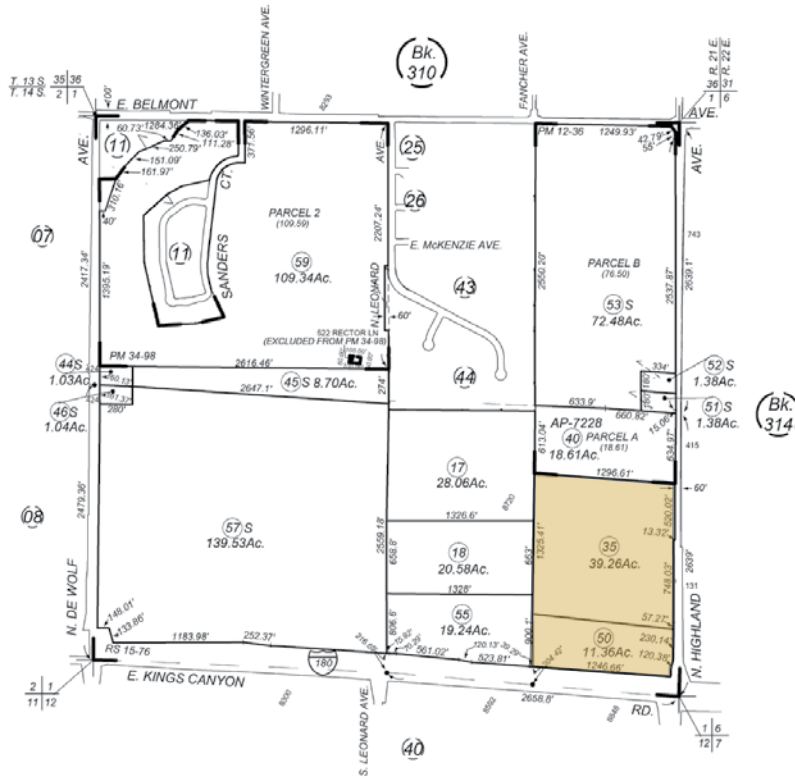
LOCATION:	NWC of Hwy. 180 and Highland Avenue.
DESCRIPTION:	50.62 assessed acres planted to various vegetable and grass crops.
LEGAL:	Fresno County APN: 313-030-35, 50. Located in a portion of Section 1, T14S, R21E, M.D.B.&M.
ZONING:	AE 20 (Agricultural Exclusive, 20 acre minimum parcel size). This property lies within the Southeast Growth Area known as "SEGA" and is poised for future development.
WATER:	Fresno Irrigation District 20 HP Turbine Pump 15 HP Turbine Pump 1 1/2 HP Domestic Pump Water service rate - \$50.58/acre
SOILS:	Atwater sandy loam, 0-3% slopes, Grade 1 Delhi loamy sand, 0-3% slopes, MLRA 17, Grade 2 Atwater loamy sand, 0-3% slopes, MLRA 17, Grade 2 San Joaquin sandy loam, 0-3% slopes, MLRA 17, Grade 5
BUILDINGS/ IMPROVEMENTS:	One rental home Older metal shop
PRICE/TERMS:	\$3,796,500 (\$75,000 per acre) cash at the close of escrow. Property is leased through 2022.

ASSESSOR'S PARCEL MAP

-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SEC. 1, T. 14S, R. 21E., M.D.B.&M.

Tax Rate Area **313-03**
71-046
76-052



Agricultural Preserve
Parcel Map No. 2071 - Bk. 12, Pg. 36
Parcel Map No. 5545 - Bk. 34, Pgs. 98-99

AERIAL MAP



LOCATION MAP



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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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