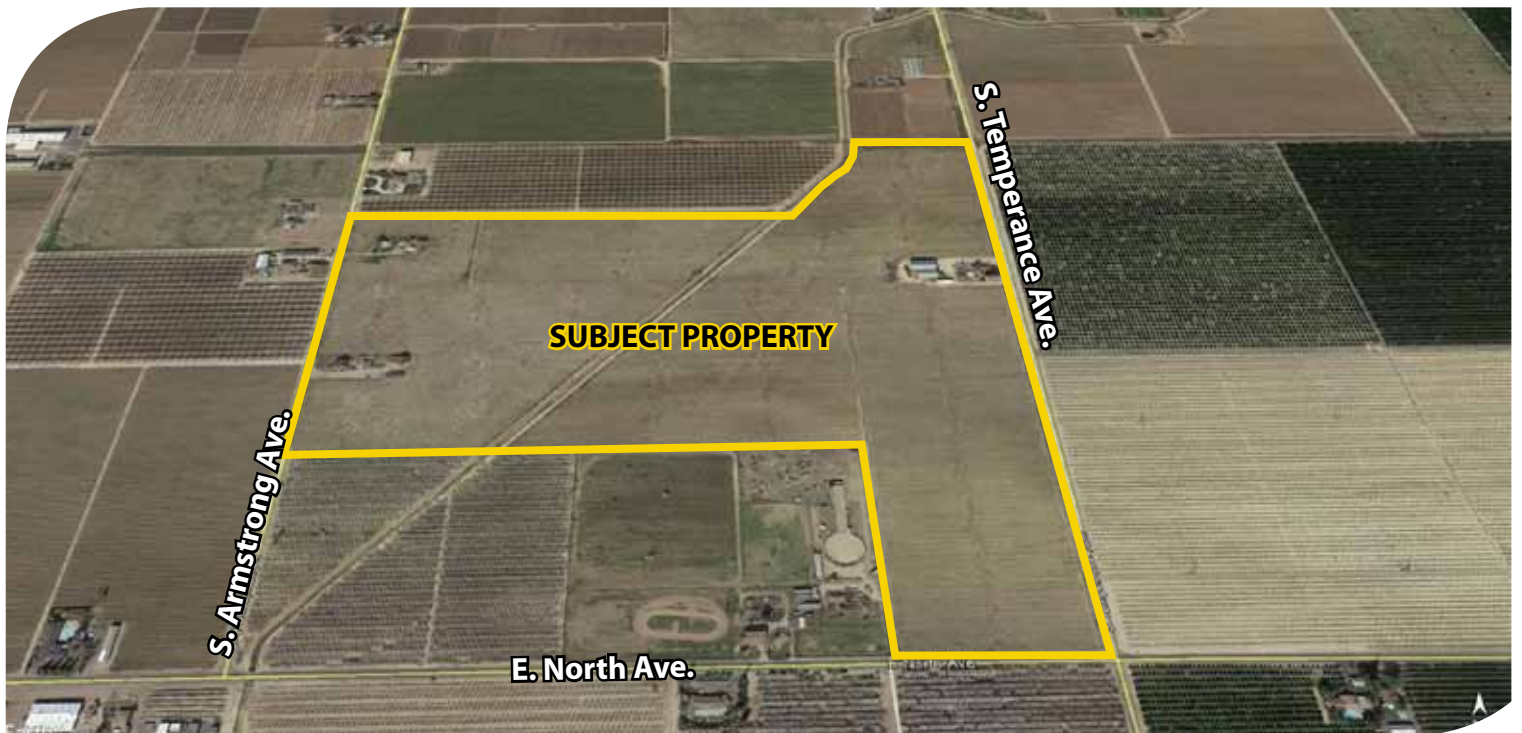


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Southeast Growth Area Property



99.32± Acres
Fresno County, California

- (2) water districts
- Very good soils
- Future development potential

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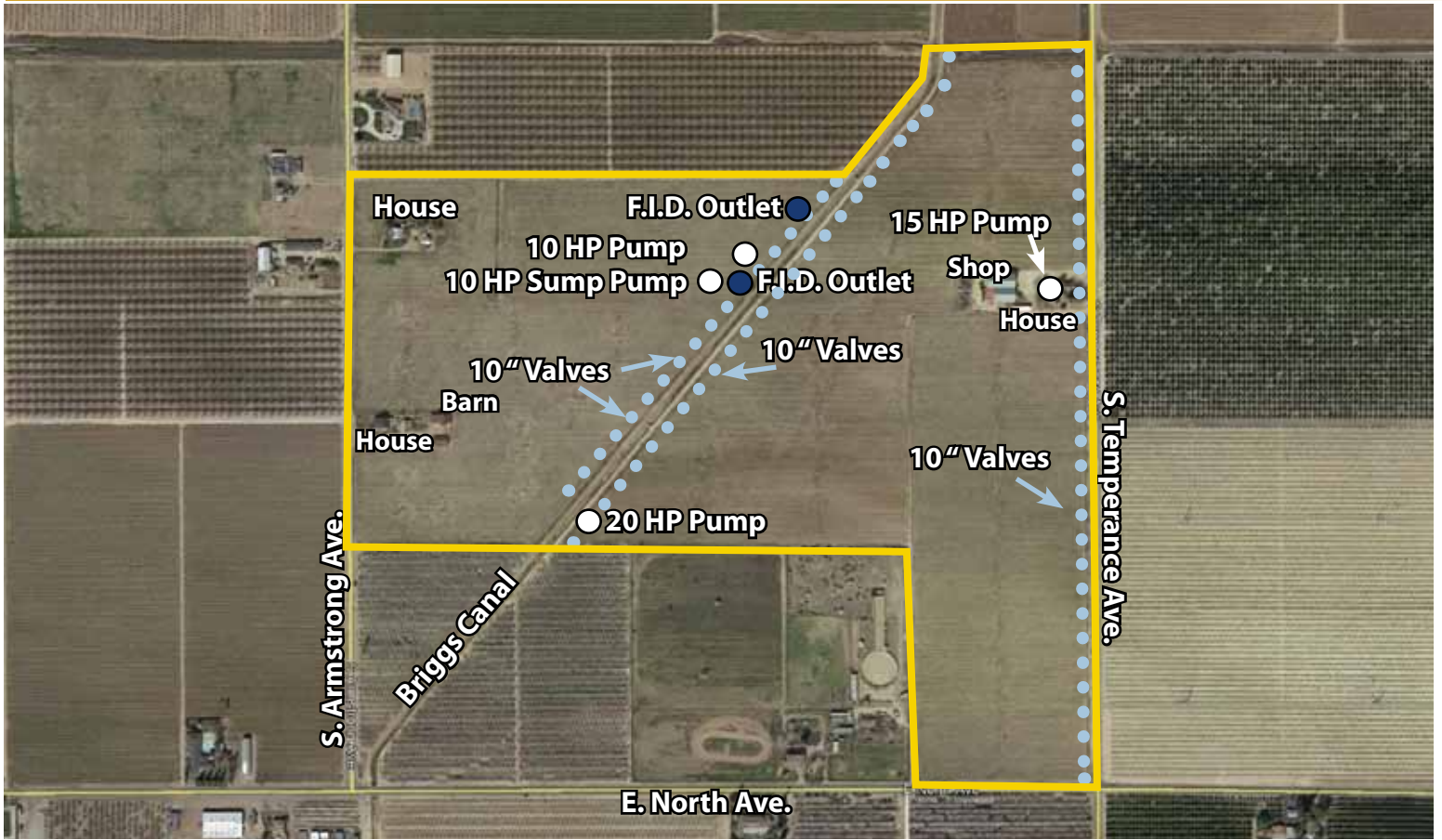
Southeast Growth Area Property

99.32± Acres

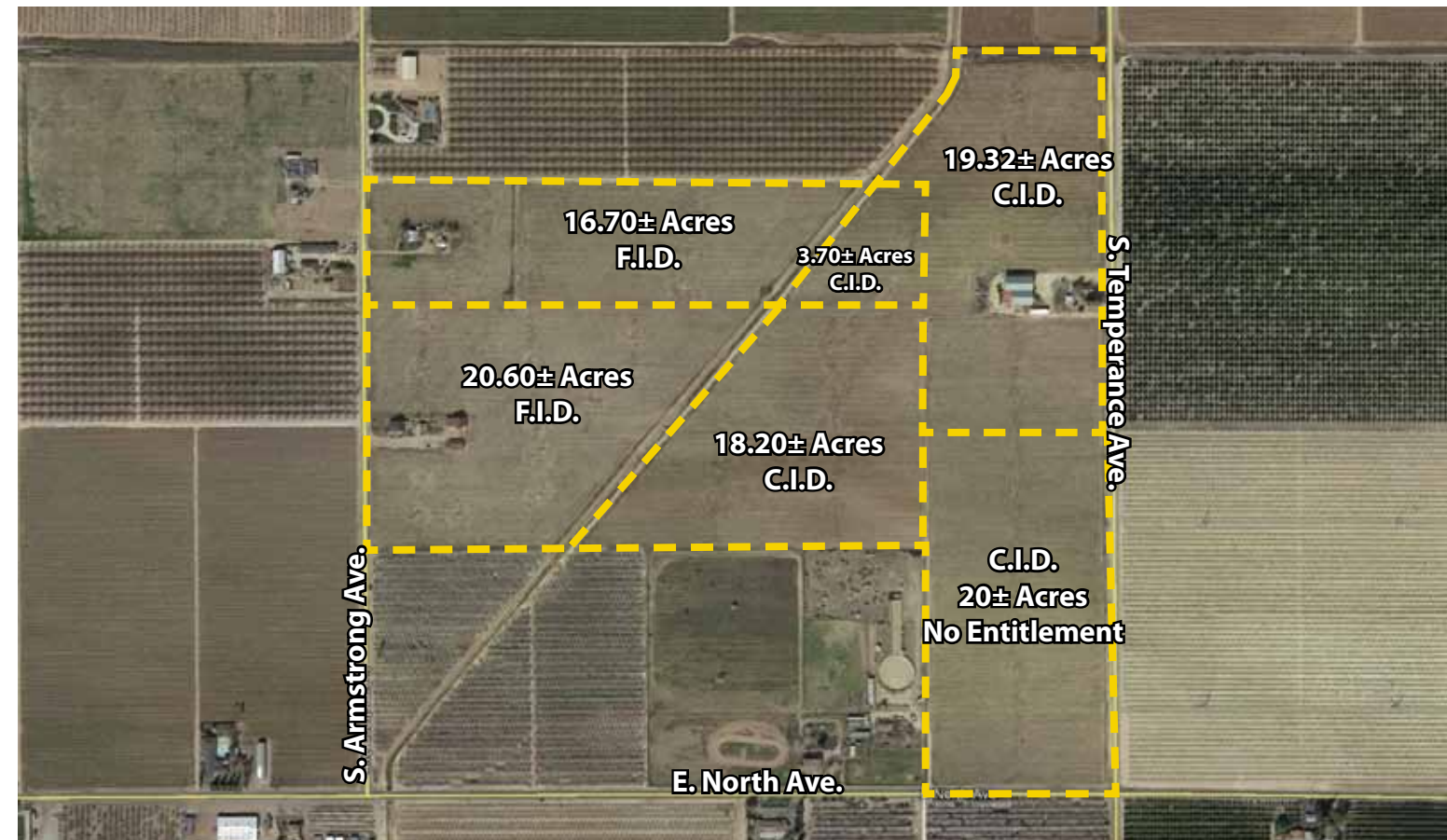
\$4,221,100
(\$42,500/acre)

LOCATION:	Northwest corner of North and Temperance Avenues, Fresno, Ca.
DESCRIPTION:	99.32± acres of open ground. Property has been deep ripped east and west every 12 feet.
LEGAL:	Fresno County APN's: 316-051-40, 41, 42 & 43, located in a portion of Section 22, T14S, R21E, M.D.B.&M.
ZONING:	AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
WATER:	(3) domestic wells for houses 10 HP sump pump 10 HP deep well pump 15 HP deep well pump 20 HP deep well pump 37.32± acres in the Fresno Irrigation District 41.13± acres in the Consolidated Irrigation District (receives water) Parcel 40 is in the C.I.D., but does not receive water. Owner can petition the district to begin delivering water to this parcel.
SOILS:	Greenfield sandy loam, 0-3% slopes Hanford sandy loam Hesperia fine sandy loam Exeter sandy loam Pollasky sandy loam, 2-9% slopes Greenfield sandy loam, moderately deep, 0-3% slopes Hanford sandy loam, hard substratum
BUILDINGS/ IMPROVEMENTS:	(3) older rental homes (1) steel pole barn 75' x 50' (1) steel pole barn 100' x 50', 600 amp, 440 power Raisin drying equipment
NOTE:	The entire property is in the Fresno Southeast Development Area designated for future annexation and development.
PRICE/TERMS:	\$4,221,100 All cash.

RANCH LAYOUT MAP

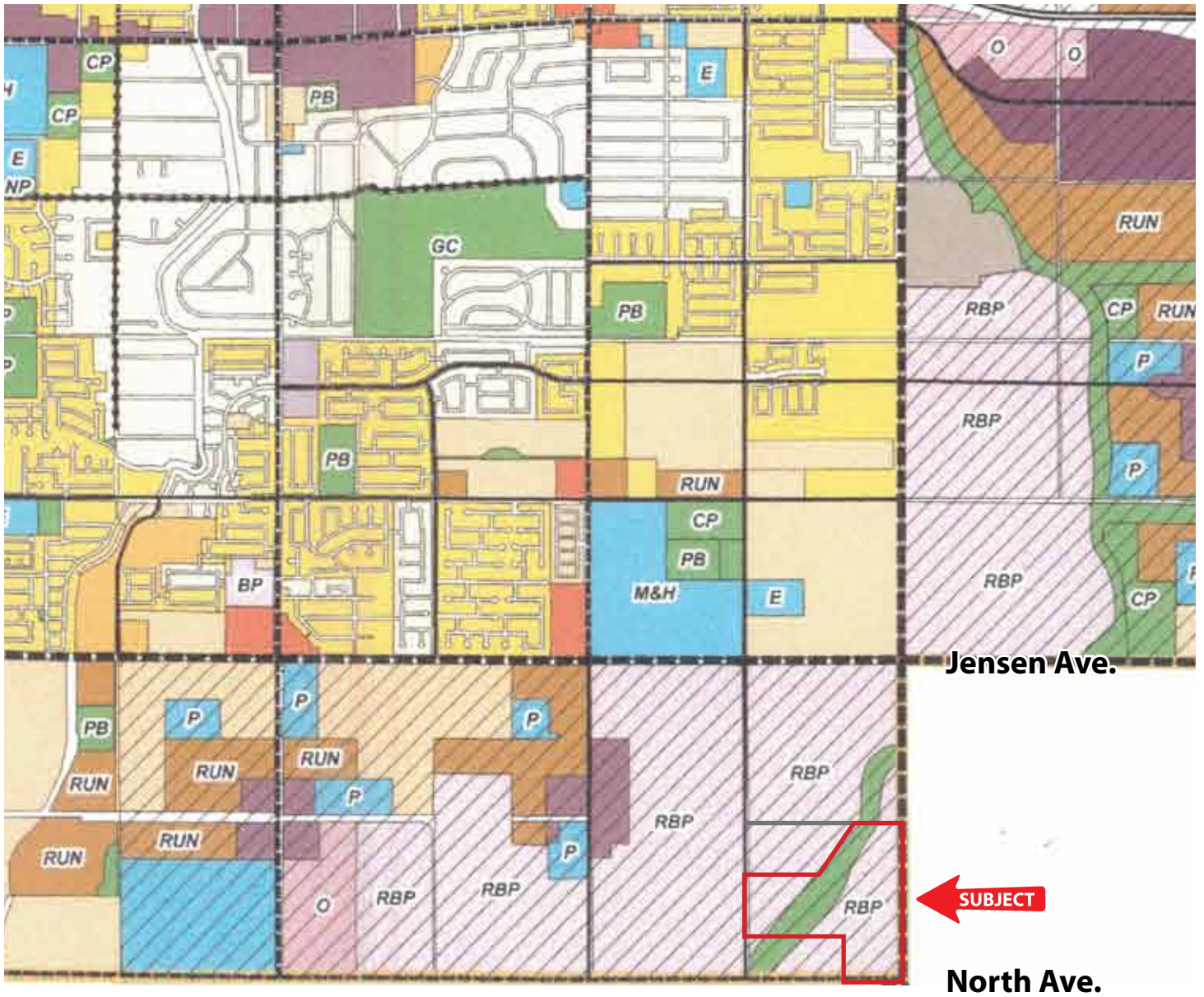


WATER DISTRICT MAP



SOUTHEAST DEVELOPMENT AREA MAP

Proposed Zoning - Regional Business Park - RBP



Minnewawa Ave.

Clovis Ave.

Sunnyside Ave.

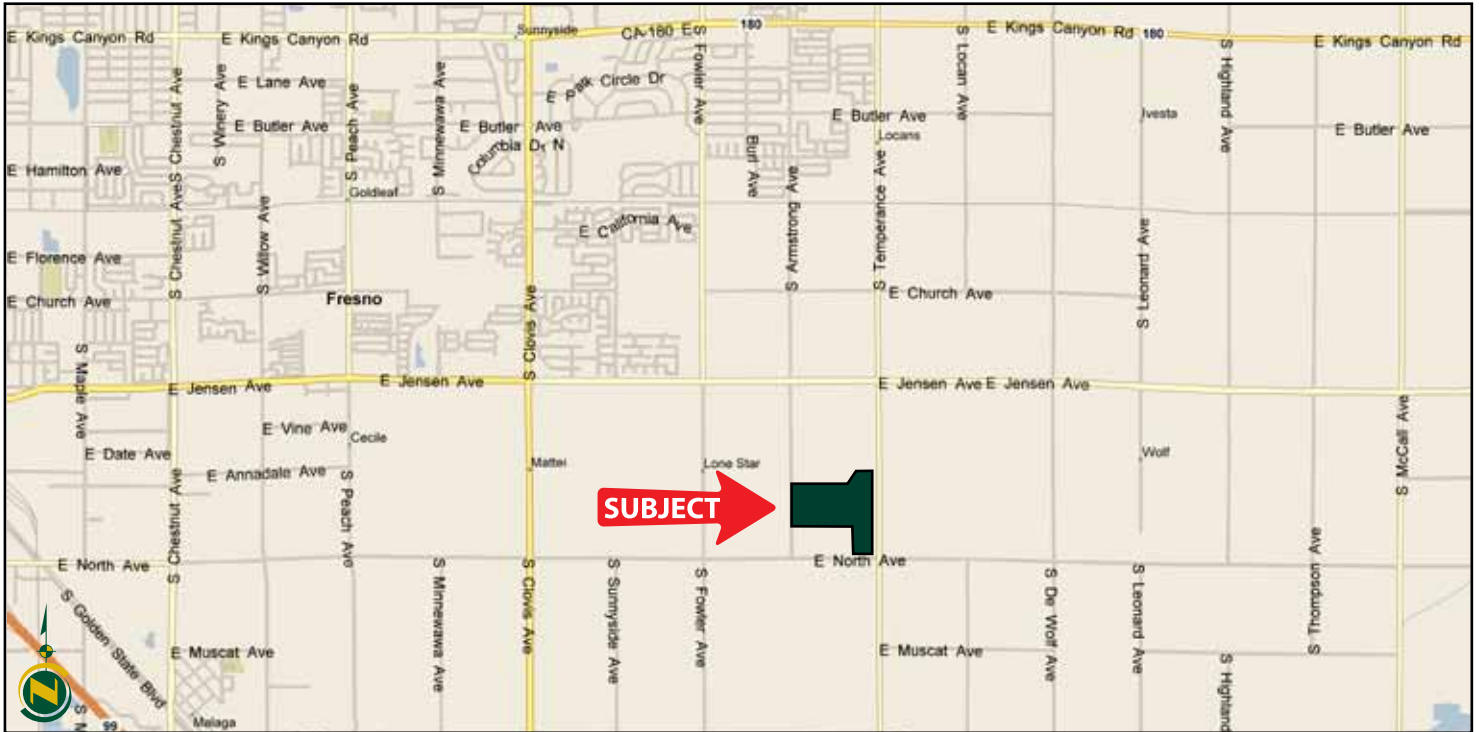
Fowler Ave.

Armstrong Ave.

Temperance Ave.



LOCATION MAP



SOILS MAP

SOILS LEGEND

GtA = Greenfield sandy loam, 0-3% slopes, Grade 1 - Excellent (56.6± Acs.)

Hc = hanford sandy loam, Grade 1 - Excelent (16.6± Acs.)

Hsr = Hesperia fine sandy loam, Grade 1 - Excellent (9.5± Acs.)

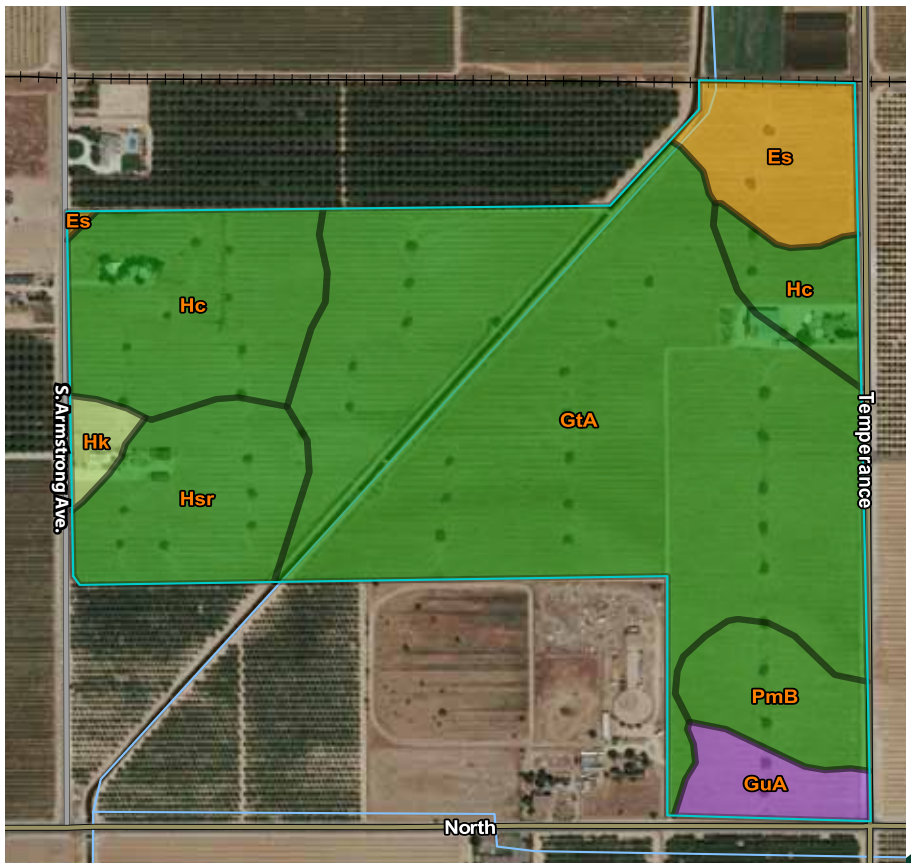
Es = Exeter sandy loam, Grade 4 - Poor (6.6± Acs.)

PmB = Pollasky sandy loam, 2-9% slopes Grade 1 - Excellent (5.4± Acs.)

GuA = Greenfield sandy loam, moderately dee, 0-3% slopes Grade 3 - Fair (3.4± Acs.)

Hk = Hanford sandy loam, hard substratum, Grade 2 - Good (1.3± Acs.)

Approximate Acres



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