

FOR SALE



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Riverbend Avenue F.I.D.



188.97± Acres
Fresno County, California

- Fresno Irrigation District
- (1) Irrigation booster pump
- Developed to fish ponds

Exclusively Presented By:
Pearson Realty



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CA BRE #00020875



Riverbend Avenue F.I.D.

188.97± Assessed Acres

\$5,170,000
(\$27,359/Ac.)

LOCATION:

The east side of Riverbend Avenue at the Shields Avenue intersection.
Approximately 4± miles northeast of the City of Sanger, CA.

LEGAL:

Portions of Sections 19, 20, 29 & 30, T13S, R23E, M.D.B.&M.
Fresno County APN: 158-130-03 & 07 and 158-061-14 & 15.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is subject to the terms and restrictions of the Williamson Act.

LAND USE:

Currently developed into fish ponds.

WATER:

Fresno Irrigation District
(1) Irrigation booster pump

SOILS:

Porterville clay, 0 to 3% slopes
San Joaquin loam, 0 to 3% slopes
Porterville cobbly clay, 3 to 15% slopes
Hildreth clay
Yokohl clay loam, moderately deep, 0 to 3% slopes
Centerville clay, 3 to 15% slopes
Centerville cobbly clay, 3 to 9% slopes
Yokohl loam, moderately deep, 0 to 3% slopes
Keyes cobbly clay loam, 3 to 15% slopes
Alamo clay
Montpellier coarse sandy loam, 9 to 15% slopes

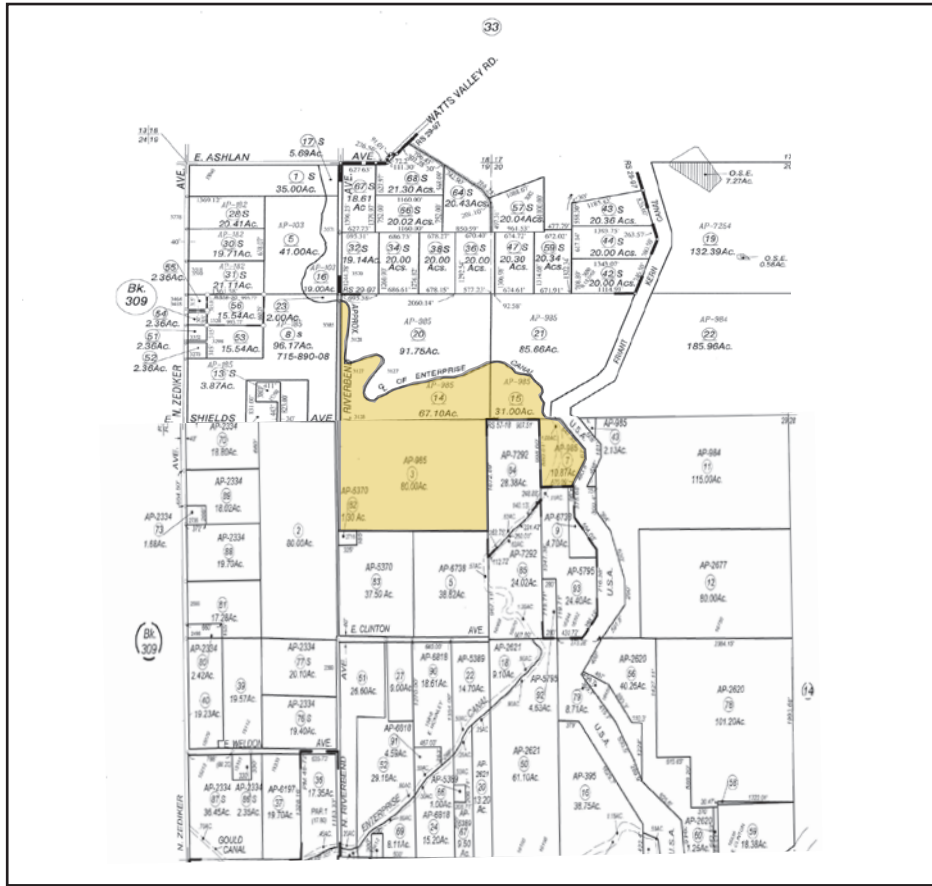
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$5,170,000 cash at the close of escrow.

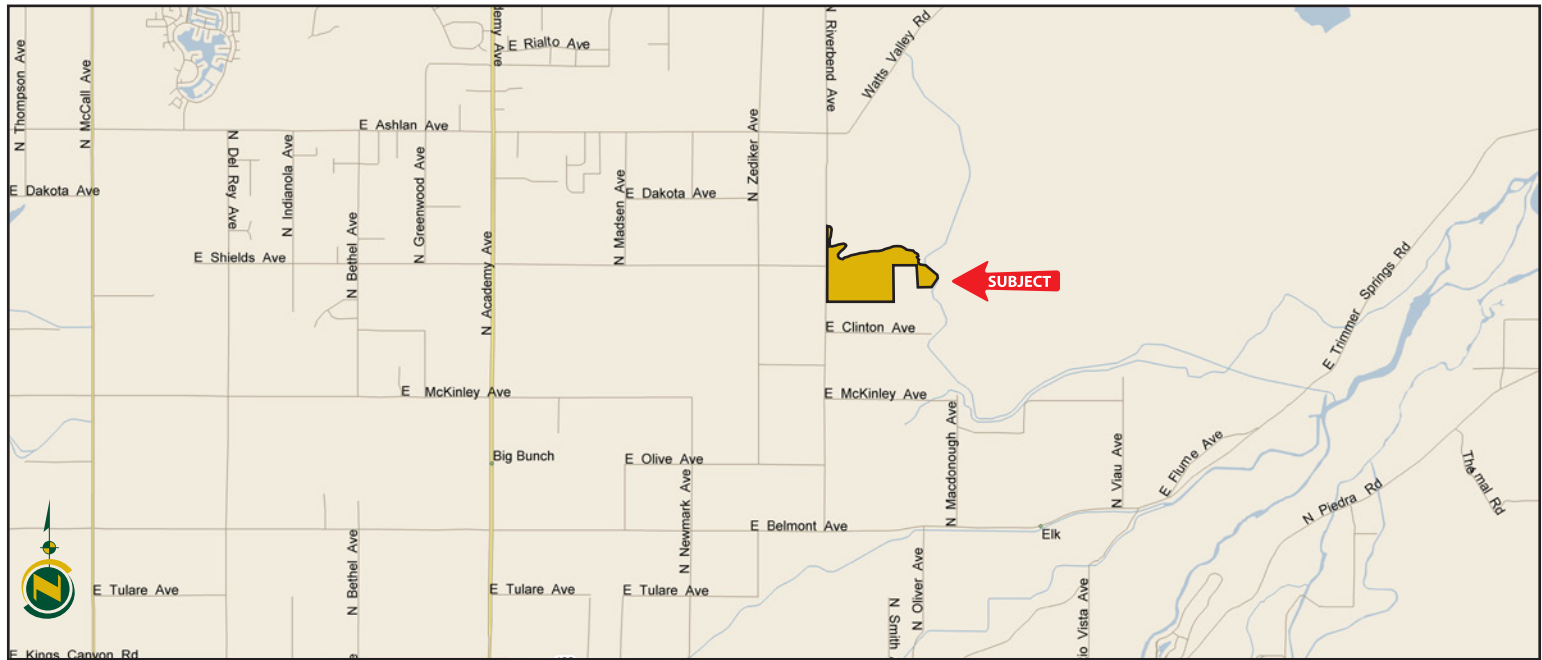
ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



PROPERTY PHOTO



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.

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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