

FOR SALE



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Kings River Heights Cattle Ranch



**500.00± Acres
Fresno County, California**

- One spring & watering troughs
- Commercial Pasture
- Mountain views

**Exclusively Presented By:
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CA BRE #00020875



Kings River Heights Cattle Ranch

500.00± Acres

\$545,000

LOCATION:

Subject property is located approximately .8 mile east of Piedra Road, Fresno County.

DESCRIPTION:

The property consists of commercial, fenced pasture land. It is accessible via dirt roads throughout. There are great views of Jesse Morrow Mountain and the Valley below. Avocado Lake lies less than 2 miles to the west. Abundant wildlife abides within the property.

LEGAL:

Fresno County APN: 158-080-92s. Located in a portion of Section 20, T13S, R24E, M.D.B.&M.

WATER:

There is a spring and several watering troughs located throughout the property.

**BUILDINGS/
IMPROVEMENTS:**

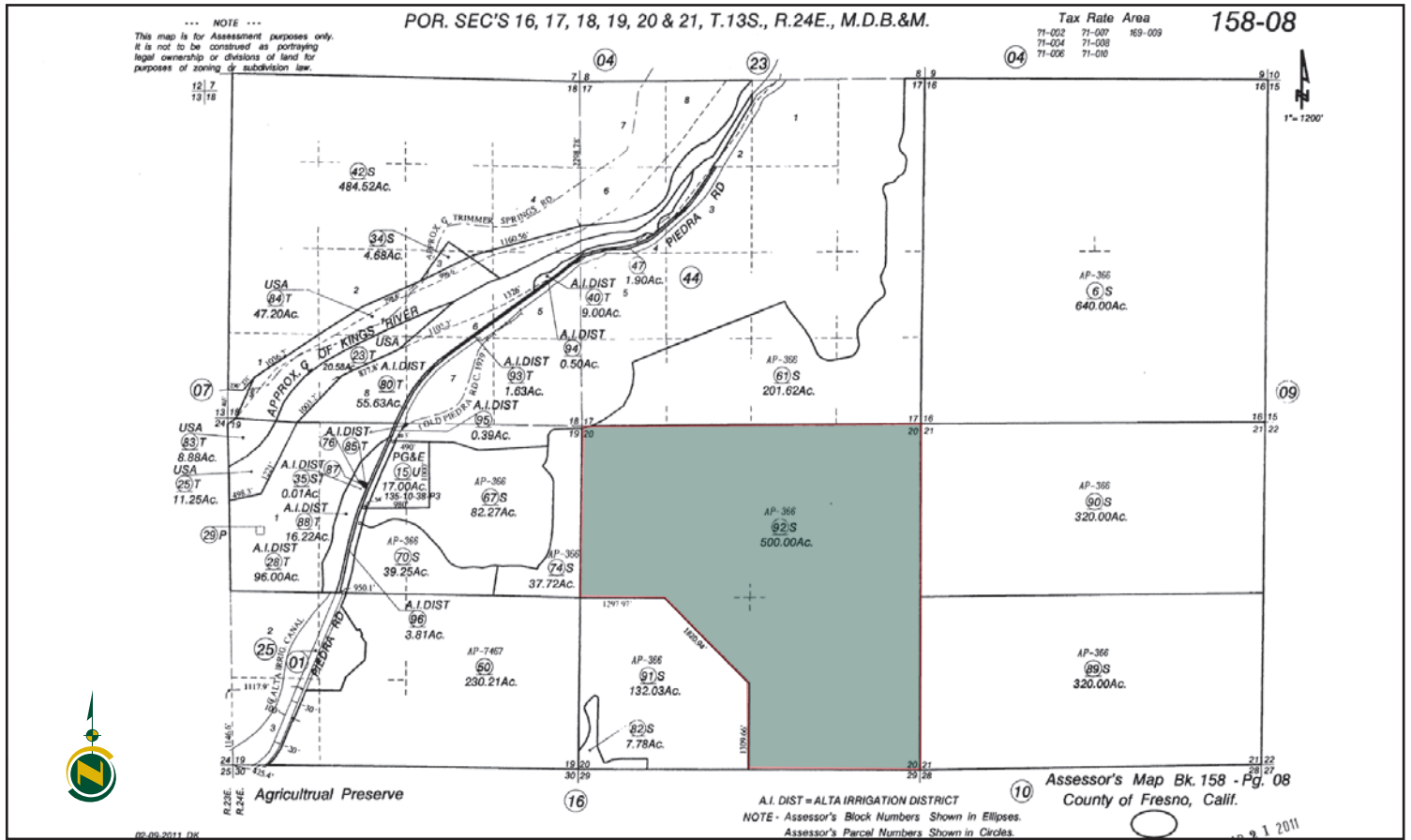
None.

PRICE/TERMS:

\$545,000 All cash at close of escrow. Property is in probate and subject to court approval.



ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



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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