

FOR SALE



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California Ave. Ranch



9.25± Acres
Fresno County, California

- Fresno Irrigation District
- Very Good Soils
- Agricultural pump & well

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CA DRE #00020875



California Ave. Ranch

9.25± Acres

\$350,000

LOCATION:

713 S. Brawley Ave., Fresno, CA 92706

This property consists of 2 lots located on the northwest corner of Brawley & California Avenues. It is minutes from State Route 180 and Highway 99.

DESCRIPTION:

The property has most recently been used to grow vegetables and similar field crop commodities. Subject has PG&E electrical service.

LEGAL:

Fresno County APN: 326-030-54. Located in a portion of Section 11, T14S, R19E, M.D.B.&M.

ZONING:

AE-20

WATER:

Fresno Irrigation District with surface water canal service. Agricultural pump and well.

SOILS:

Ramona loam & Hanford coarse sandy loam.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$350,000 cash to Seller at close of escrow.

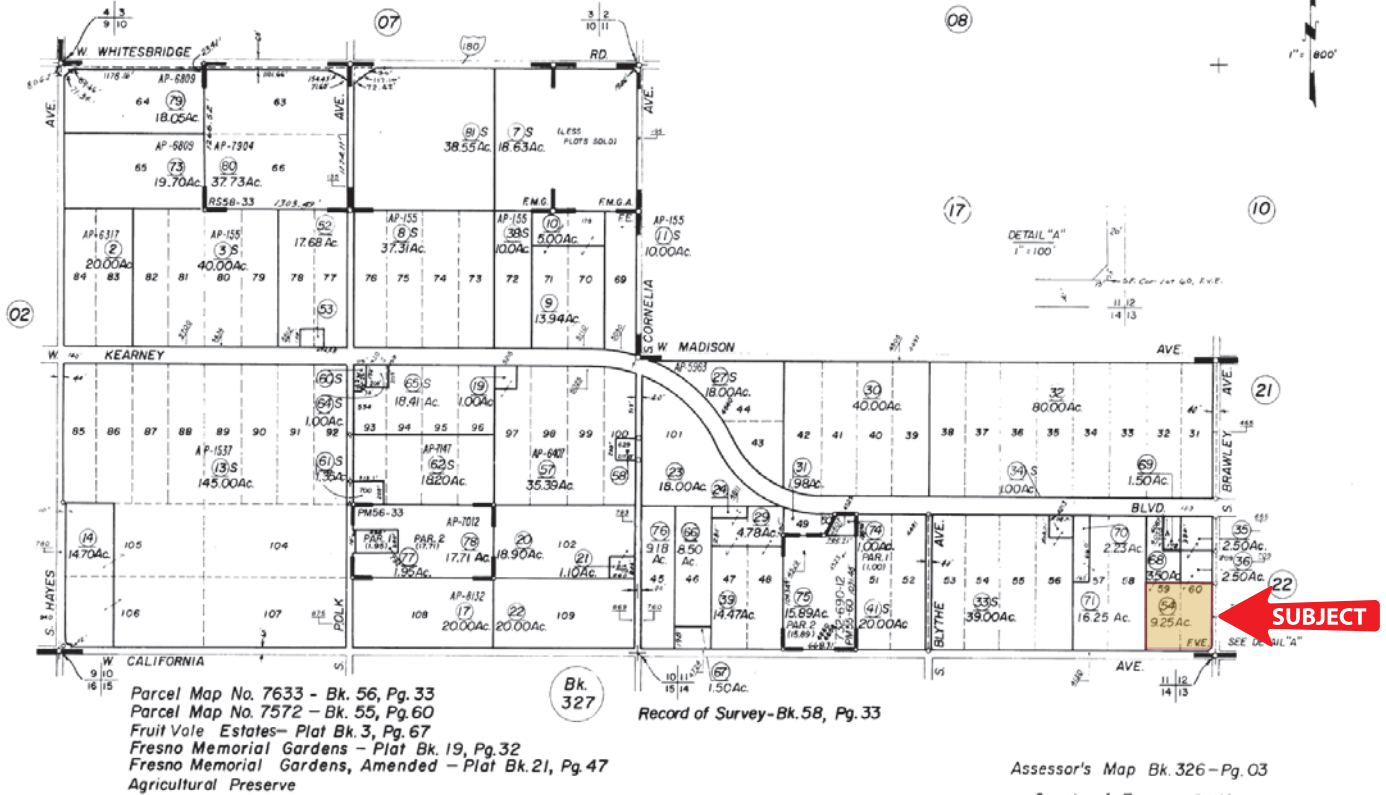
ASSESSOR'S PARCEL MAP

— 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.

SUBDIVIDED LAND IN SEC. 10 & POR. SEC. 11, T.14S., R.19E., M.D.B. & M.

Tax Area
62-014
62-030

326-03



SOILS MAP

SOILS LEGEND

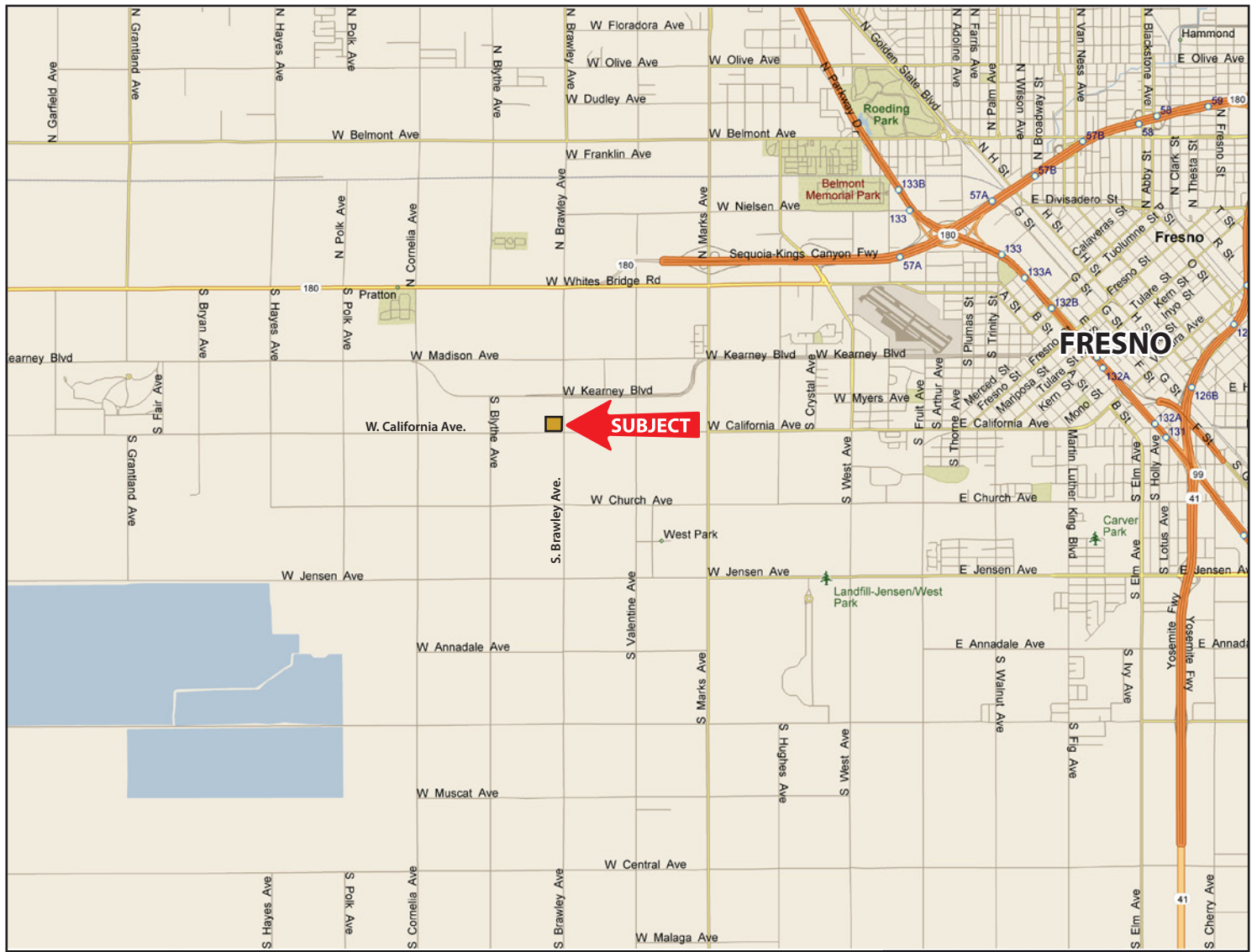
Rc = Ramona loam
Grade 1, Excellent

Ha = Hanford coarse sandy loam
Grade 1, Excellent



Map not valid at this scale.

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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