

**FOR SALE**



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# Navelencia Area Open



**50.02± Acres  
Fresno County, California**

- OCID
- Good Location
- Open Plantable Ground

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CA DRE #00020875



# Navelencia Area Open

**50.02± Acres**

**\$300,000**

**LOCATION:**

The property is located south of Jensen Avenue and on the west side of Mt. Campbell Avenue.

**DESCRIPTION:**

50.02± acres of open land located northeast of Reedley in the Navelencia area. Approximately 20± acres has been farmed to citrus in the past with 30± acres devoted to cattle grazing. Wahtoke Creek splits the property.

**LEGAL:**

Fresno County APN: 185-141-17.  
Zoning: AE 20.

**WATER:**

The property is within the Orange Cove Irrigation District. There is also a well located on the property in unknown condition. When the well was being used it was producing approximately 50± GPM.

**SOILS:**

Cometa loam, 2 to 9 percent slopes.  
Grangeville soils, channeled (Wahtoke Creek).  
Porterville clay, 0 to 3 percent slopes.  
San Joaquin loam, 0 to 3 percent slopes.  
Tivy loam, 3 to 9 percent slopes.

**PRICE/TERMS:**

\$300,000 All cash. Property sold "as is, where is".



# ASSESSOR'S PARCEL MAP

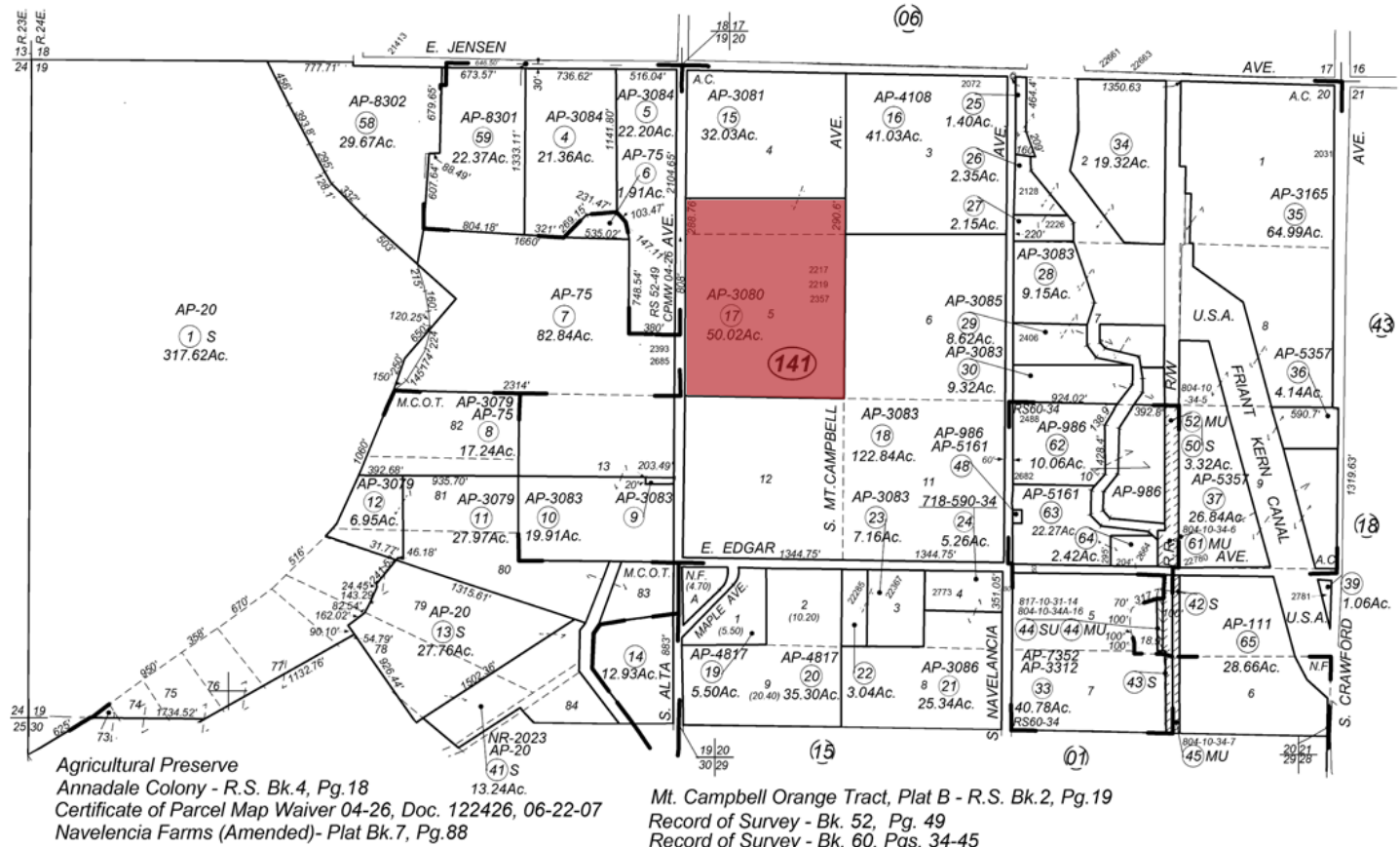
-NOTE-  
for Assessment purposes only.  
construed as portraying legal  
divisions of land for purposes  
of mapping or subdivision law.

SUBDIVIDED LAND IN SEC'S. 19, 20 & POR. SEC. 30, T.14S., R.24E., M.D.B.&M.

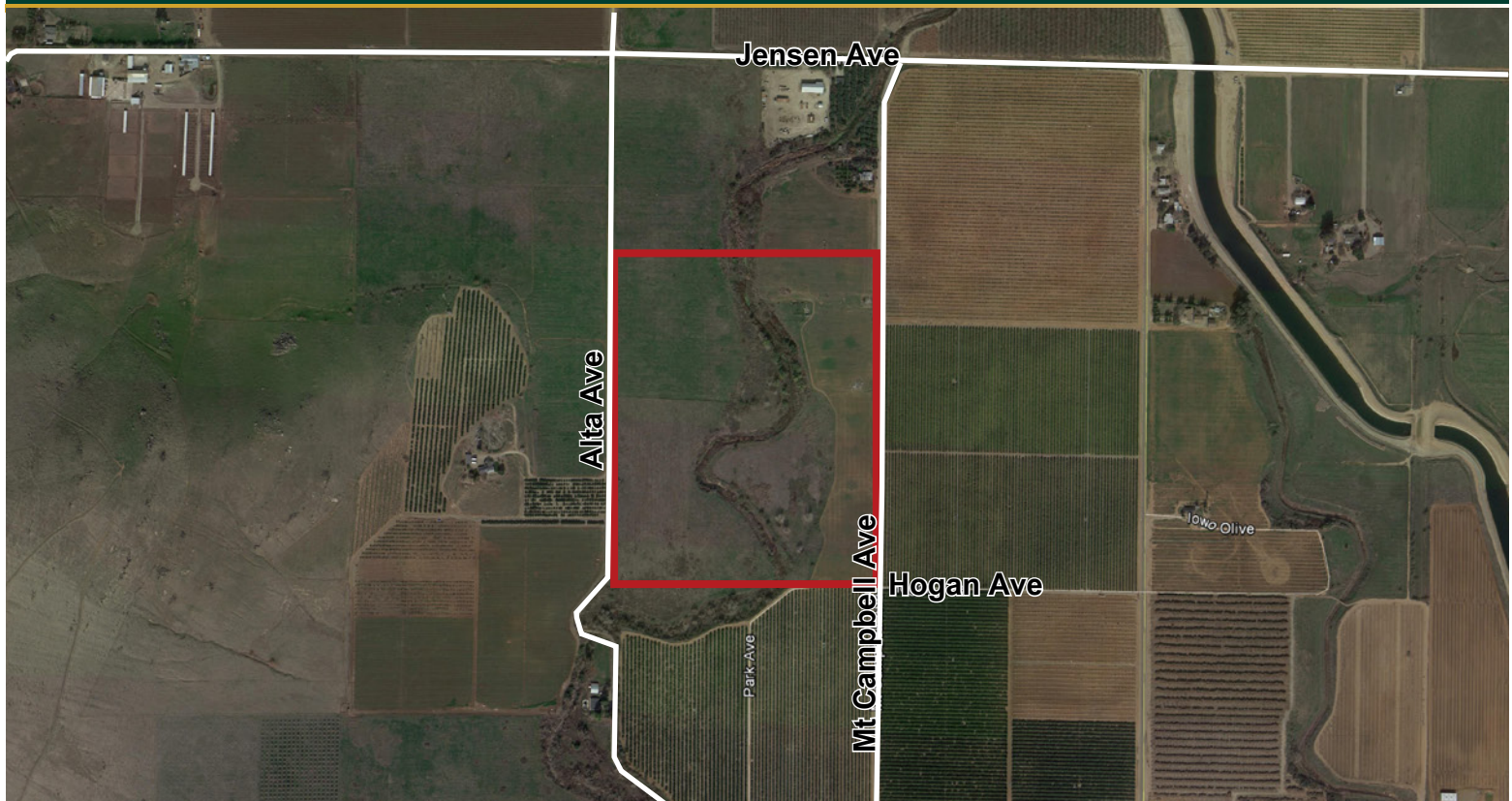
Tax Rate Area

185-14

169-011



## AERIAL MAP



## LOCATION MAP



## REGIONAL 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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