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FOR SALE

Camden Ave. Open Land

- DESCRIPTION:** 22.56± acres of open land. Possible advantages for SGMA.
- LOCATION:** 18940 S. Camden Avenue, Laton, CA 93242.
- LEGAL:** 22.56± acres located in a portion of Section 10, T17S, R20E, M.D.B.&M.
- SOILS:** Traver fine sandy loam
Grangeville fine sandy loam, saline alkali
- WATER:** Located within Murphy Slough Association but does not own shares.
- BUILDINGS/
IMPROVEMENTS:** Small mobile home and old mobile office located on the property. The condition and permit information is unknown.
- PRICE/TERMS:** \$200,000 cash subject to U.S. Bankruptcy Court for the Central District of California - Los Angeles Division Chapter 11 overbid hearing. Property being sold in "as is" condition and without any warranties or guarantees provided by Seller or Pearson Realty.



**22.56± Acres
Fresno County, California**

**Exclusively Presented By:
Pearson Realty**

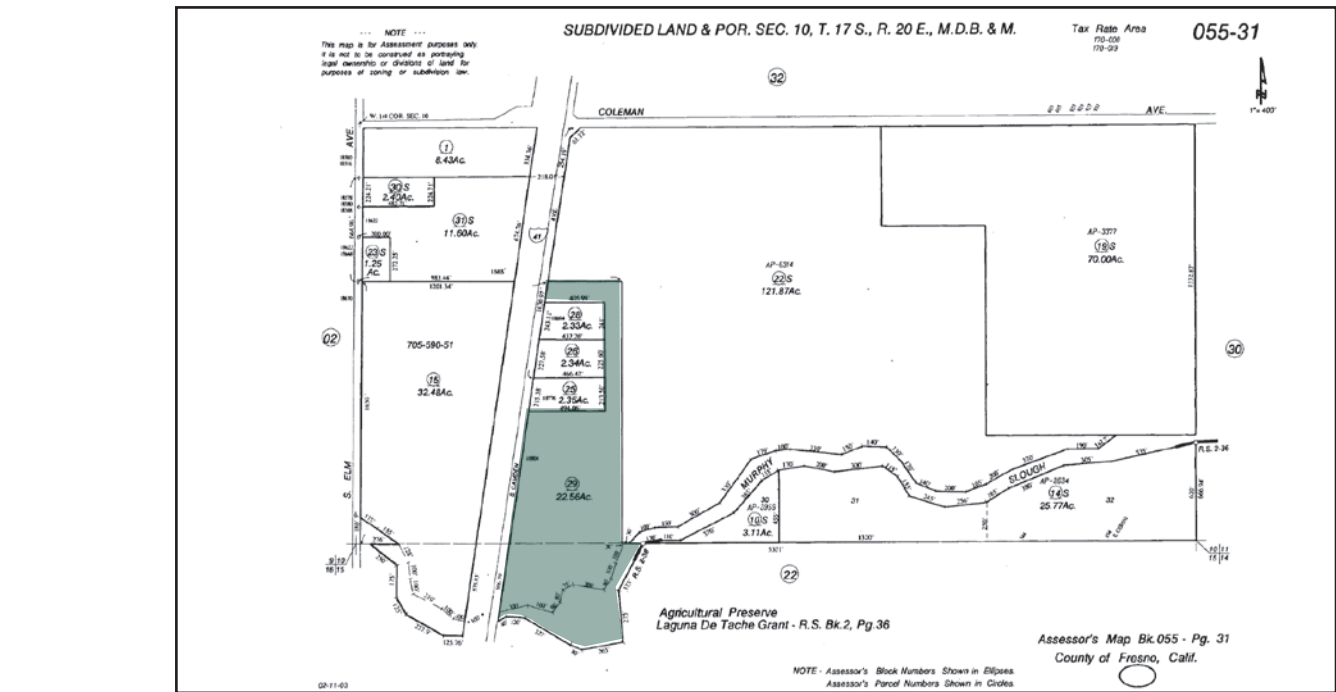


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CA DRE #00020875

APN MAP



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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