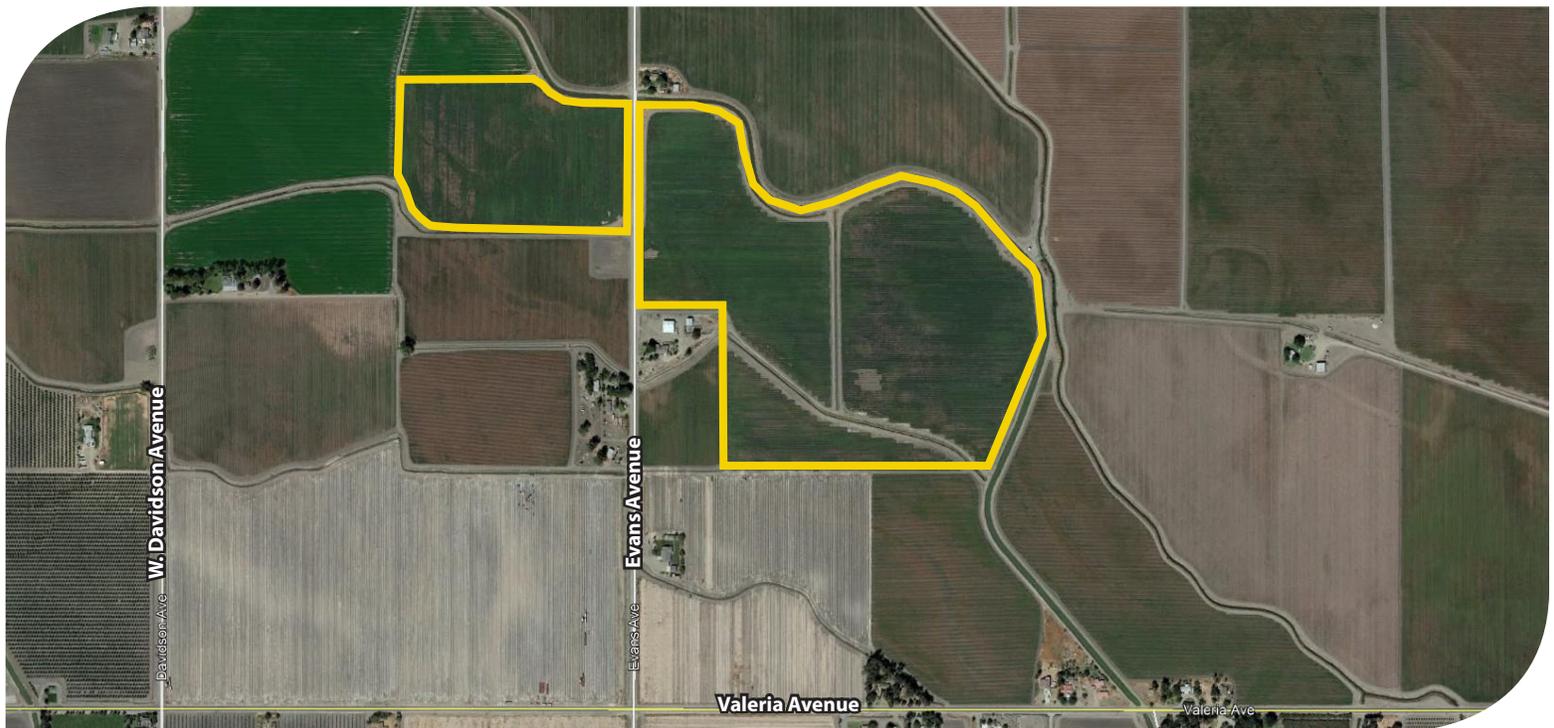


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# Dos Palos C.C.I.D. Open



**94.85± Acres**  
**Fresno County, California**

- C.C.I.D. Water
- Drip Station with Filters

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# Dos Palos C.C.I.D. Open

94.85± Assessed Acres

\$1,849,575  
*(\$19,500 per acre)*

**LOCATION:**

The east and west sides of Evans Avenue. Approximately 1/2 mile north of Valeria Avenue. 2 1/4± miles east of the City of Dos Palos.

**LEGAL:**

94.85± acres located in a portion of Section 8, T11S, R13E, M.D.B.&M. Fresno County APN's: 001-190-11s & 12s and 001-180-06s.

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acres minimum parcel size). The property is not subject to the Williamson Act.

**PLANTINGS:**

The property has historically been farmed to wheat, cotton and processing tomatoes.

**WATER:**

C.C.I.D. water.  
No wells.  
Drip station with filters powered by a diesel pump.  
One field has drip tape.

**SOILS:**

Armona loam, partially drained, 0-1% slopes.  
Dos Palos clay, drained, 0-1% slopes.

**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$1,849,575 All cash at the close of escrow. There are no mineral rights included in a sale.

# ASSESSOR'S PARCEL MAP

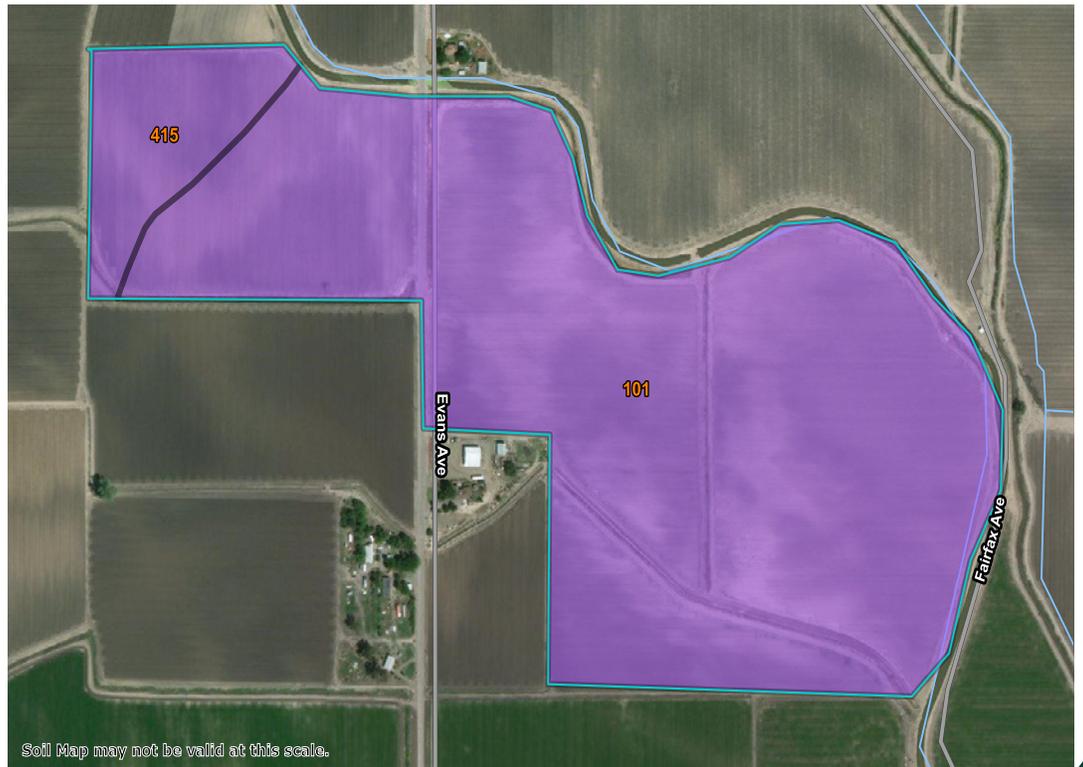


# SOILS MAP

## SOILS LEGEND

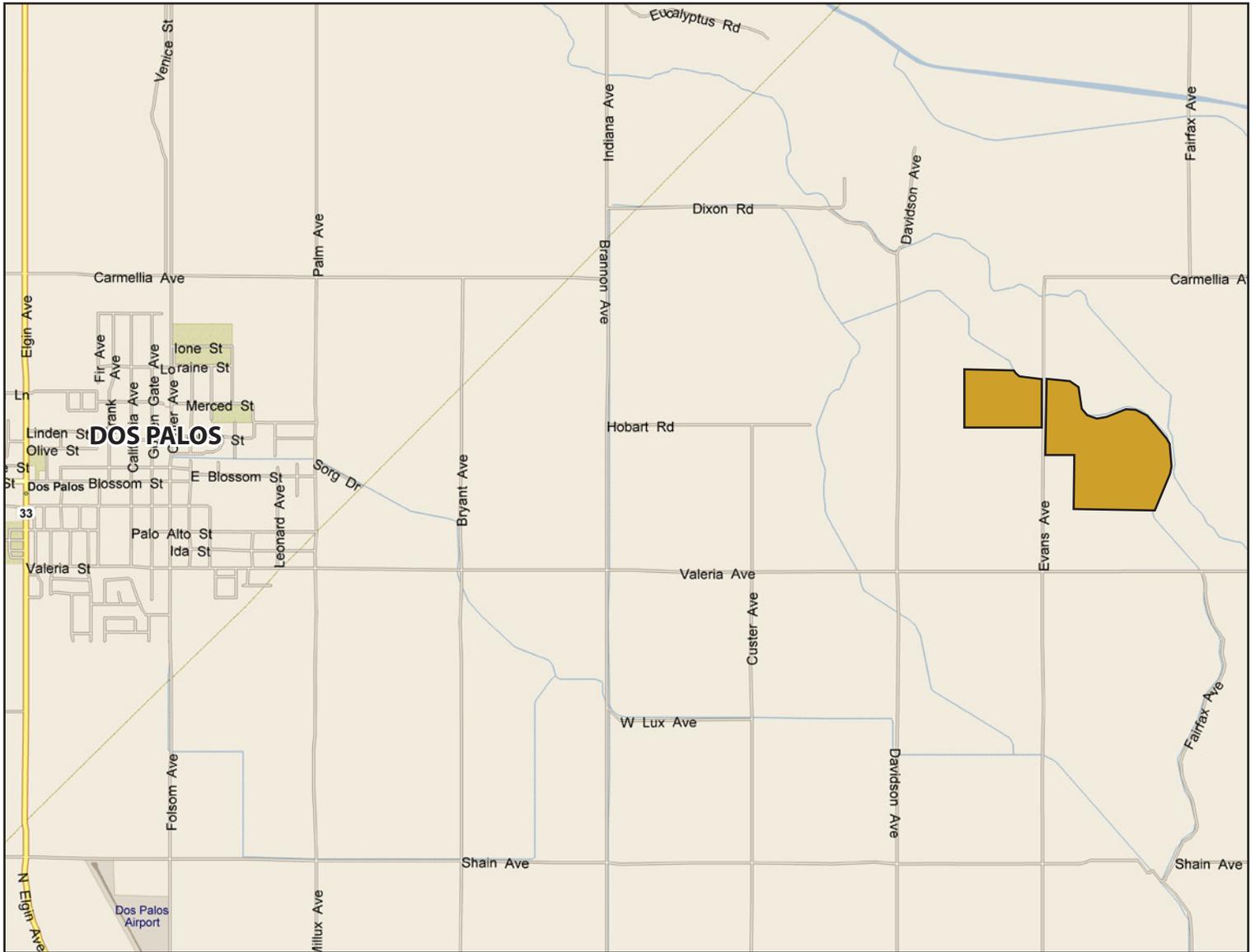
**101 = Armona loam,  
partially drained,  
0-1% slopes  
Grade 3**

**415 = Dos Palos clay,  
drained, 0-1% slopes  
Grade 3**



Soil Map may not be 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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