

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Academy Ranch



**200.00± Acres
Fresno County, California**

- Close to downtown Clovis
- Pasture land
- 2 seasonal creeks running through the property

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Academy Ranch

200± Acres

\$1,200,000

LOCATION:

Located on the northwest corner of Hwy. 168 and N. Mendocino Avenue, approximately 10 miles east of downtown Clovis, CA.
Address: 10201 Mendocino Avenue, Clovis, CA 93619.

DESCRIPTION:

200± acres of pasture. Dry Creek, Dog Creek and a small mountain runoff stream run through the property seasonally.

LEGAL:

Fresno County APN 150-070-26. Located in a portion of Section 15, T12S, R22E, M.D.B.& M.

ZONING:

AE-40 (Agricultural Exclusive, minimum 40 acre parcel size).

WATER:

Submersible pump and septic tank for domestic use. 2 old wells that are not in use.

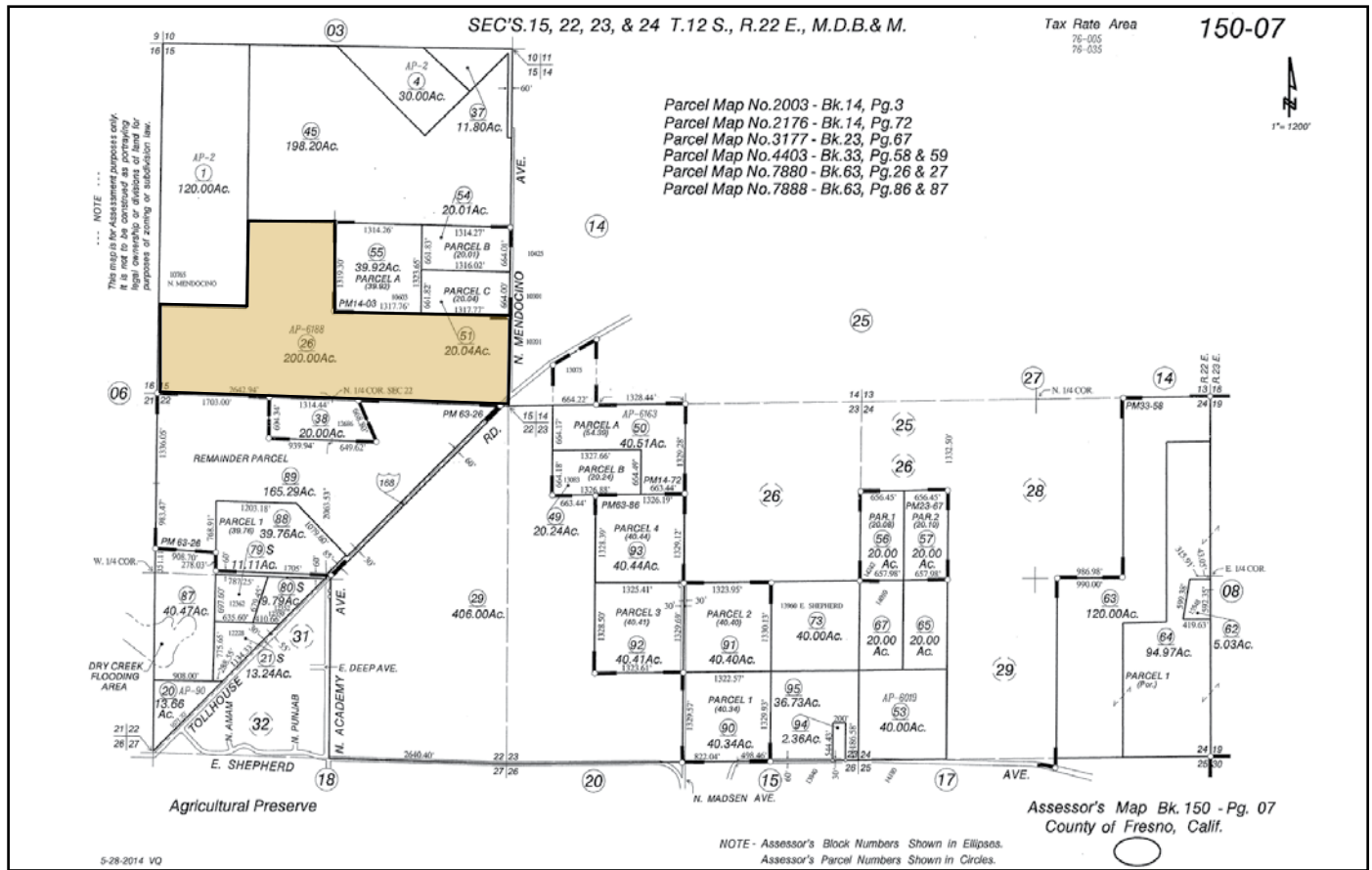
**BUILDINGS/
IMPROVEMENTS:**

One older garage and 2 older barns. The existing mobile home on the property will be removed prior to the close of escrow.

PRICE/TERMS:

\$1,200,000 All cash at close of escrow.

ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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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