

FOR SALE



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Fowler Avenue Farm & Home



**Exclusively Presented By:
Pearson Realty**

**10.00± Acres
Fresno County, California**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Fowler Avenue Farm & Home

10.00± Assessed Acres

\$425,000

LOCATION:

Property is located on the southeast corner of Clemenceau and Fowler Avenues, approximately 5 miles southwest of Selma.

Physical address is: 6019 E. Clemenceau Ave., Selma, CA 93662.

DESCRIPTION:

10.00± assessed acres of open land and a home.

LEGAL:

Fresno County APN: 385-090-22s. Located in a portion of Section 15, T16S, R21E, M.D.B.&M.

ZONING:

AE-20 Agricultural Exclusive.

LAND USE:

Open farm land.

WATER:

The property is located within the Consolidated Irrigation District, but does not receive surface water delivery. There is (1) submersible irrigation pump and (1) domestic pump and well.

SOILS:

Hesperia sandy loam, 100% Grade 1 (Excellent) Storie Index Rating

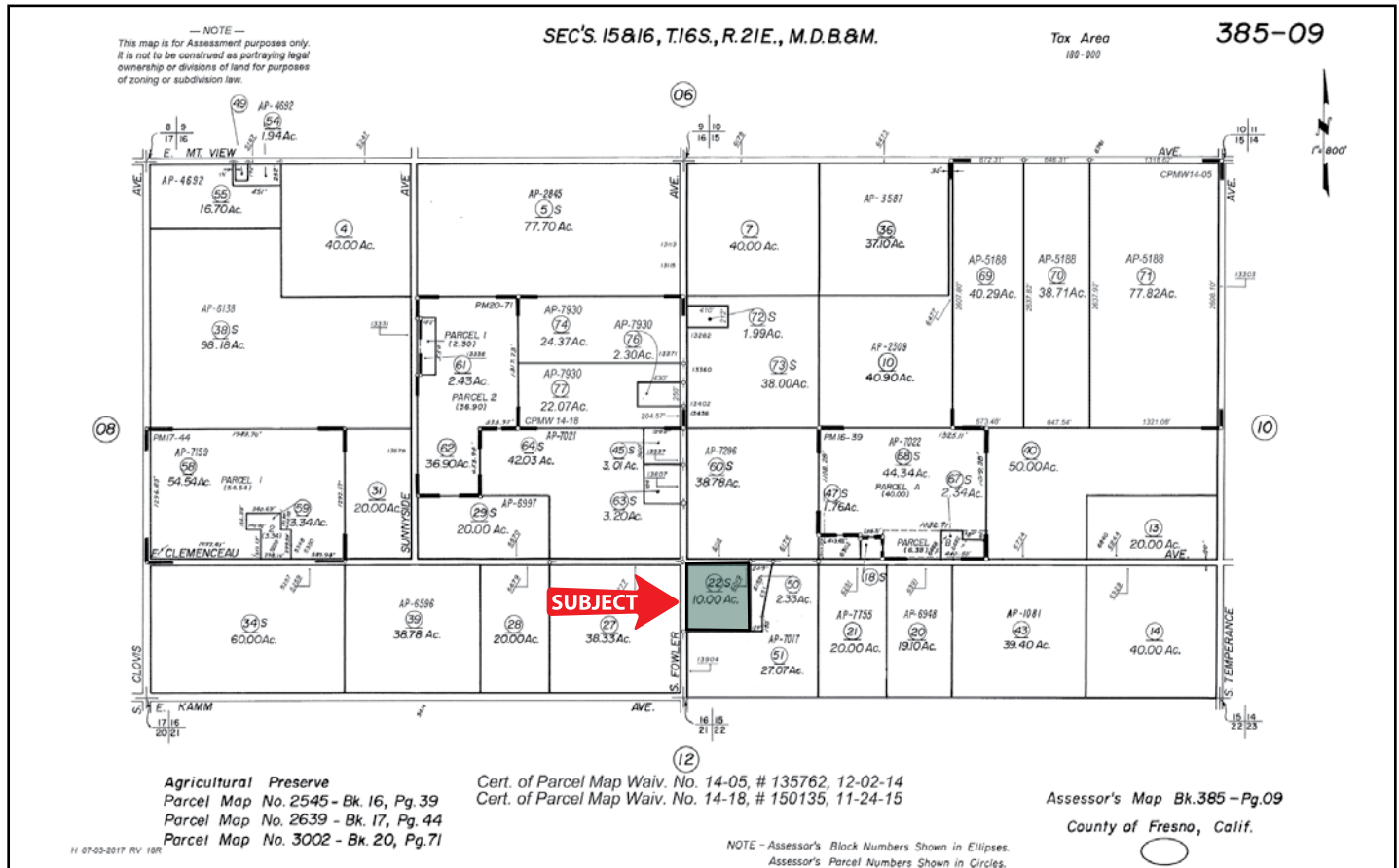
BUILDINGS:

1,437± sq. ft., 3 bed/1 bath home, built in 1930 (per tax records) with detached garage, storage shed and barn.

PRICE/TERMS:

\$425,000 cash to Seller at close of escrow.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



SOILS MAP

SOILS LEGEND

Hsd = Hesperia sandy loam
Rating: Grade 1, Excellent



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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