

FOR SALE



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Fowler Avenue



9.85± Acres
Fresno County, California

- Residence & outbuildings
- Domestic well

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CA DRE #00020875



Fowler Avenue

9.85± Acres

\$750,000

LOCATION:

9646 N. Fowler Avenue, Clovis, CA 93619
The property is located on the east side of Fowler Avenue between Behymer and Perrin Avenues.

DESCRIPTION:

The property consists of a residence and outbuildings in need of repair.

LEGAL:

Fresno County APN 557-012-04. Located in the N 1/2 of the SW 1/4 of the NE 1/4 of Section 21, T12S, R21E, M.D.B.&M.

ZONING:

AL-20 (Land use is single family residence.)

WATER:

One domestic well and pressure system servicing the residence.

SOILS:

Predominately Blasingame loam, 3-15% slopes
San Joaquin loam, 0-3% slopes

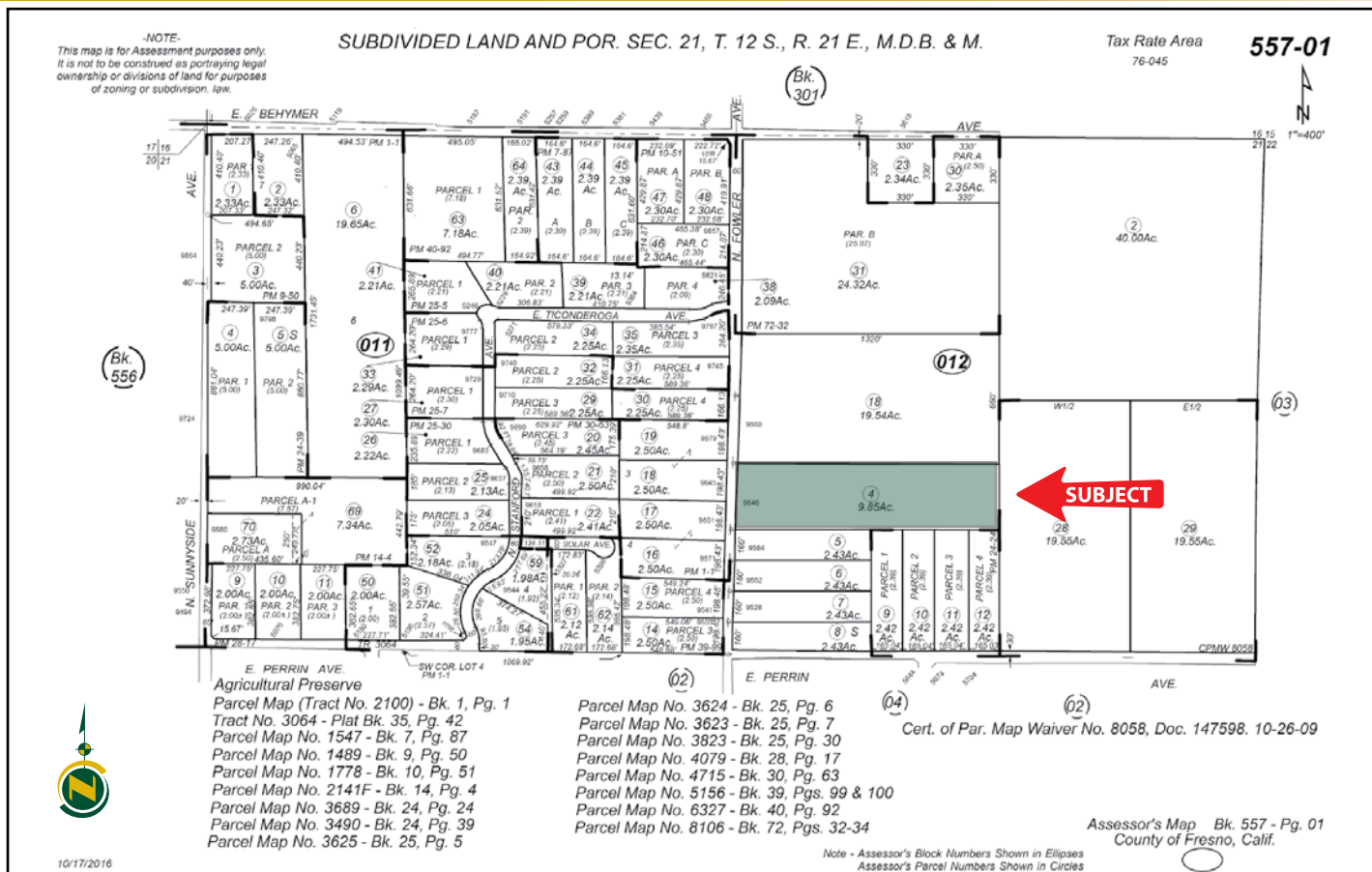
**BUILDINGS/
IMPROVEMENTS:**

1945 built, 2,094± sq. ft. residence with 3 bedrooms, 3 baths and a 2-car garage.
There are also some outbuildings on the property.

PRICE/TERMS:

\$750,000 cash at close of escrow.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS LEGEND

**BcC = Blasingame loam
3-15% slopes
Grade 3**

SeA = San Joaquin loam
0-3% slopes
Grade 4



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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