

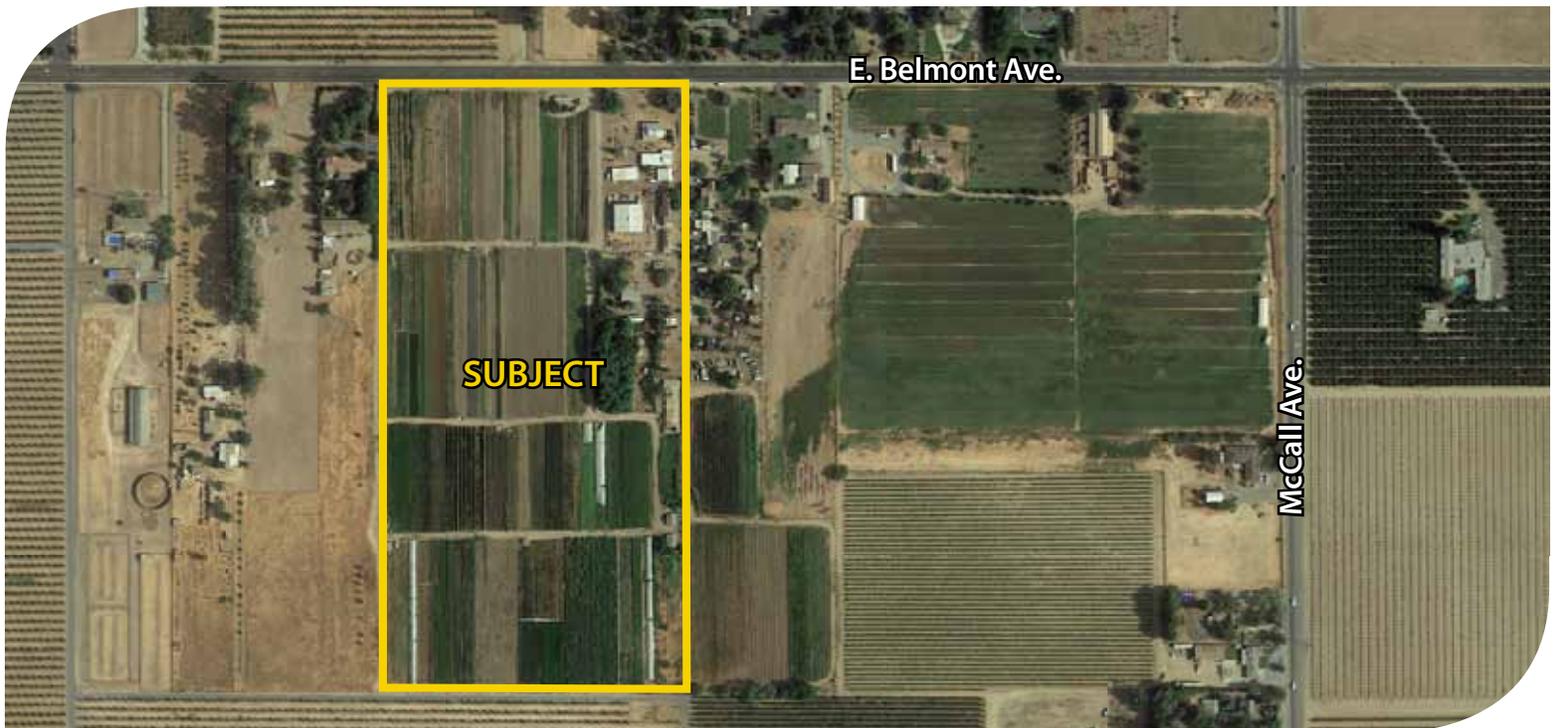
FOR SALE



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F.I.D. Open



19.78± Acres
Fresno County, California

- Fresno Irrigation District
- Good soils for permanent plantings
- Surrounding crops include almonds, citrus, pistachios and olives

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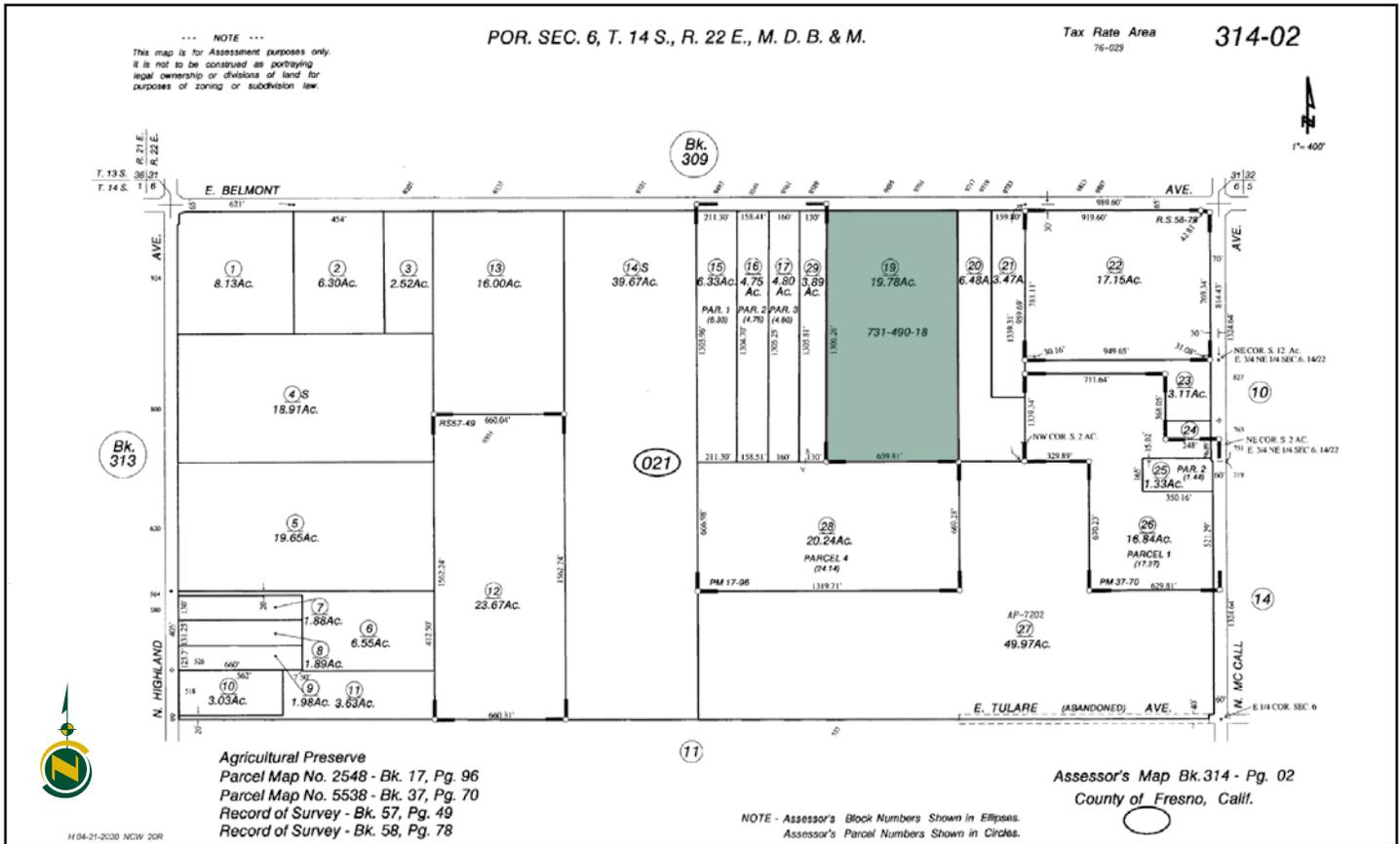
F.I.D. Open

19.78± Acres

\$850,000
(\$42,973 per acre)

LOCATION:	9701 E. Belmont Avenue. Located on the south side of Belmont Avenue between Highland and McCall Avenues.
LAND USE:	Open land currently leased to a vegetable farmer. Lease expires May, 2021. The land is suitable for development to permanent crops.
LEGAL:	Fresno County APN: 314-021-19, 19.78 acs. in the E 1/2 of the NW 1/4 of the NE 1/4 of Section 6, T14S, R22E, M.D.B.&M.
ZONING:	AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
WATER:	Fresno Irrigation District. Currently no access to surface water. (1) domestic well. (1) 10 HP ag well.
SOILS:	Atwater loamy sand, 0-3% slopes Atwater loamy sand, moderately deep, 0-3% slopes Ramona sandy loam, hard substratum San Joaquin sandy loam, 0-3% slopes
BUILDINGS/ IMPROVEMENTS:	60' x 60'± metal shop building. Several outbuildings and one older home.
PRICE/TERMS:	\$850,000 (\$42,973 per acre) cash at the close of escrow.

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS LEGEND

AoA = Atwater loamy sand
0-3% slopes
Grade 2

ApA = Atwater loamy sand, moderately deep
0-3% slopes
Grade 4

Rb = Ramona sandy loam
hard substratum
Grade 3

ScA = San Joaquin sandy loam
0-3% slopes
Grade 5



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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