

FOR SALE



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AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Stately Country Home and Almond Orchard



18.00± Acres
Fresno County, California

- Young Producing Almond Ranch
- Pumps and Wells
- Great Location
- Two Parcels
- Country Home, Barn, and Horse Stalls

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CA DRE #00020875



Stately Country Home and Almond Orchard

18.00± Acres

~~\$850,000~~ **\$799,000**

DESCRIPTION:

This stylish country home and almond orchard is just a short distance from Fresno and Sanger. The home has been updated and remodeled recently. The almond orchard is sixth leaf and has the potential for increased production and income. The offering also has a second 1.39± acre parcel that could possibly be a business or homesite. The ranch also has a classic country barn along with horse stalls and plenty of extra space for storage or other activities. This is a great opportunity that allows for county living at its best and income producing property.

LOCATION:

The property is located east of Fresno and north of Sanger with a street address of 4509 N. Riverbend Avenue, Sanger, CA 93657.

LEGAL:

Fresno County APNS: 158-330-85 approximately 16.61± acres and 158-330-50 approximately 1.39± acres. Located in a portion of section 18, Township 13S, Range 23E, MDB&M.

ZONING:

AE-20, Agricultural Exclusive, 20 acre. Both parcels are not under the Williamson Act Contract.

PLANTINGS:

17± acres of half Nonpareil almonds and Wood Colony almonds which are approximately sixth leaf.

SOILS:

Porterville clay, 0 to 3 percent slopes
Alamo clay

WATER:

One domestic pump and well
One Ag pump and well

RESIDENCE:

This stylish remodeled home was built in 1974 and is approximately 2,559± sq. ft. It is complete with 4 bedrooms and 2 bathrooms along with 2 living rooms which makes for perfect entertainment space. The home has central air and heating along with wood stoves and a fireplace to add to the wintertime ambiance. The residence is in a beautiful secluded location with scenic views of the nearby mountains

BUILDINGS:

The property also has a classic barn that can be used for storage or possibly be updated for entertaining. There also are horse stalls along with shade for the horses.

PRICE/TERMS:

~~\$850,000~~ \$799,000 all cash or terms acceptable to the seller.

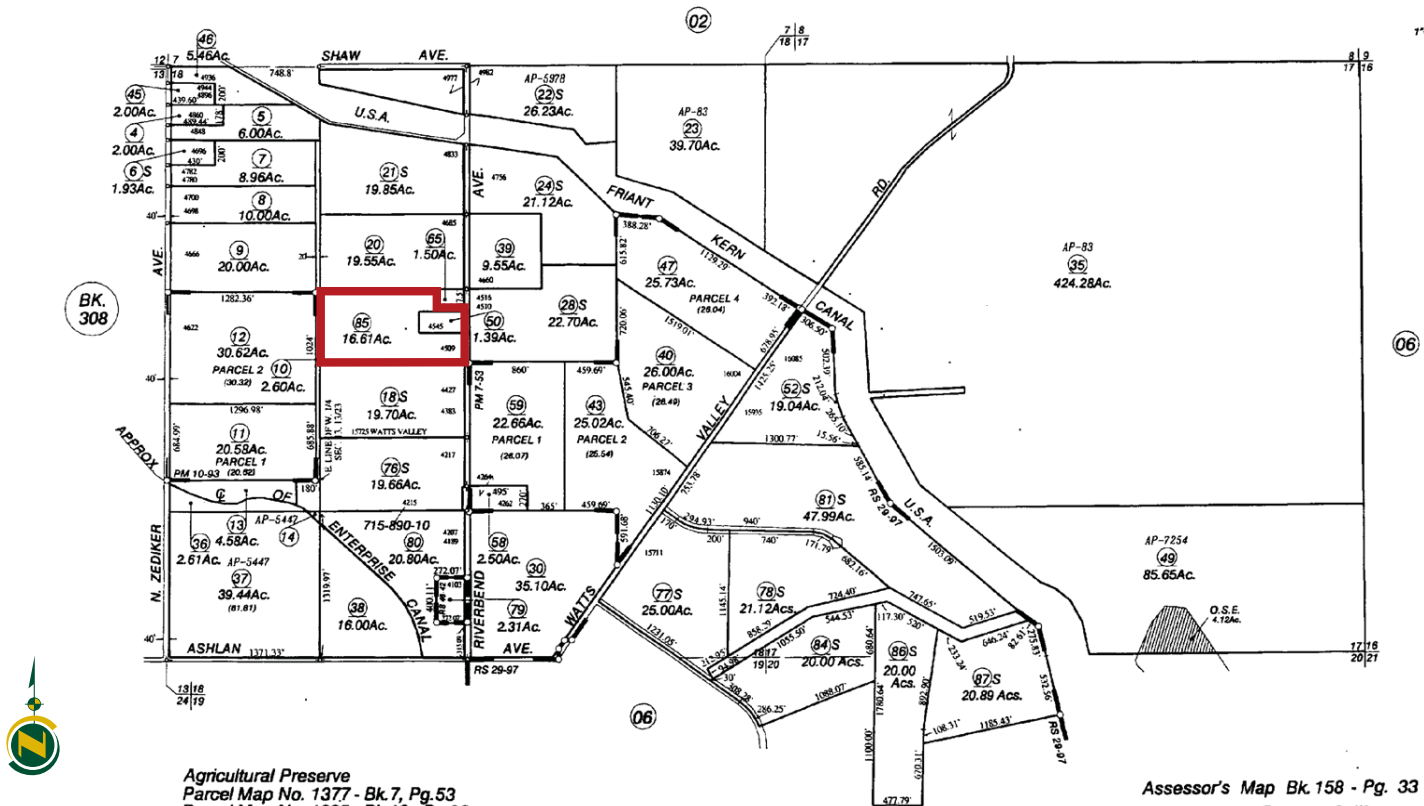
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND AND SEC'S. 17 & 18, T.13S., R.23E., M.D.B.&M.

Tax Rate Area

158-33

NOTE
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Agricultural Preserve
Parcel Map No. 1377 - Bk. 7, Pg. 53
Parcel Map No. 1885 - Bk. 10., Pg. 93
Record of Survey - Bk. 29, Pg. 97
Record of Survey - Bk. 46, Pg. 42

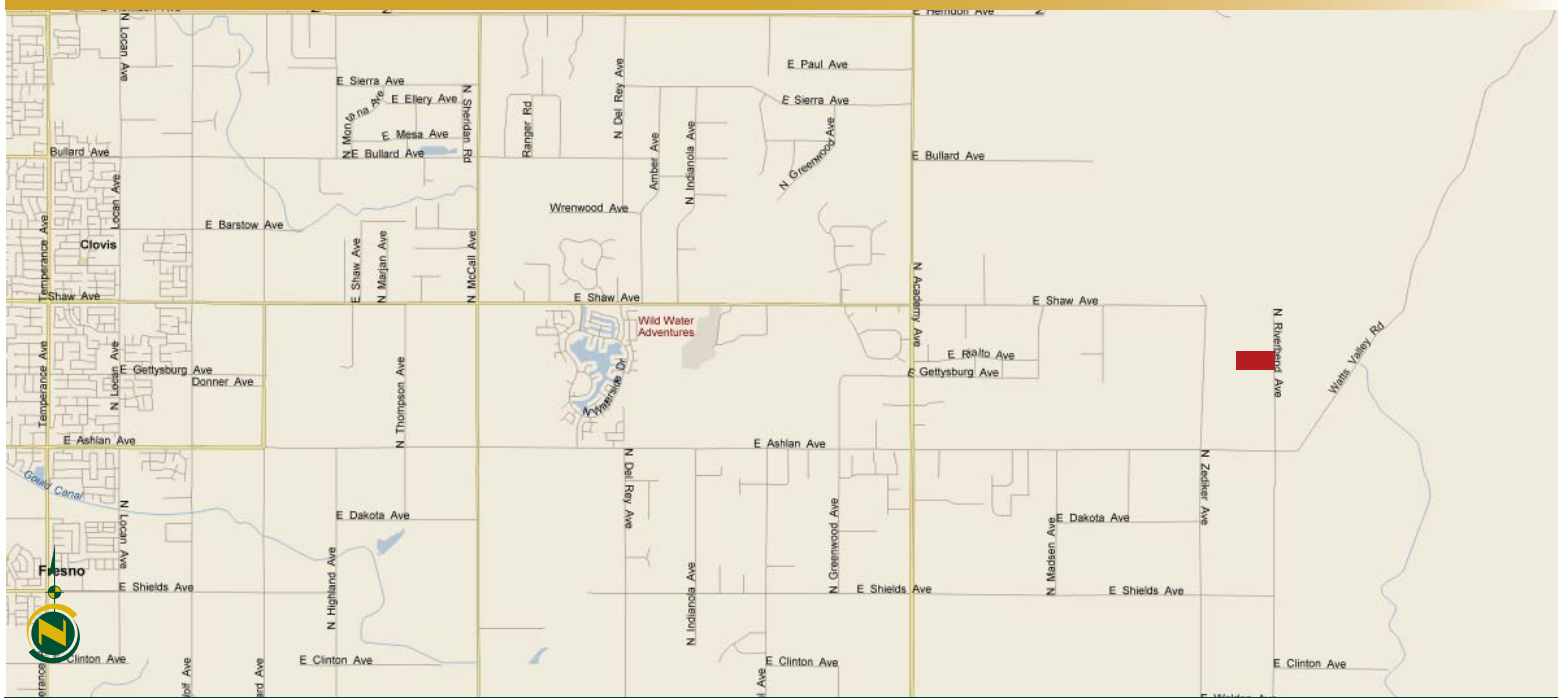
Assessor's Map Bk. 158 - Pg. 33
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

PHOTOS



LOCATION MAP



REGIONAL 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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FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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661.334.2777



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