

# PITTMAN HILL RANGE



**\$1,270,225**



**532.35± Assessed Acres**

Fresno County,  
California



**Exclusively Presented  
By Pearson Realty**

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CA DRE# 00020875



# PITTMAN HILL RANCH

532.25± Acs. Fresno County CA



## Location Aerial





## Property Details

### DESCRIPTION:

The property consists of 7 parcels, gently rolling grazing land.

### LOCATION:

The property address is Pittman Hill Road, Clovis 93611.

### LEGAL:

Fresno County APN's: 150-041-26, 27, 64, 65, 70 and  
150-081-06, 13

### ZONING:

The subject parcels are zoned AE-40, and all are enrolled in the  
Ag. Preserve (Williamson Act)

### SOILS:

The predominate soil type is Fallbrook sandy loam.

### WATER:

Dog Creek traverses east west across the north portion property.

### IMPROVEMENTS:

Perimeter fencing

**PRICE/TERMS:** \$1,270,225 cash and/or terms agreeable to Seller.



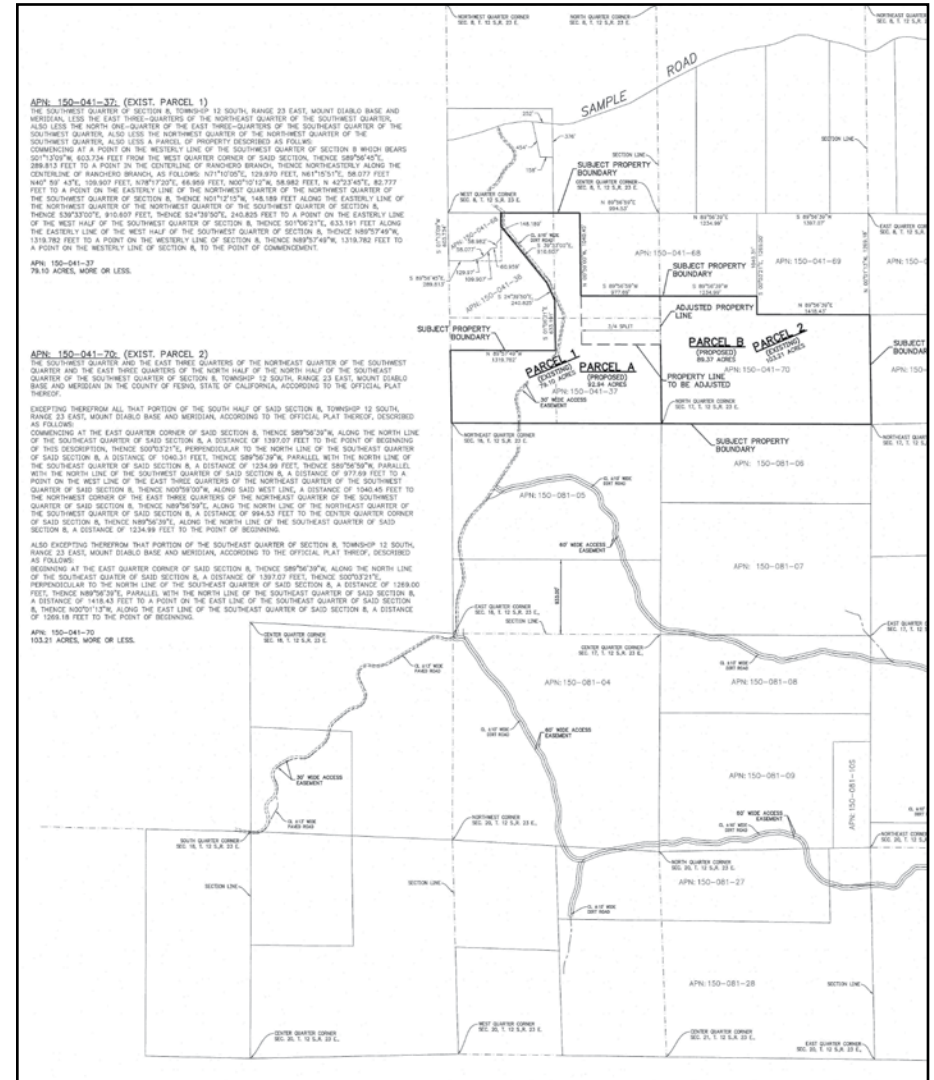
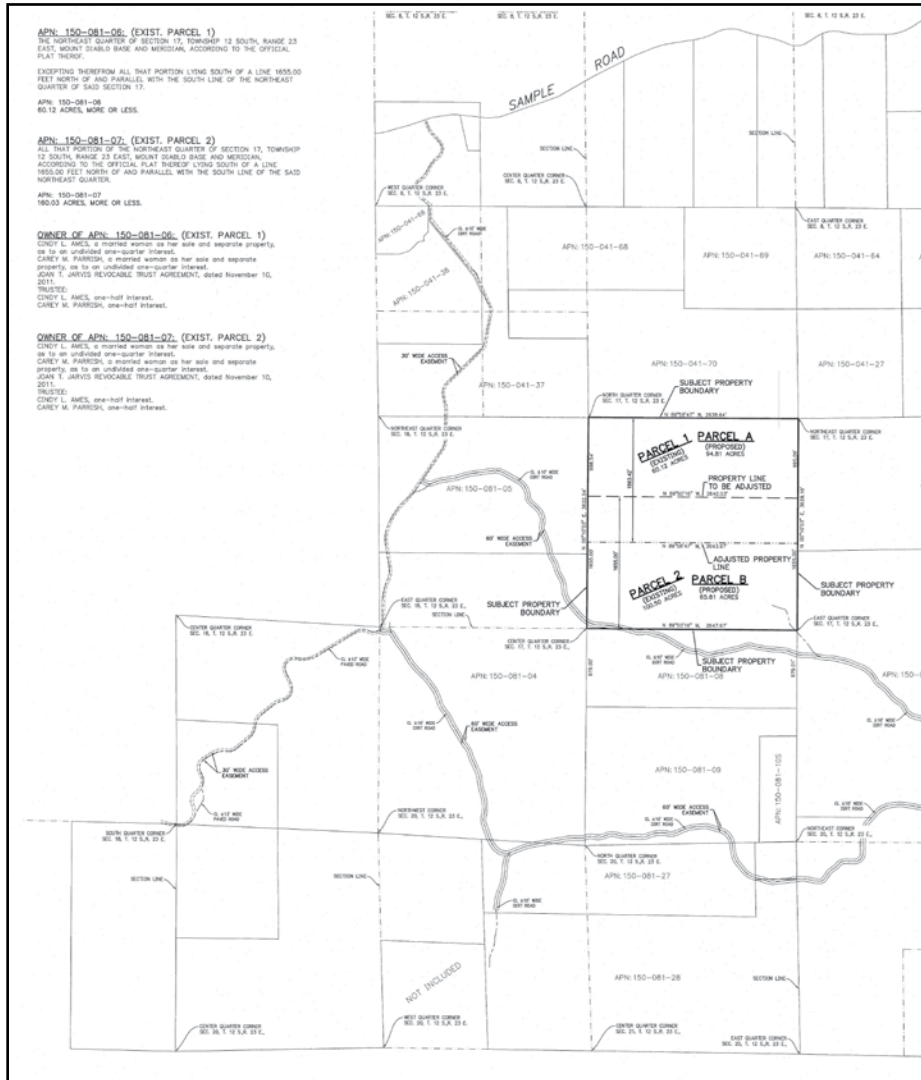


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## Lot Line Adjustment Maps





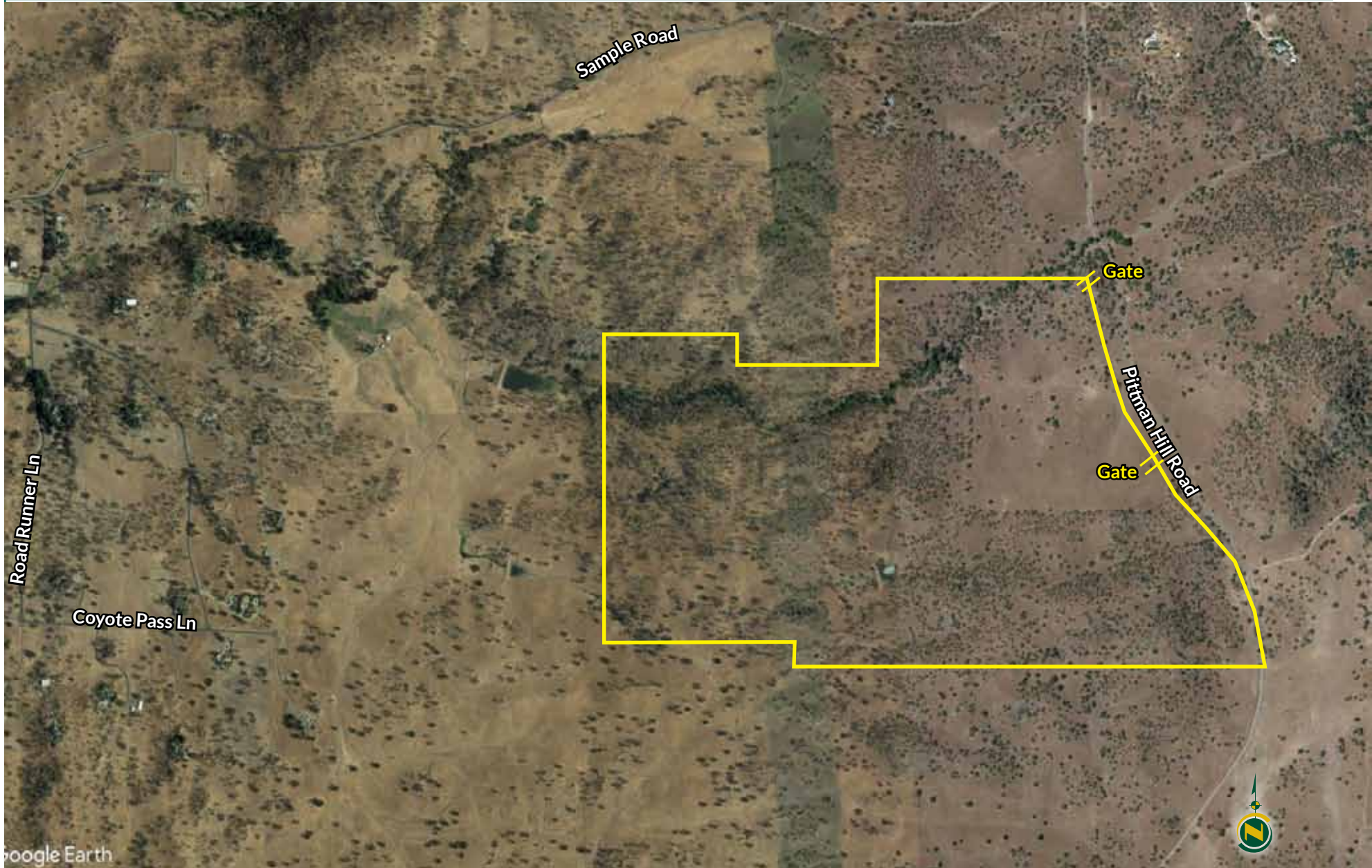
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## Aerial

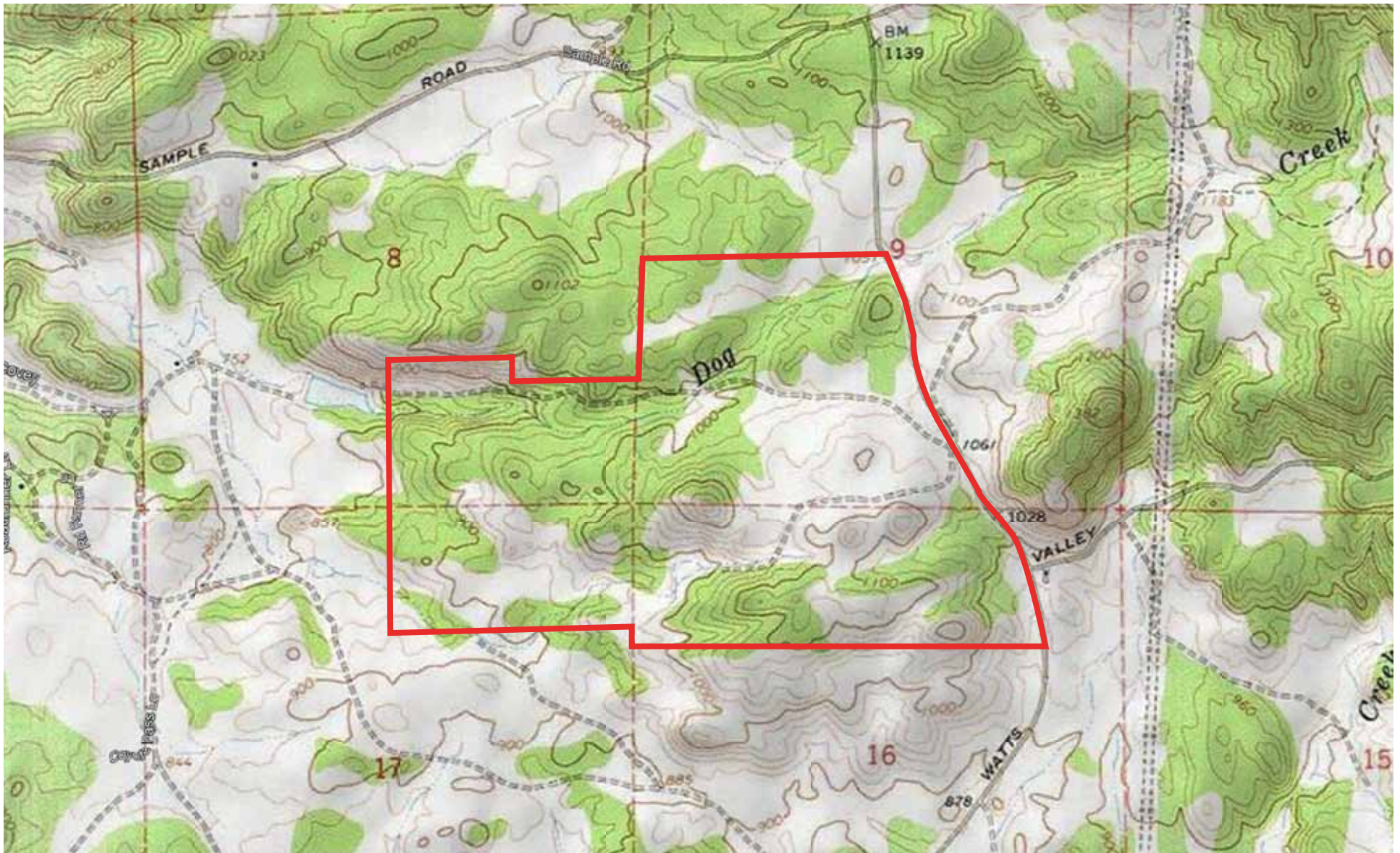


Google Earth

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



## Topography





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## Property Photos



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**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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