

# FOR SALE



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Elm Ave. Open



**21.67± Acres**  
**Fresno County, California**

- Permanent planting development potential
- Adjacent to Highway 41
- 6± miles south of Fresno

**Exclusively Presented By:**  
**Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA DRE #00020875



# Elm Ave. Open

21.67± Acres

\$477,000

**LOCATION:**

The subject property is located on South Elm Avenue between W. Sumner and W. South Avenues approximately 6 miles south of Fresno, just off Highway 41. Site address: 7756 S. Elm Avenue, Fresno, CA 93706.

**DESCRIPTION:**

The property is adjacent to permanent plantings and offers potential development opportunities.

**LEGAL:**

Fresno County APN: 335-031-36. Located in a portion of Section 15, T15S, R20E, M.D.B.&M.

**ZONING:**

AE-20, Agricultural Exclusive - 20 acres. The property is located within the Williamson Act.

**WATER/  
IRRIGATION:**

The property is located within the Fresno Irrigation District, but it does not receive water. There is an abandoned domestic well with the condition unknown.

**SOILS:**

Delhi sand, 0 to 3 percent slopes, MLRA 17  
Delhi loamy sand, 0 to 3 percent slopes, MLRA 17  
Delhi sand, 3 to 9 percent slopes

**BUILDINGS/  
STRUCTURES:**

None.  
(2,000± square foot home built in 1919; As-Is condition and no value included in the purchase price.)

**PRICE/TERMS:**

\$477,000 cash at the close of escrow.

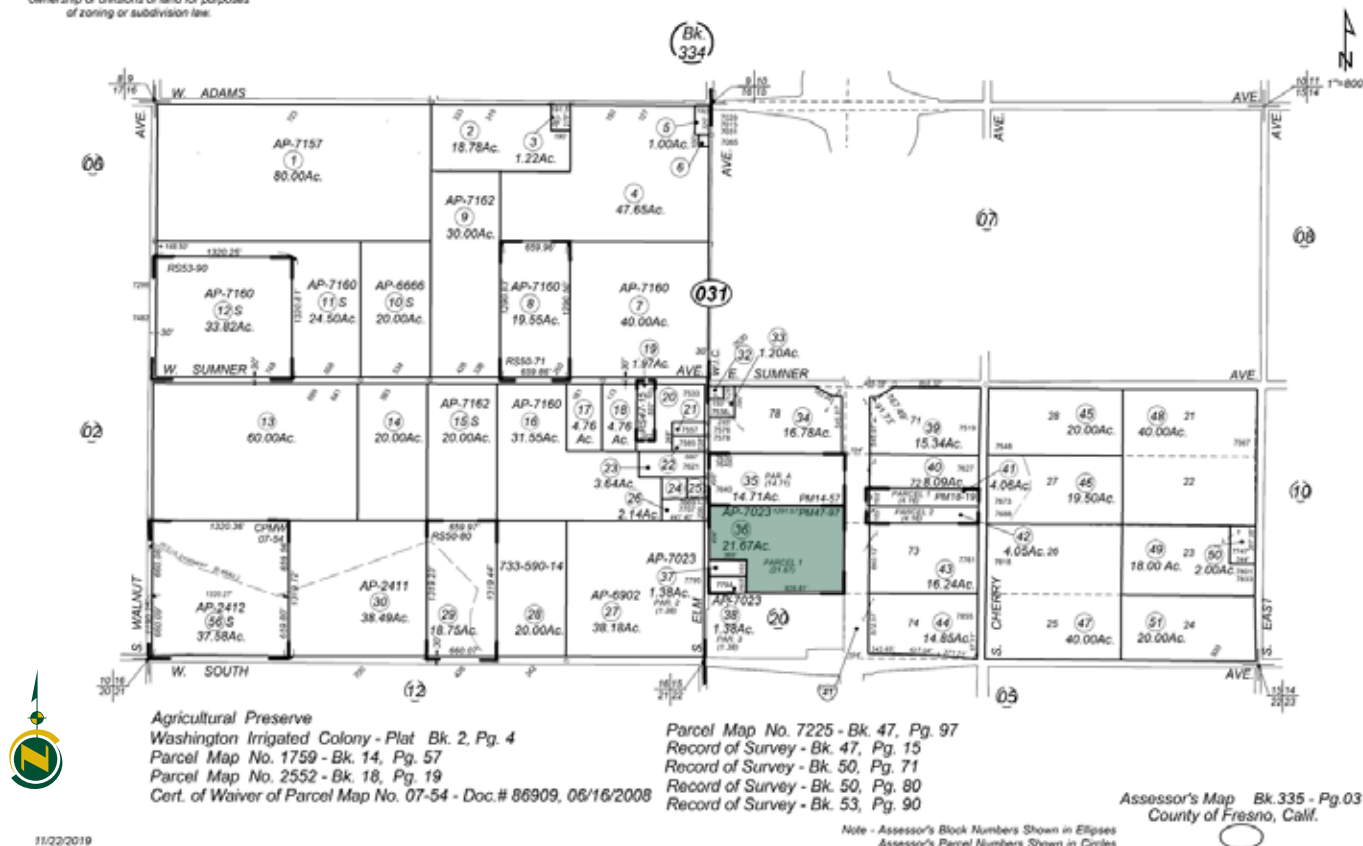
# ASSESSOR'S PARCEL MAP

**-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.

SUBDIVIDED LAND & POR. SEC. 15 & 16, T.15 S., R.20 E., M.D.B.&M.

**Tax Rate Area**  
196.000

335-03



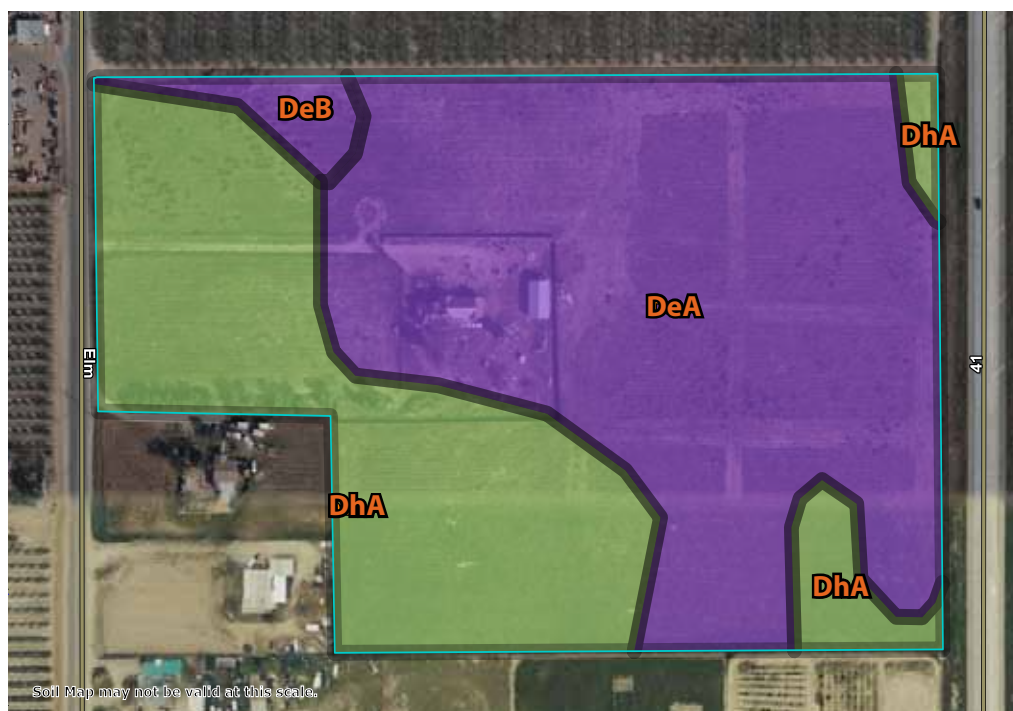
## SOILS MAP

## SOILS LEGEND

DeA = Delhi sand, 0-3% slopes  
MLRA 17  
Grade 3

DhA = Delhi loamy sand,  
0-3% slopes, MLRA 17  
Grade 2

DeB = Delhi sand, 0-3% slopes  
MLRA 17  
Grade 3





## 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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