

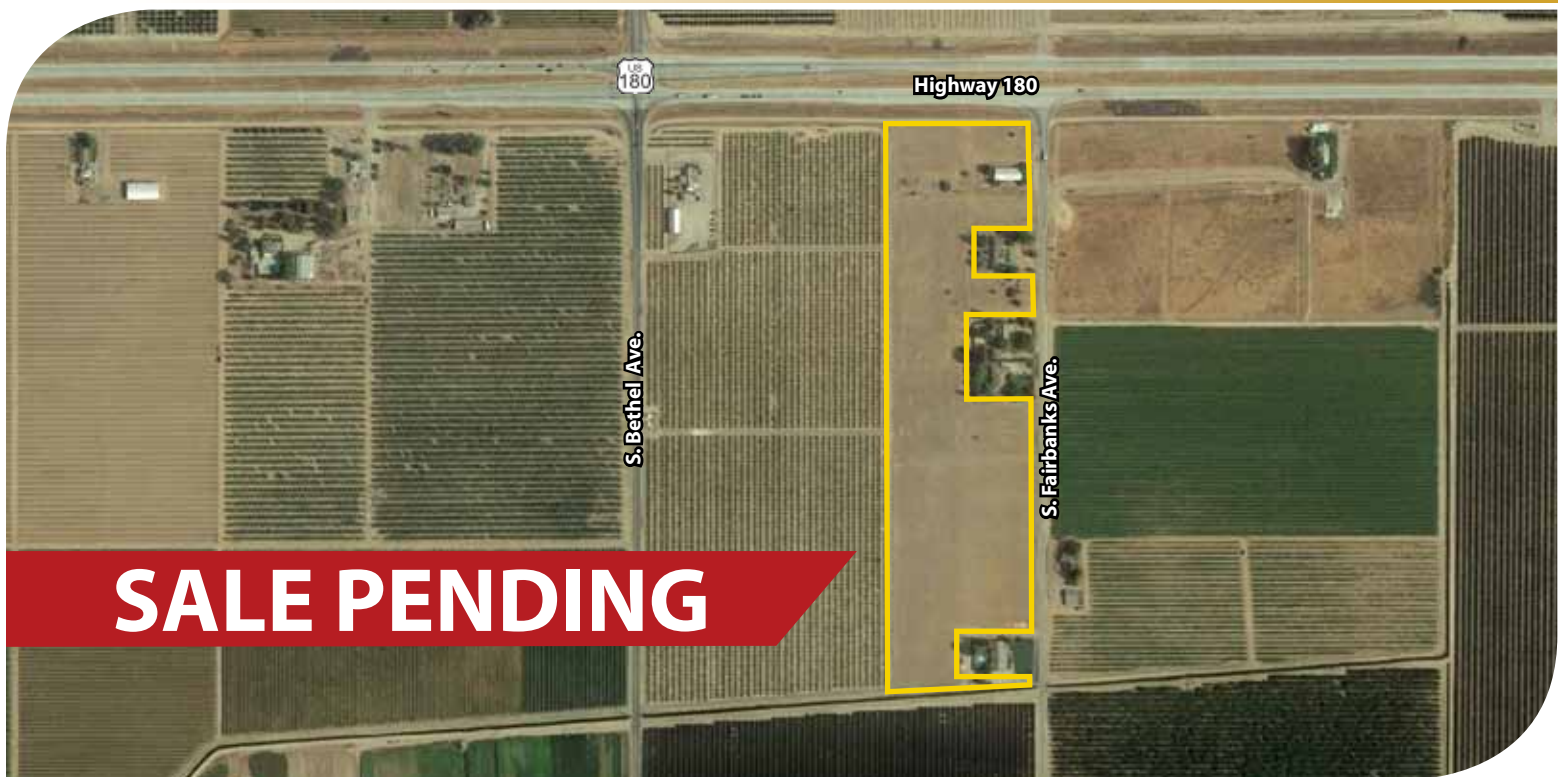
FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Sanger Investment Land Highway 180 Frontage



SALE PENDING

14.64± Acres
Fresno County, California

- Fresno Irrigation District
- Within City of Sanger Sphere of Influence
- Future Development Potential

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Sanger Investment Land Highway 180 Frontage

14.64± Assessed Acres

\$725,000

LOCATION:

The SWC of Highway 180 and Fairbanks Avenue. Approximately 3/4 mile north of the City of Sanger. The property is situated within the City of Sanger's Sphere of Influence with future development potential.

LEGAL:

Fresno County APN's: 314-063-03 & 31. Located in a portion of the W 1/2 of the NW 1/4 of Section 9, T14E, R22E, M.D.B.&M.

LAND USE:

Open land.

WATER:

Fresno Irrigation District.
(1) 5 HP irrigation pump and well.
(1) Domestic submersible.

Note: There is no power to the irrigation pump and well and no lift pump at the F.I.D. turnout.

SOILS:

Exeter sandy loam.
San Joaquin sandy loam, shallow, 0-3% slopes.
Ramona sandy loam.

BUILDINGS:

One older wooden pole barn.

PRICE/TERMS:

\$725,000 cash at the close of escrow.

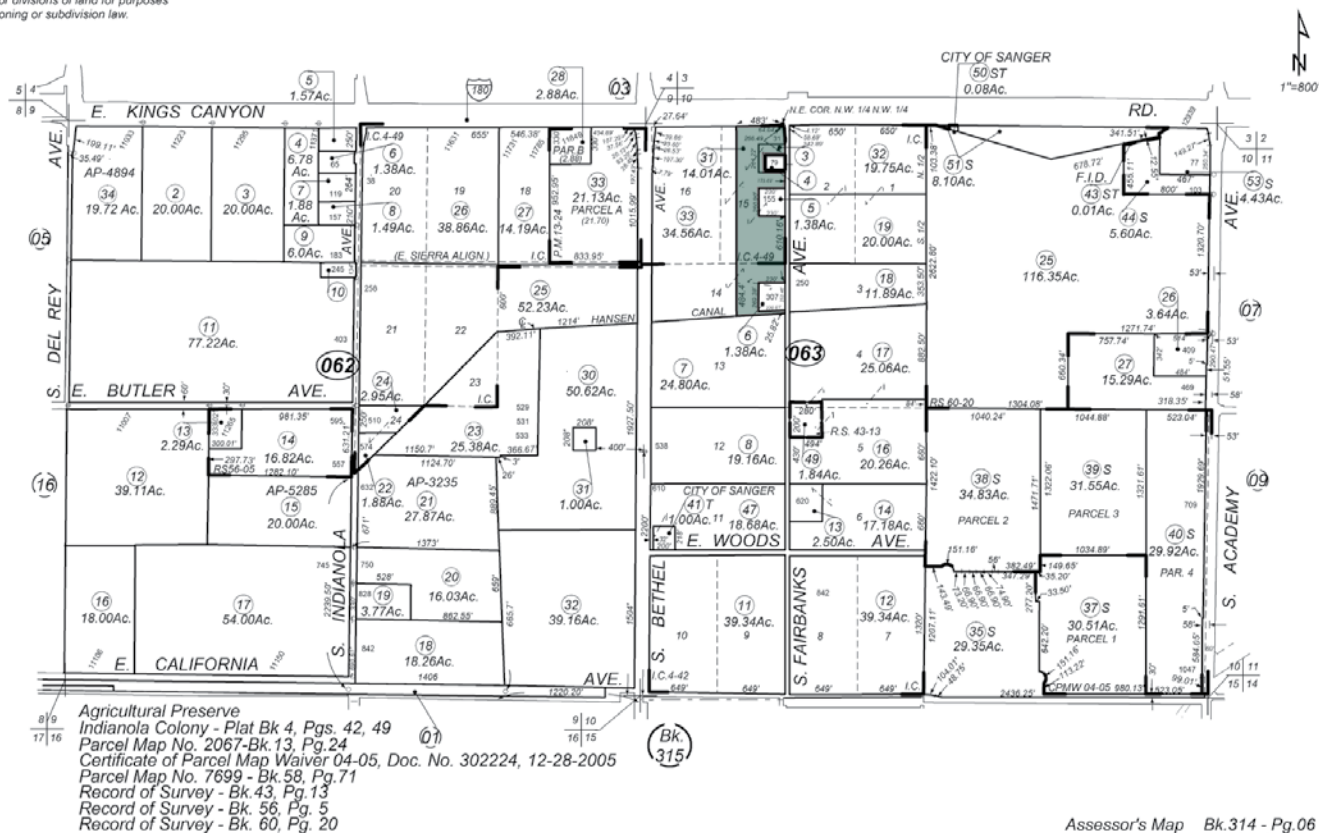
ASSESSOR'S PARCEL MAP

-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'S. 9 & 10, T.14S., R.22E., M.D.B.&M.

Tax Rate Area
71-000

314-06



Assessor's Map Bk.314 - Pg.06
County of Fresno, Calif.

SOILS MAP

SOILS LEGEND

Es = Exeter sandy loam

Ra = Ramona sandy loam

**SdA = San Joaquin sandy loam
shallow, 0-3% slopes**



PROPERTY PHOTOS

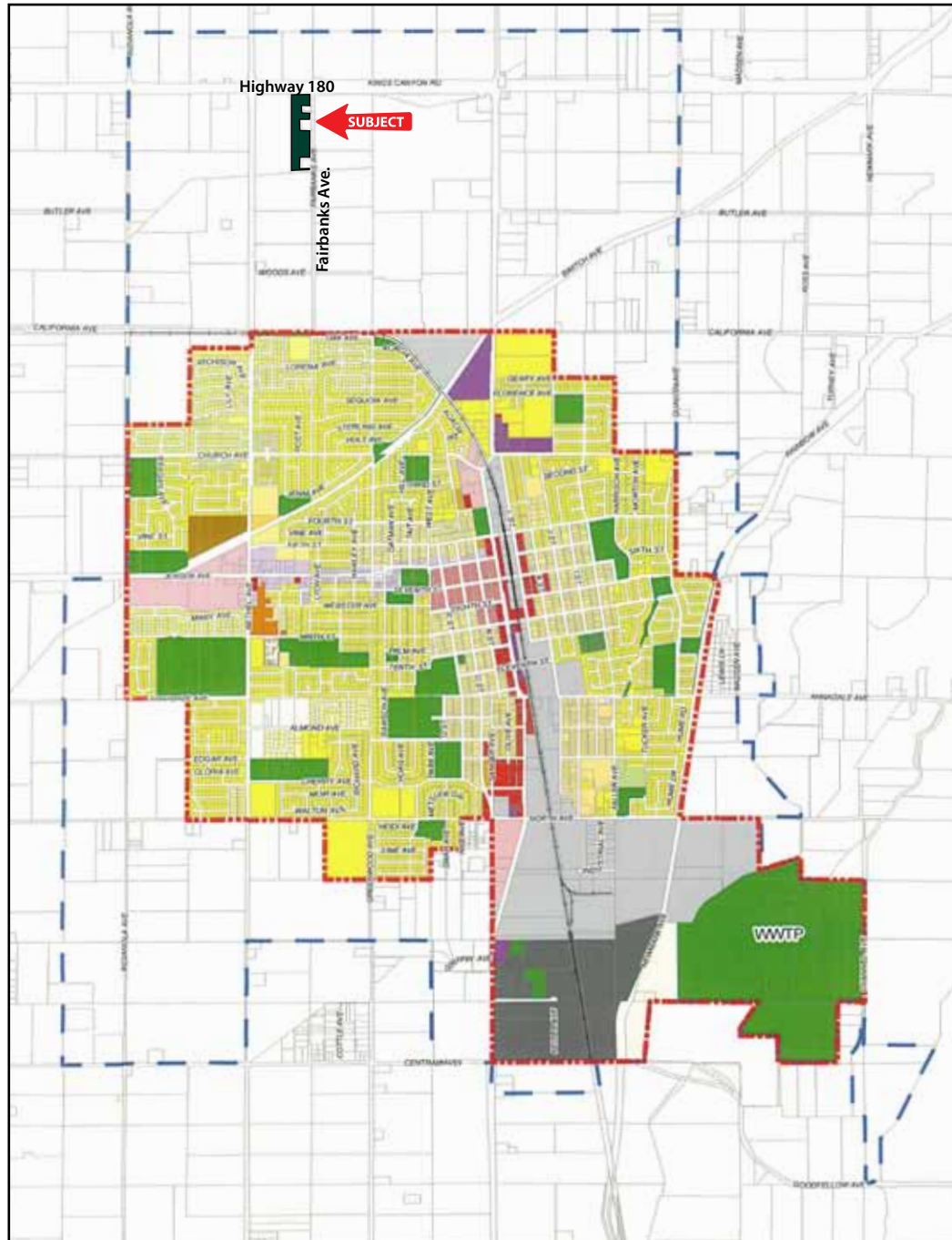


PROPERTY PHOTOS



LOCATION MAP-SANGER SPHERE OF INFLUENCE

Sanger
Sphere of
Influence



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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