

FOR SALE



Hwy 180 Fruit Stand



PRICE REDUCTION

20.31± Acres
Fresno County, California

- Highway 180 frontage
- Orange Cove Irrigation District
- Potential income property
- Home & Shop Building

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA DRE #00020875



Hwy 180 Fruit Stand

20.31± Acres

\$850,000

LOCATION:

20.31± acs. located on the south side of E. Kings Canyon Rd. (Hwy. 180) between S. Alta Avenue & Crawford Ave.

DESCRIPTION:

The opportunity to own a property with the potential to have an income producing fruit stand. Land fronts on Hwy. 180 affording great visibility and access for the heavily trafficked route from Fresno to Kings Canyon National Park. The property is fully permitted with approved plans awarded to the site.

LEGAL:

Fresno County APN: 185-061-51. Located in a portion of Section 17, T14S, R24E, M.D.B.&M. Property is not located within the Williamson Act.

ZONING:

AE20 with a conditional use permit.

WATER:

Orange Cove Irrigation District
(1) Ag pump and well drilled 2 years ago
(1) domestic pump and well
There was an irrigation system installed by Bennett & Bennett

**BUILDINGS/
IMPROVEMENTS:**

One 1,224± sq. ft., 2 bedroom, 2 bath home with a mother-in-law suite.
(1) 2,500± sq. ft. shop building.

**PERMITS, ETC.
INCLUDED:**

- Approved Site Plan (SPR 8085)
- Encroachment Permit Rider - This can be renewed and extended at any time when construction commences.
- Building Permit
- Grading Permit
- Septic System Permit
- DRA Approval Letter and Conditions
- On-site Sewage Treatment System Design Plan
- Water System Information sheet

PRICE/TERMS:

\$850,000 cash at the close of escrow.

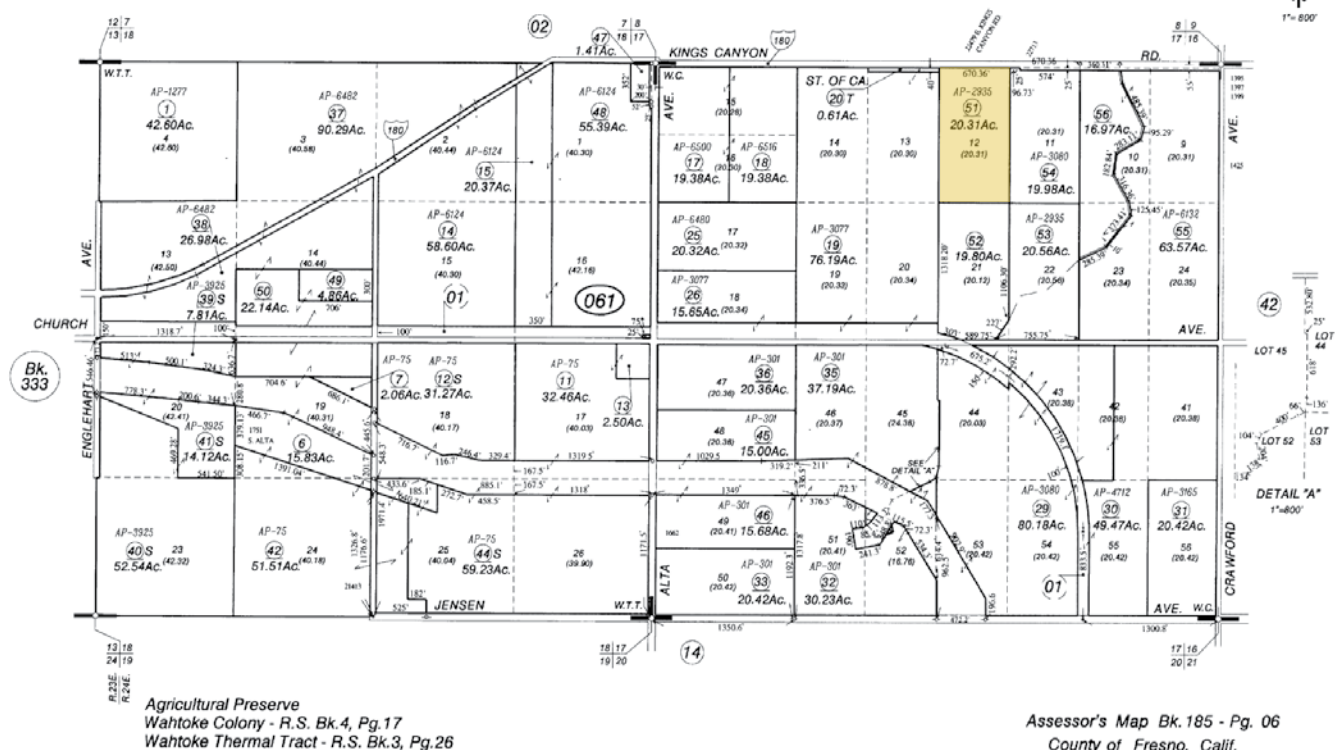
ASSESSOR'S PARCEL MAP

... 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 IN SEC'S. 17 & 18, T.14S., R.24E., M.D.B.&M.

Tax Rate Area
169-011

185-06



PROPERTY PHOTO



**HWY 180 FRUIT STAND
20.31± ACRES**

Pg. 1 of 1

Date: July 22, 2015

On-Site Sewage Treatment System Design Site Plan

For:

Mark Melkonian
22479 E. Kings Canyon Rd
Reedley CA 93654
APN#: 185-061-61

By:

O.S.T. System Designs, Inc.
Armando G. Flores, REHS
PO Box 274
Biola CA 936026
559.288.8494
ostdesign@aol.com



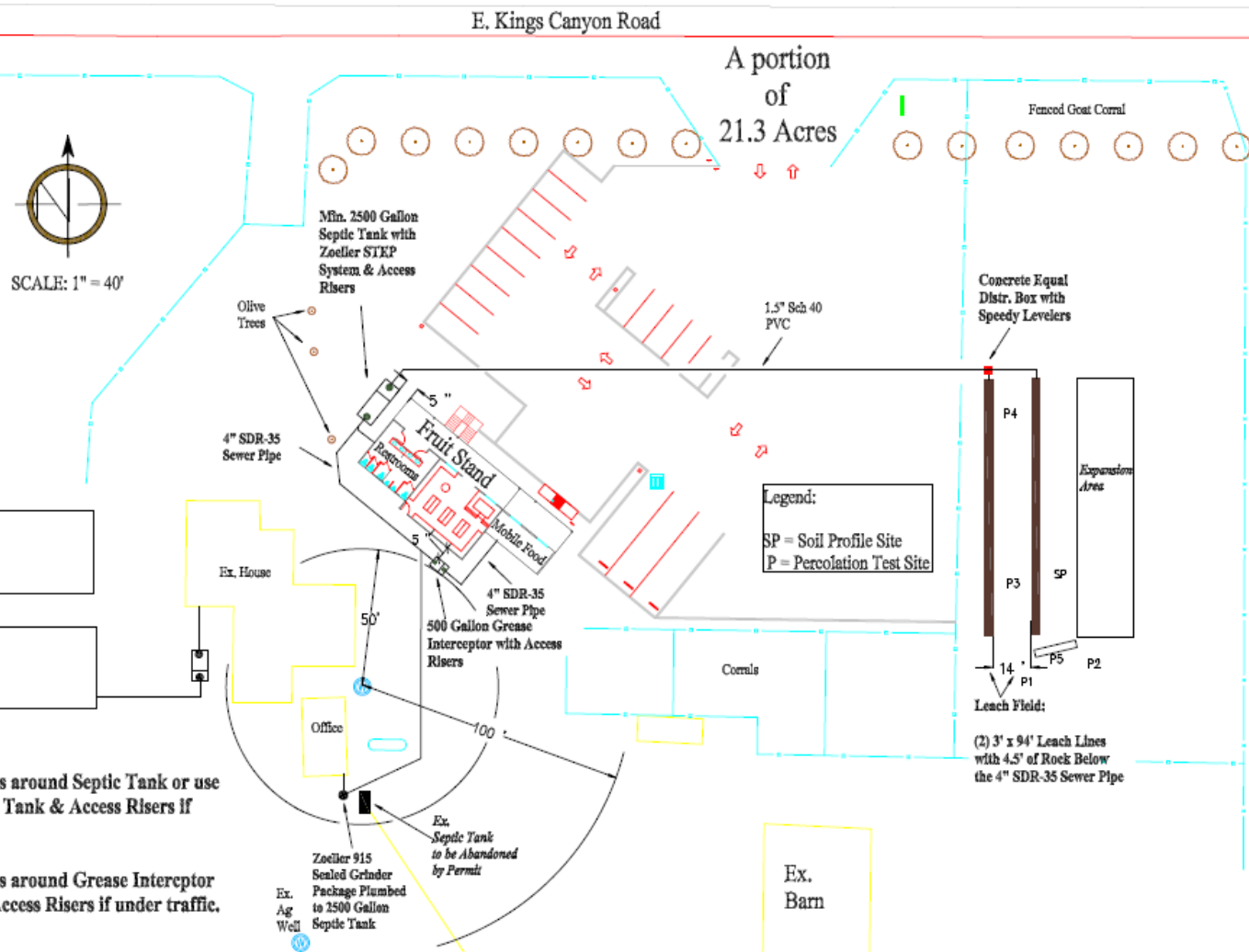
Leach Field
Expansion Area

Existing
Leach Field

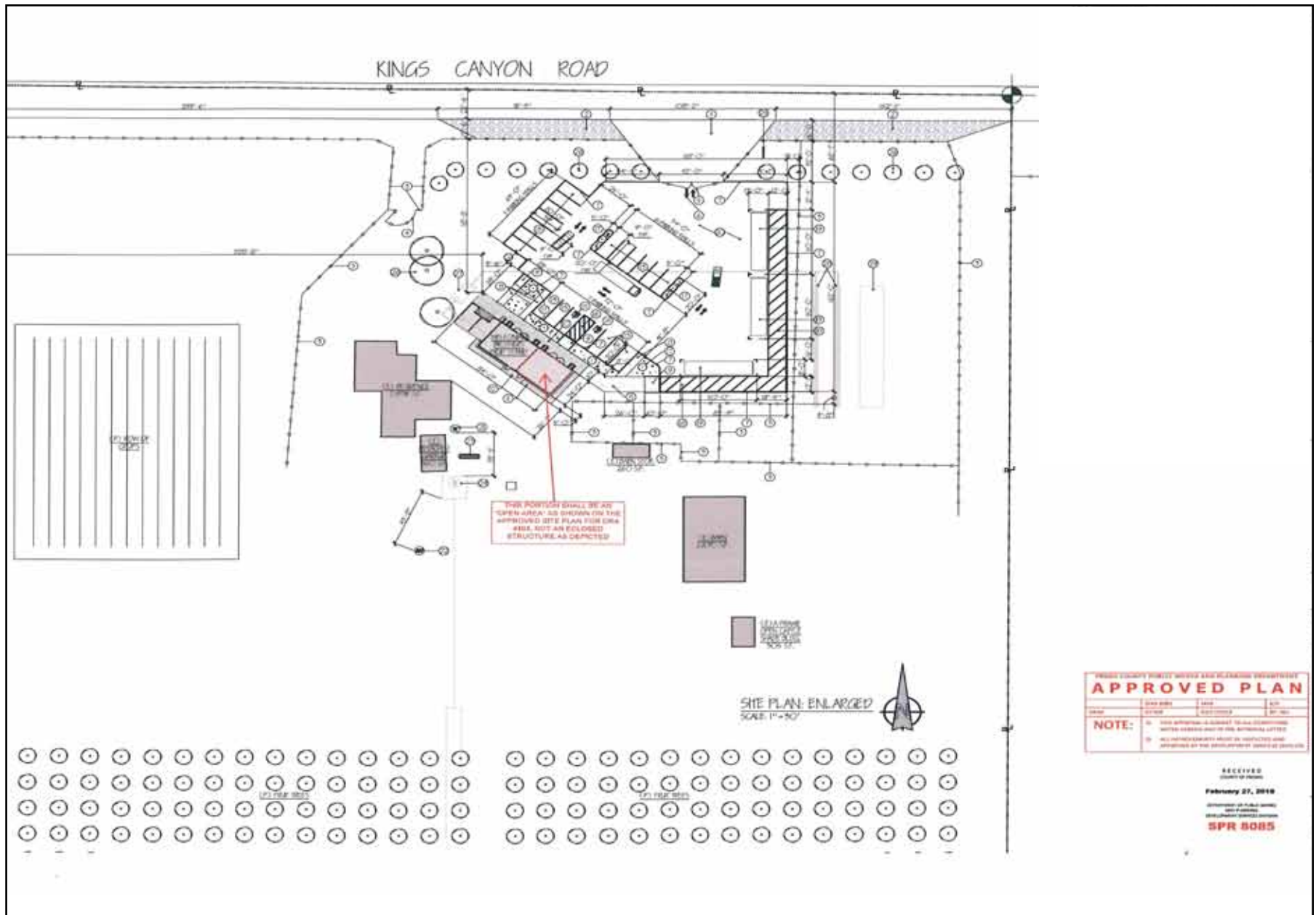
Note:

Install Traffic Bollards around Septic Tank or use a Traffic Rated Septic Tank & Access Risers if located under traffic.

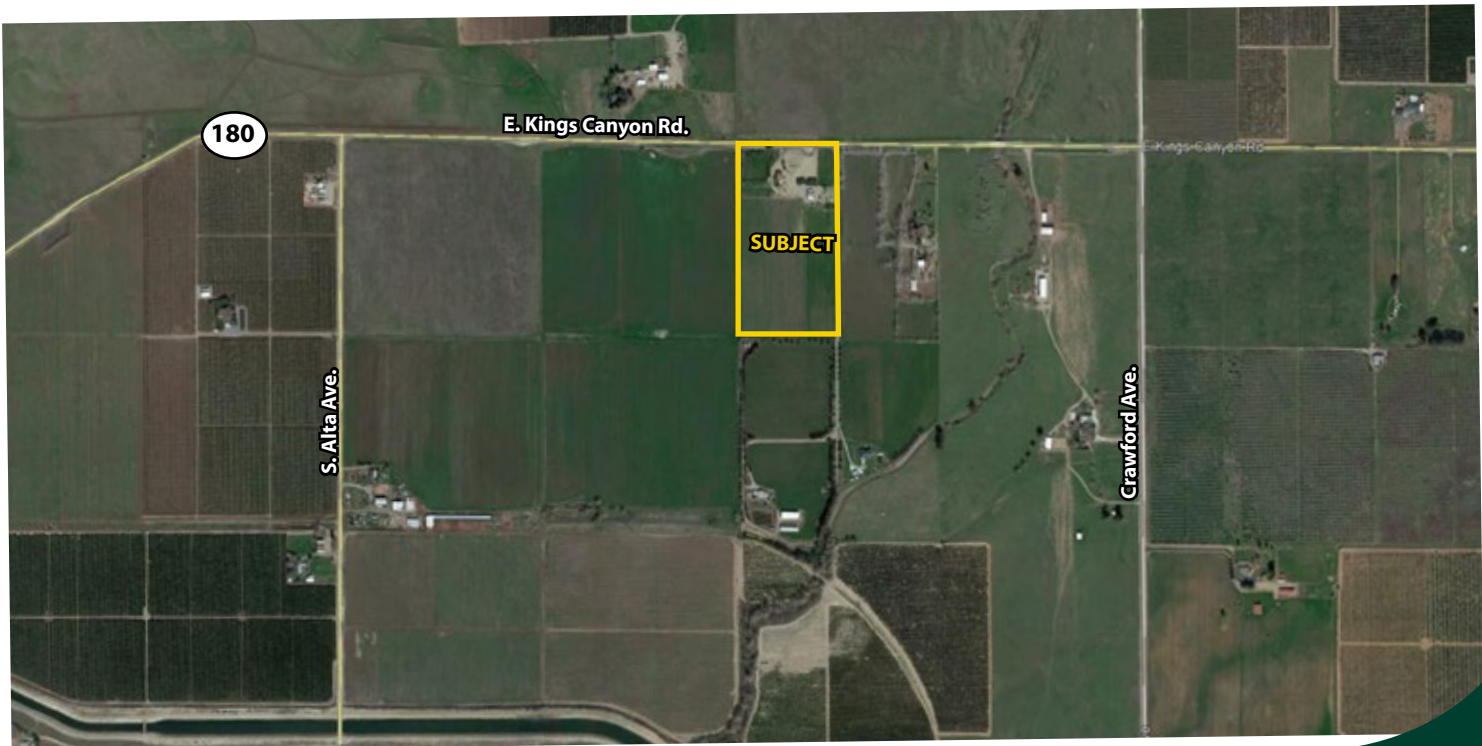
Install Traffic Bollards around Grease Interceptor or use Traffic Rated Access Risers if under traffic.



HWY 180 FRUIT STAND
20.31± ACRES



LOCATION MAPS



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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