

JEFFERSON AVENUE OPEN

Reedley, California

30.46± Acres

\$852,880
(\$28,000/Acre)

PRICE REDUCED



- Alta Irrigation District
- (1) Irrigation Pump & Well & (1) Domestic Pump & Well



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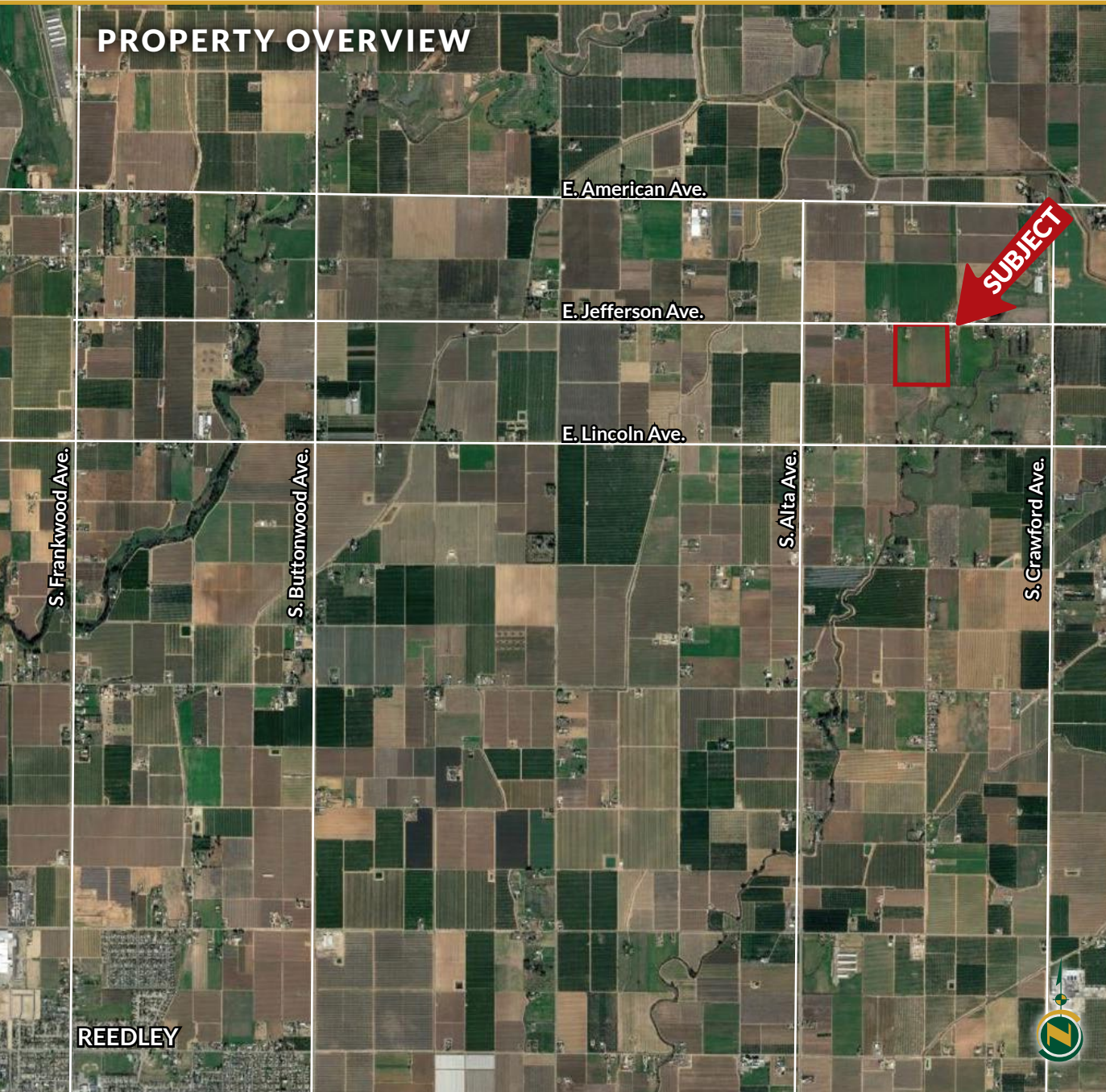


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PROPERTY OVERVIEW



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PROPERTY INFORMATION

LOCATION

The south side of E. Jefferson Avenue, 3/8 mile east of S. Alta Avenue.
Approximately 3± miles northeast of the city of Reedley.
Address: 22417 E. Jefferson Avenue, Reedley, CA 93654.

LEGAL

30.46± acres located in the W 1/2 of the W 1/2 of the NW 1/4 of the SE 1/4; and the E 1/2 of the NE 1/4 of the SW 1/4 of Section 5, T15S, R24E, M.D.B.&M.
Fresno County APN: 373-260-40s.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
The property is not enrolled in the Williamson Act.

PLANTINGS

Open land historically farmed to row crops.

SOILS

Atwater sandy loam, 0-3% slopes.
San Joaquin loam, 0-3% slopes.
Greenfield sandy loam, moderately deep, 0-3% slopes.

WATER

Alta Irrigation District
(1) 10 HP submersible irrigation pump and well.
(1) 1 1/2 HP submersible domestic pump and well.

BUILDINGS

(1) older 1,216± sq. ft. rental home built in 1922.

PRICE/TERMS

\$852,880 cash at the close of escrow.

SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
ArA	Atwater sandy loam
SeA	San Joaquin loam
GuA	Greenfield sandy loam, moderately deep



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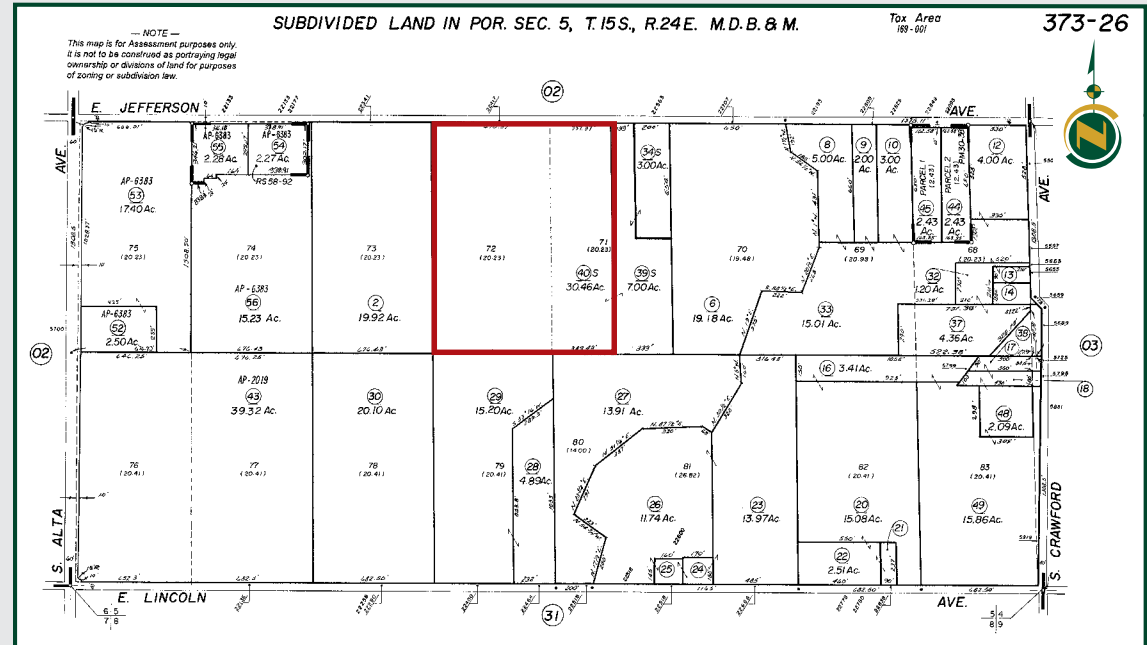
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APN MAP



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

Policy on cooperation:

All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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