

HAWK RD. RANCH

Fresno County, California

180.69± Acres

\$1,800,000

(\$10,000/Acre)



- 9 Separate 20± Acre Parcels
- Utilities Nearby
- Easy Access to Fresno, Clovis, Sanger and Shaver



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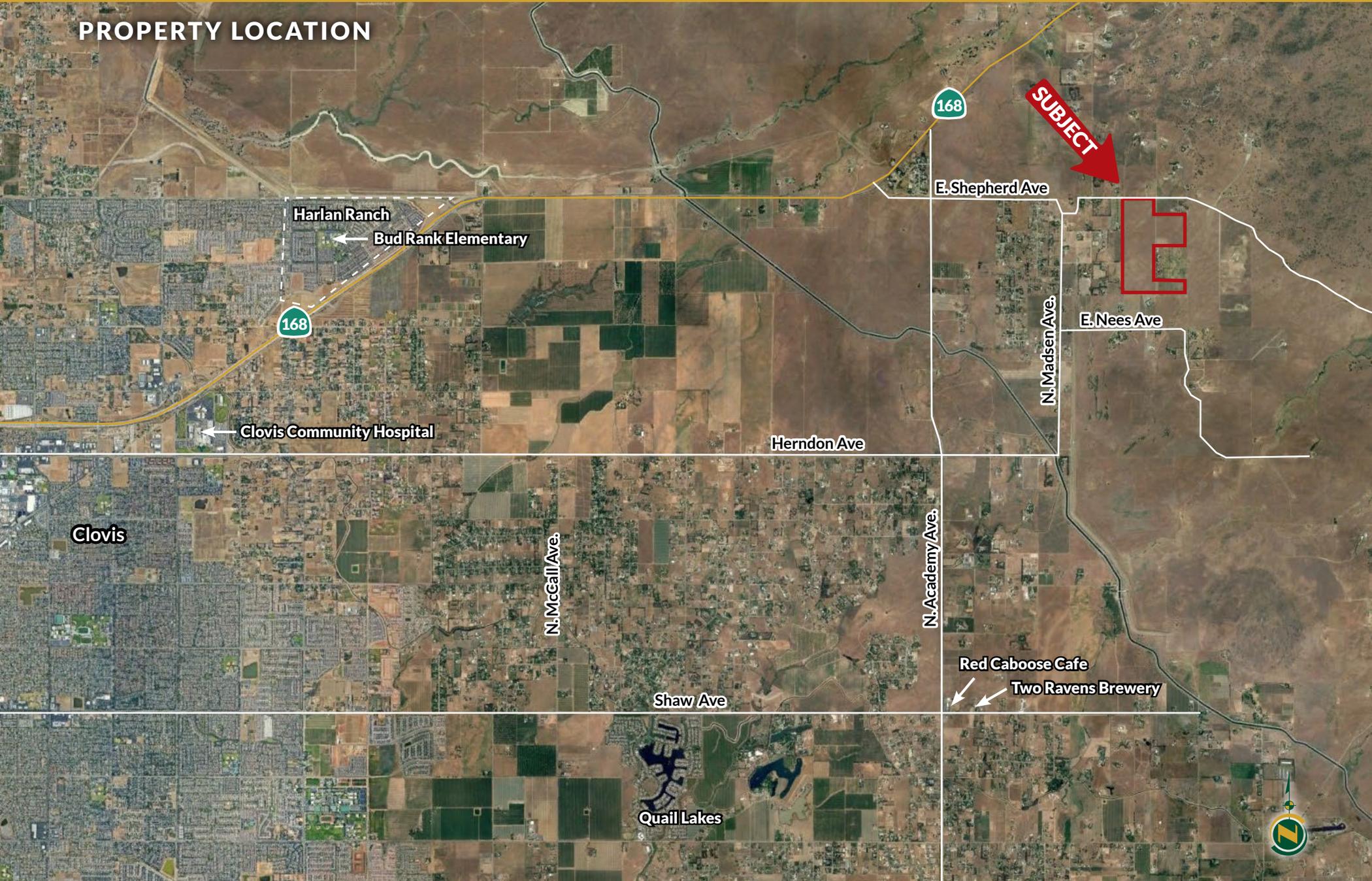


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The Hawk Rd. Ranch consists of 9 separate 20± acre parcels with endless possibilities. There are permanent plantings nearby, multiple home developments, and secluded private estates. The property is 15 minutes from Clovis, 20 minutes from Sanger, 25 minutes from Riverpark, and 45 minutes from downtown Shaver Lake. Currently a neighbor uses the property for grazing cattle.

LOCATION

The property is located on the south side of E. Shepherd Ave and is approximately 2± miles east of Academy Ave. From 168 East exit on E. Shepherd Ave, drive 2.5± miles on E. Shepherd Ave and the property will be on the south side of the road. See maps included for more details.

LEGAL

Fresno County APNs: 150-170-09, 150-170-11, 150-170-12, 150-170-13, 150-170-14, 150-170-15, 150-170-17, 150-170-19, 150-170-20
Located in a portion of Section 25, Township 12, Range 22, M.D.B&M.
The property is not located within the Williamson Act.

ZONING

AL-40 (Limited Agriculture – 40 acre minimum)

UTILITIES

See property overview map included.

WATER

There are no existing wells on the property.

SOILS

See Soils Map included.

PRICE/TERMS

\$1,800,000 cash at close of escrow. All parcels to be sold together.

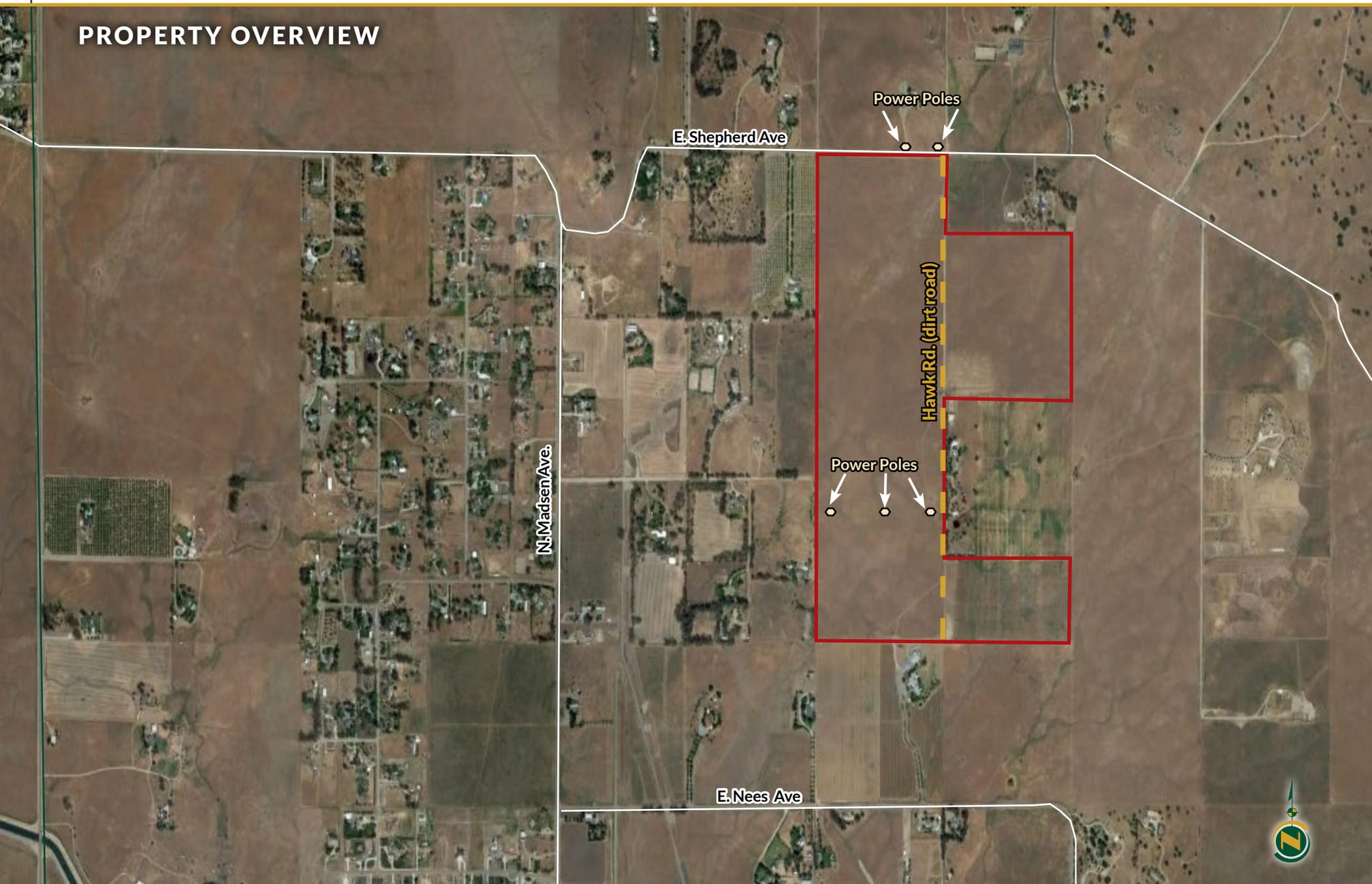


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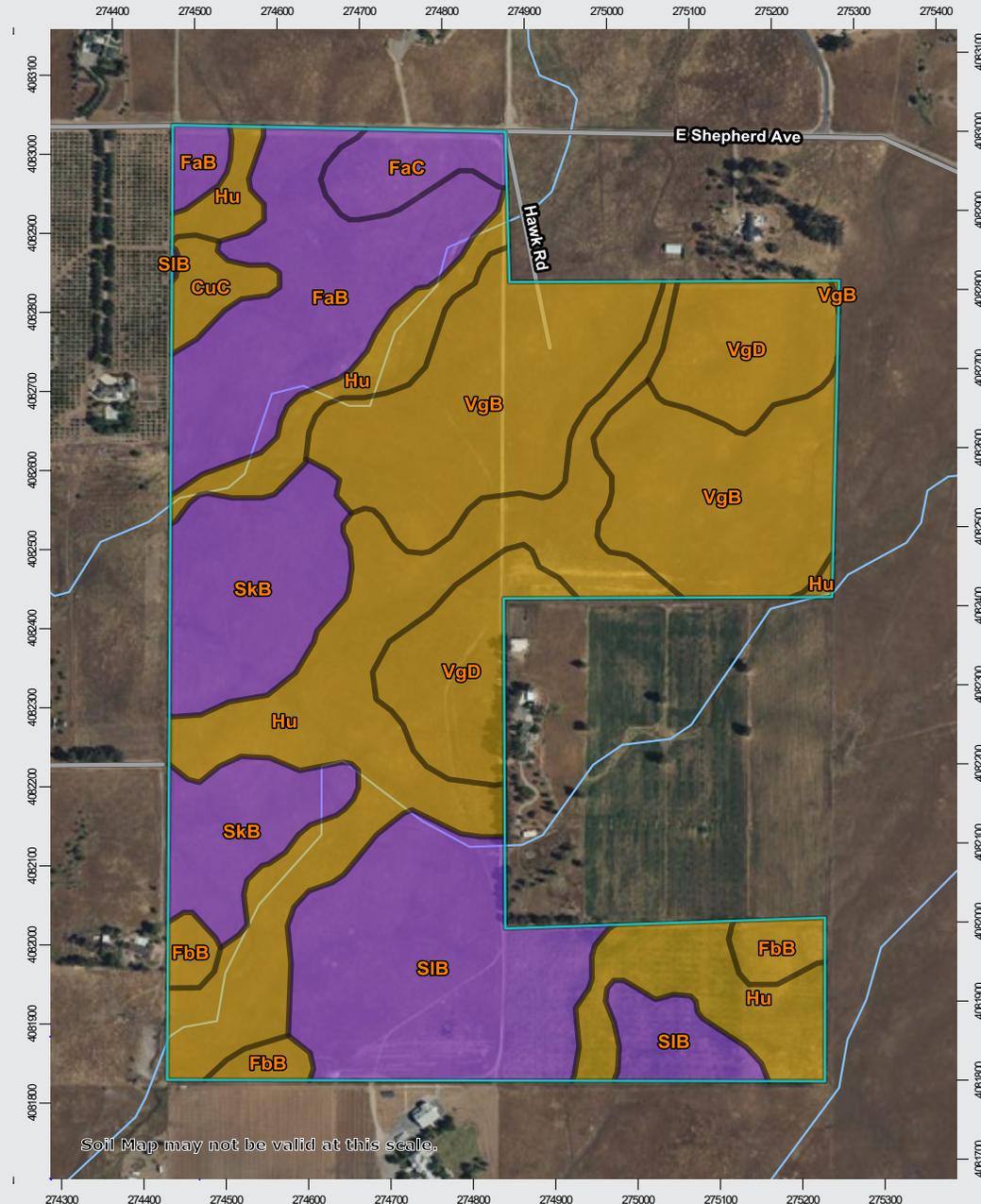


PROPERTY OVERVIEW

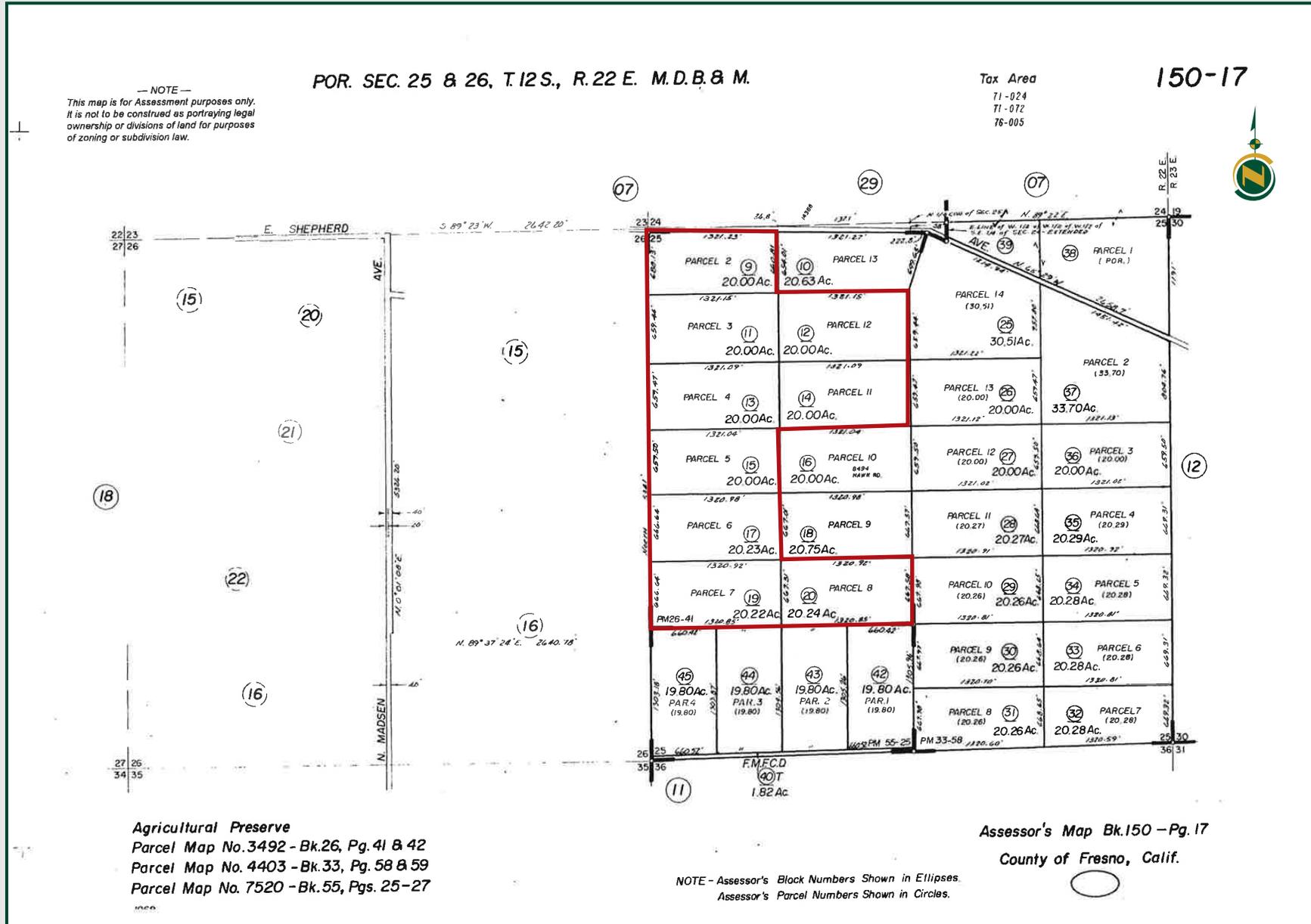


SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
Hu	Hildreth clay
VgB	Vista coarse sandy loam, shallow
SIB	Sesame loam
FaB	Fallbrook sandy loam
SkB	Sesame sandy loam
VgD	Vista coarse sandy loam
FaC	Fallbrook sandy loam
FbB	Fallbrook sandy loam, shallow
CuC	Cibo clay



PARCEL MAP

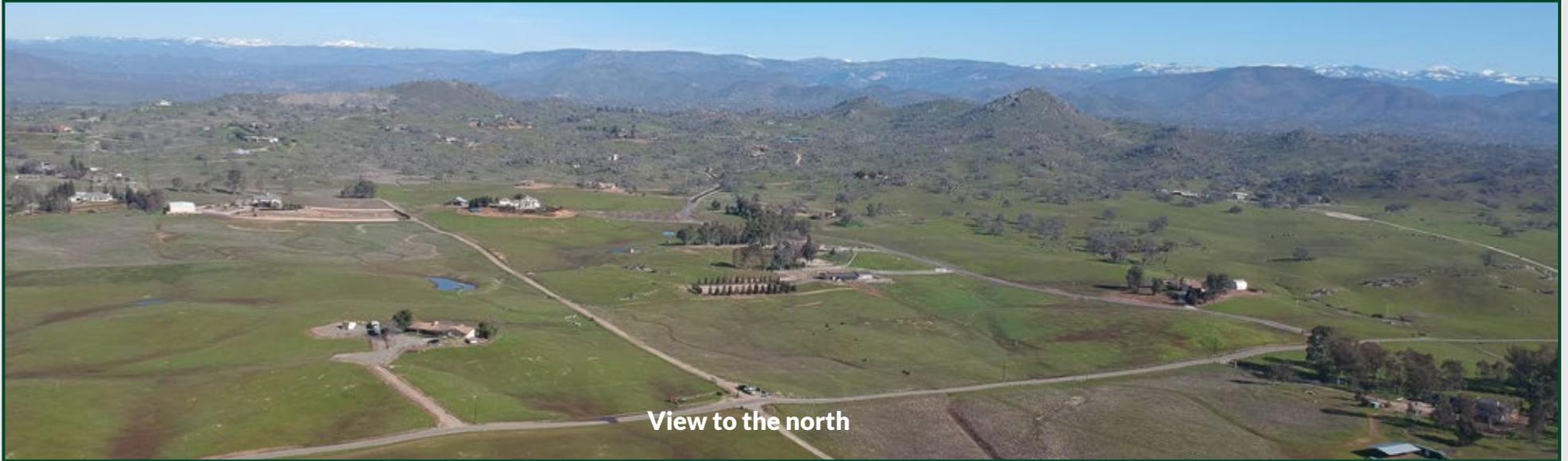


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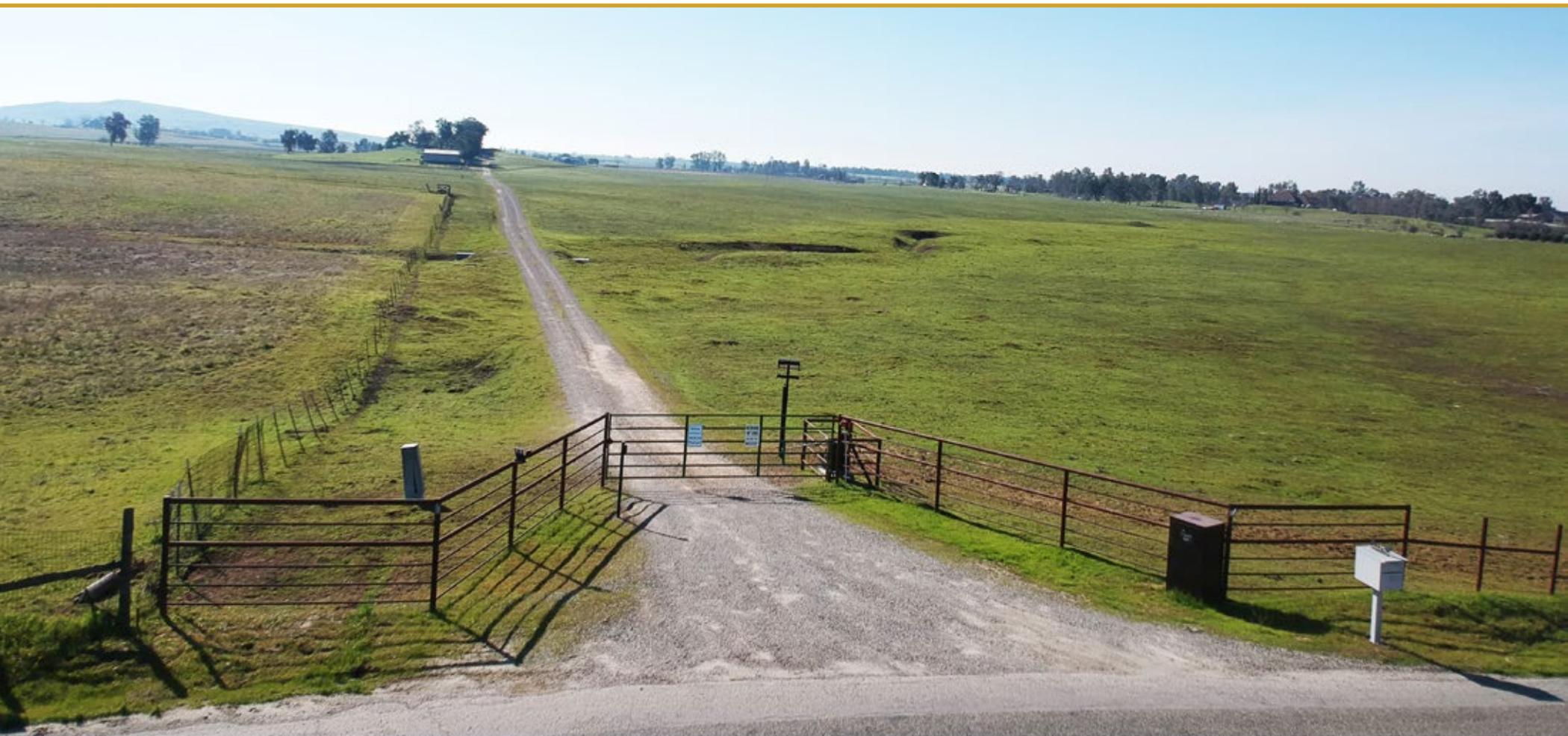


PROPERTY PHOTOS



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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 **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.**