

FRESNO ALMONDS & PLUMS

Fresno County, California

20.00± Acres

\$1,000,000
(\$50,000/Acre)

PRICE REDUCED



- Within the Proposed Fresno County Business & Industrial Campus
- Fresno Irrigation District
- Home & Shop



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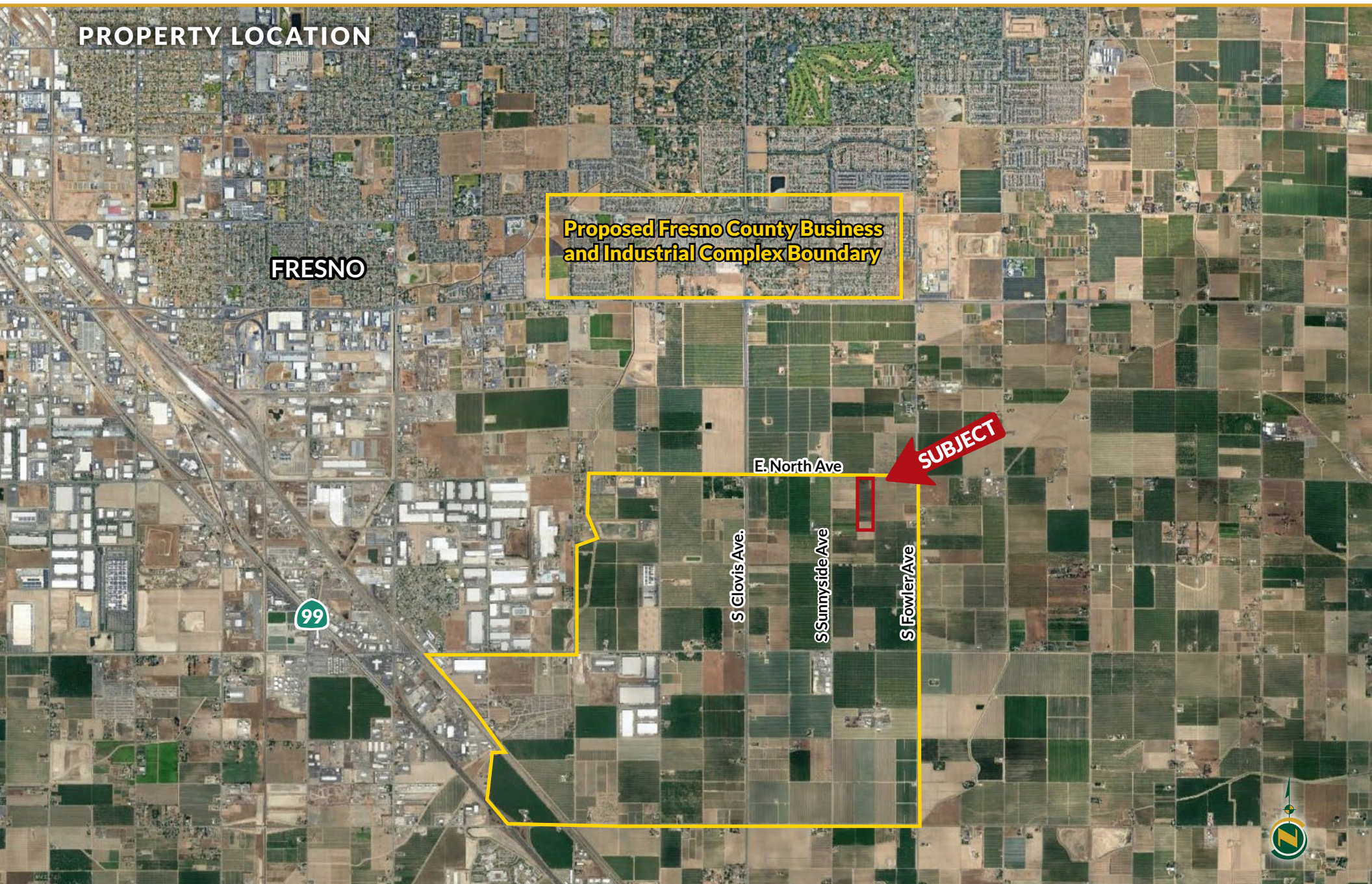


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

20± acres planted to almonds and plums.

LOCATION

Located on the south side of E. North Avenue between Fowler and Sunnyside Avenues, approximately 1 miles south of Jensen Avenue.

LEGAL

Fresno County APN: 331-030-06. Located in a portion of Section 26, T14S, R21E, M.D.B&M. Property is in the Williamson Act.

ZONING

RA - Single Family Residential Agricultural

PLANTINGS

Independence almonds, Fortune plums and open land.

WATER

Fresno Irrigation District

15 HP pump

1 HP domestic well

F.I.D. water will require easement from the southern 29 acre parcel.

SOILS

Se soils map included.

BUILDINGS

Older 2,880± sq. ft. home (Please do not disturb tenants)

Older shop.

PRICE/TERMS

\$1,000,000 (\$50,000/ac.) Sellers will require a 7-10 year leaseback on the home at no cost to seller.

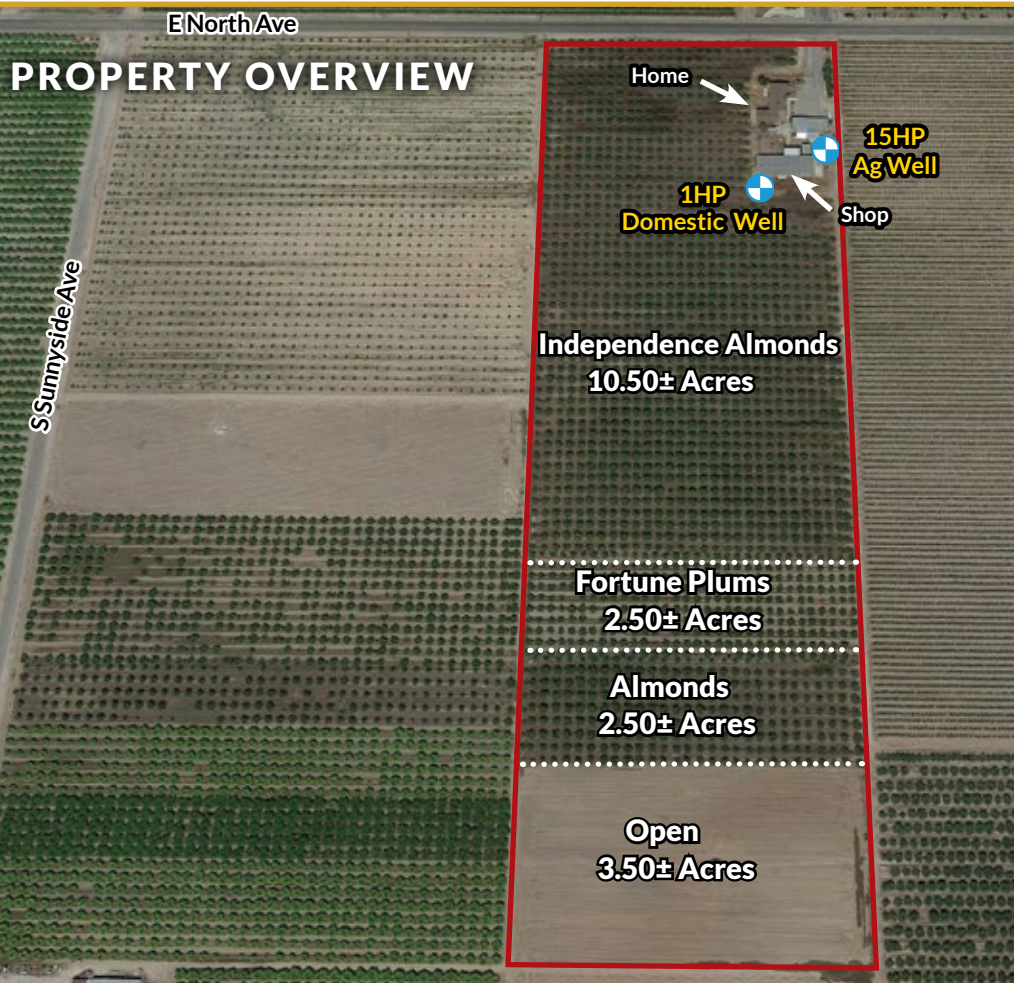
NOTE:

Adjacent/contiguous parcels are also available for sale for a total of 116.34± acres.



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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
Hc	Hanford sandy loam, Grade 1
Hsd	Hesperia sandy loam, very deep, Grade1
Es	Exeter sandy loam, Grade 4
Hk	Hanford sandy loam, hard substratum, Grade 2

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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.