

# FID OPEN GROUND WITH DEVELOPMENT POTENTIAL

**31.75± Acres**  
Fresno County, California **\$889,000**  
(\$28,000/Acre)

**PRICE REDUCED**

E Clinton Ave

N Bethel Ave

• Open Ground • Fresno Irrigation District



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



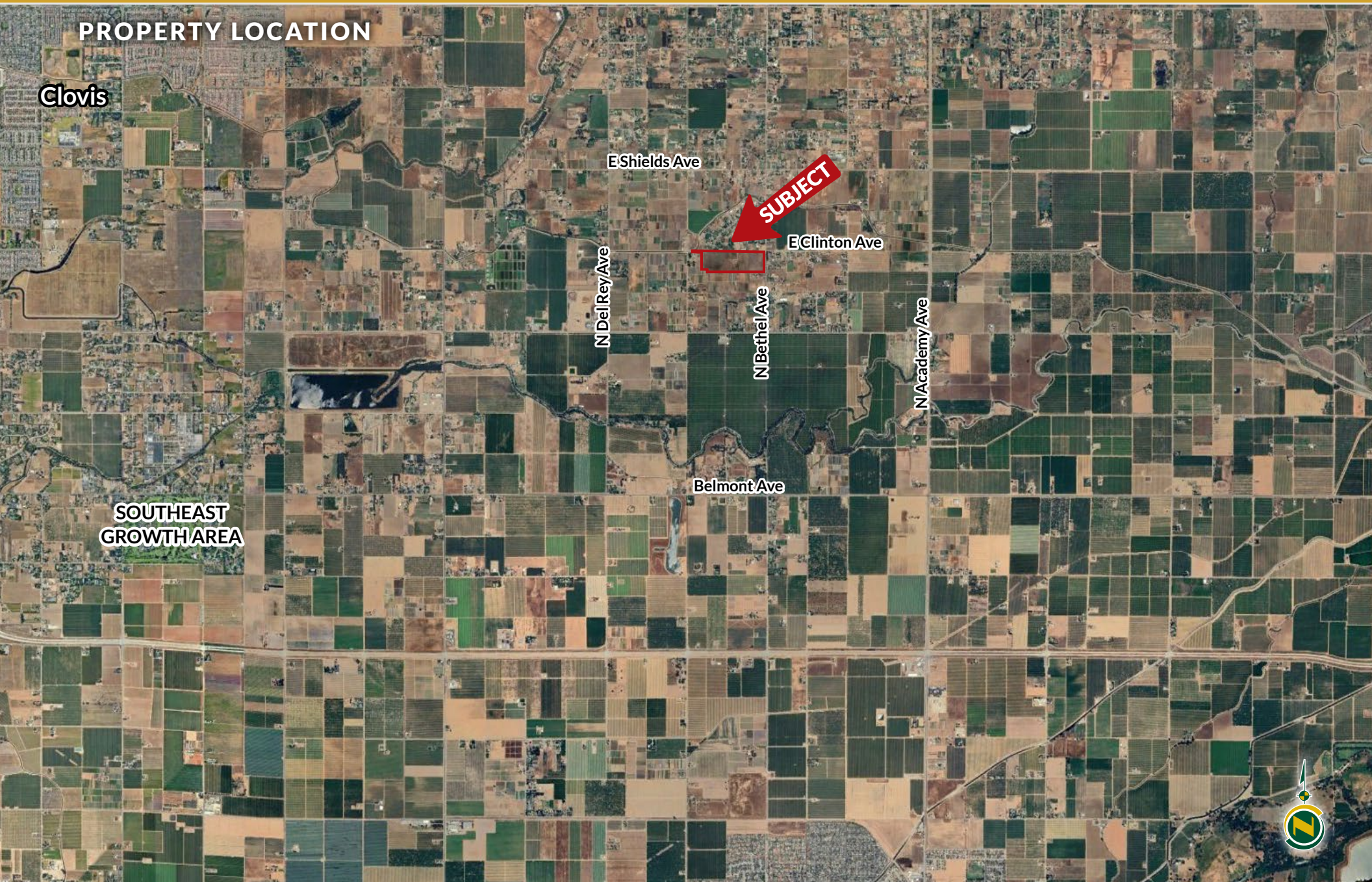


# F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres  
Fresno County, CA



## PROPERTY LOCATION





# F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### DESCRIPTION

31.75± acres of open ground within Fresno Irrigation District. There are multiple 2± acre home site parcels surrounding the property in addition to permanent plantings nearby. Potential for development of multiple homesites.

### LOCATION

The property is located at the SWC of N. Bethel Avenue and E. Clinton Avenue.

Address: 2421 N. Bethel Ave Sanger, CA 93657.

### LEGAL

Fresno County APNs: 309-140-25.

Located in a portion of Section 28, T13S, R22E, M.D.B&M.

The property is not enrolled within the Williamson Act.

### ZONING

RR (Rural Residential)

### WATER

The property is located within Fresno Irrigation District and entitled to receive surface water. There is one (1) abandoned domestic well on the property.

### SOILS

San Joaquin loam

Atwater sandy loam, moderately deep

Alamo clay

### PRICE/TERMS

\$889,000 cash at the close of escrow.



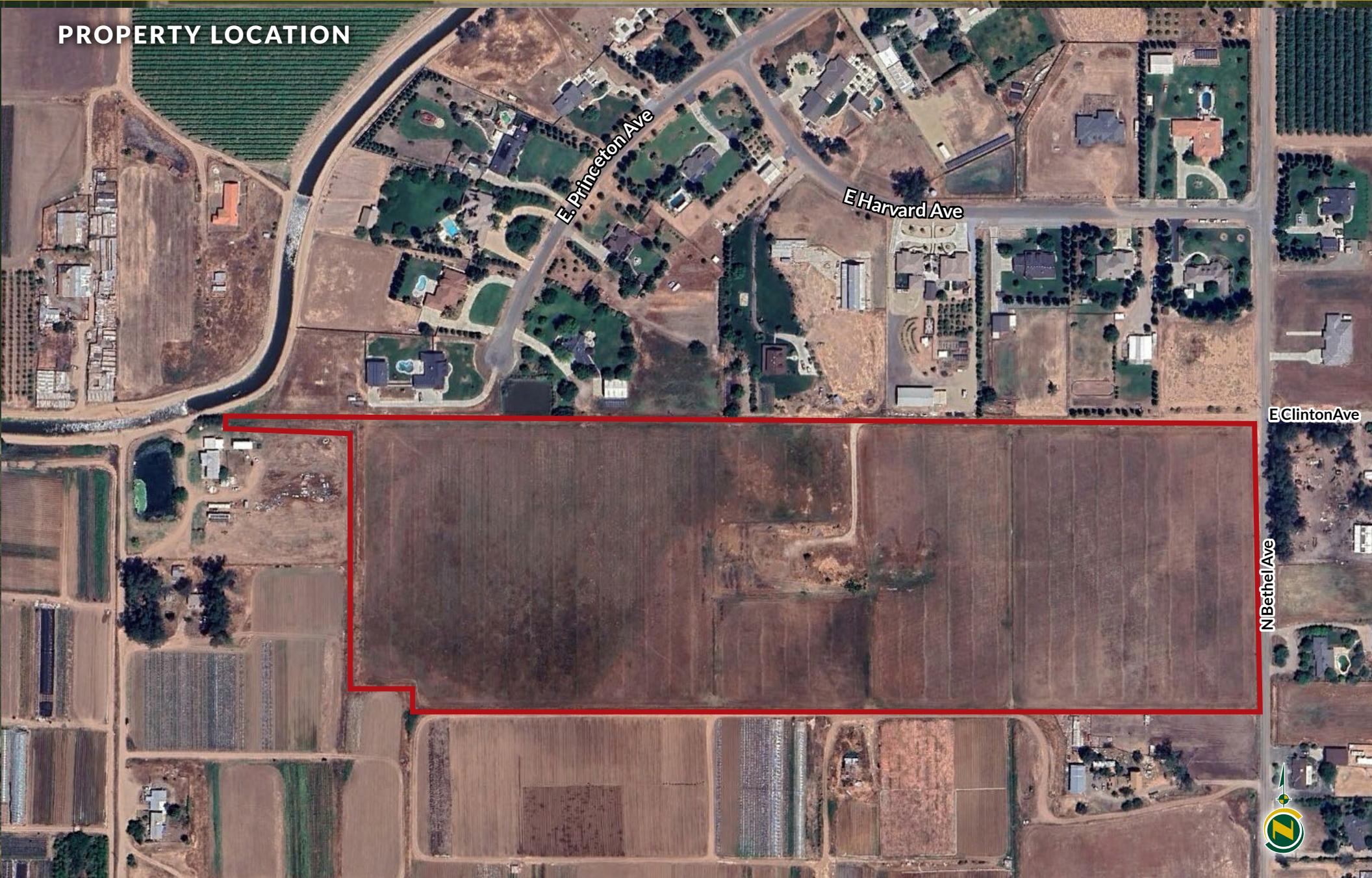


# F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres  
Fresno County, CA



## PROPERTY LOCATION



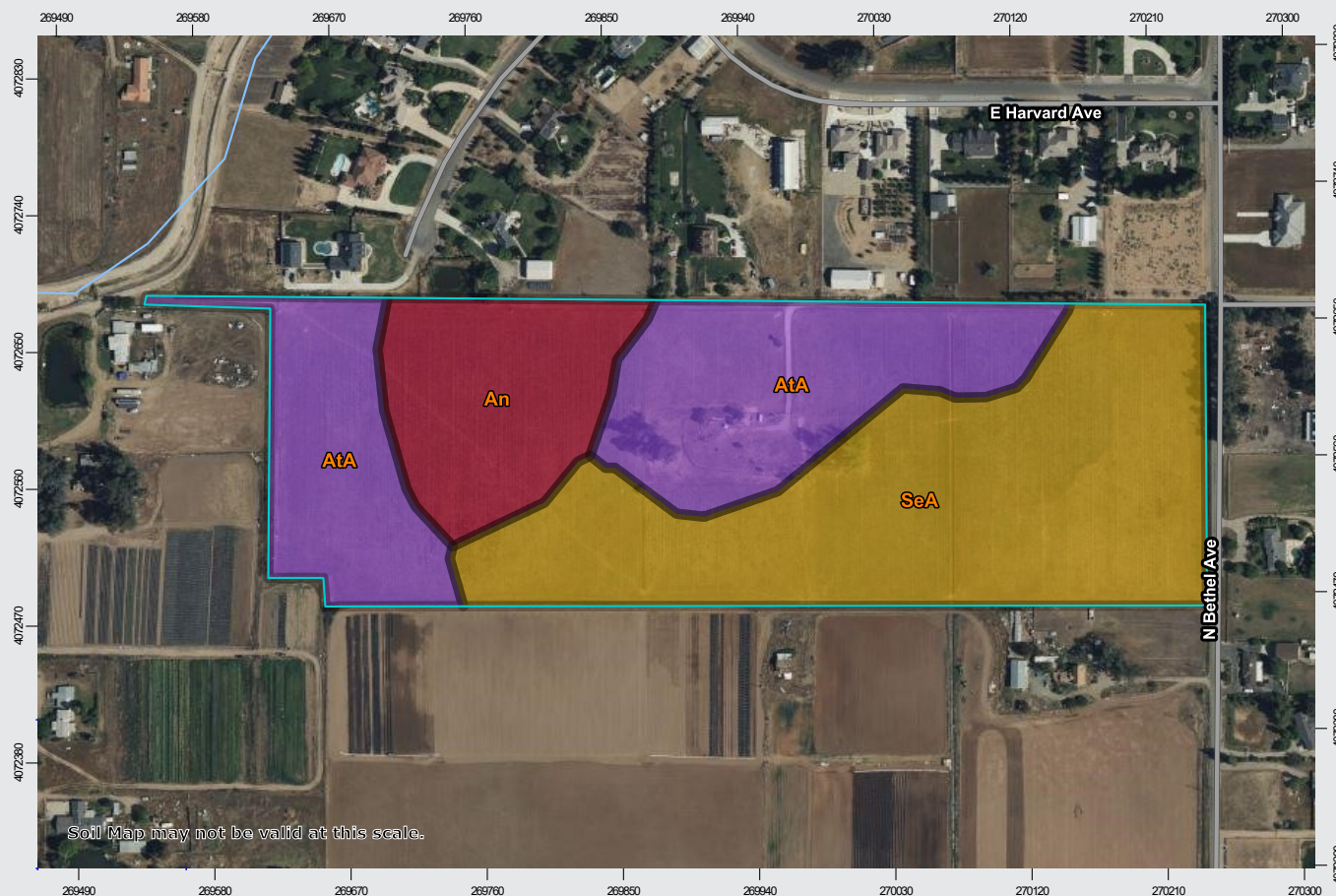


# F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres  
Fresno County, CA



## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
SeA	San Joaquin loam, 0-3% slopes
AtA	Atwater sandy loam, moderately deep, 0-3% slopes
An	Alamo clay

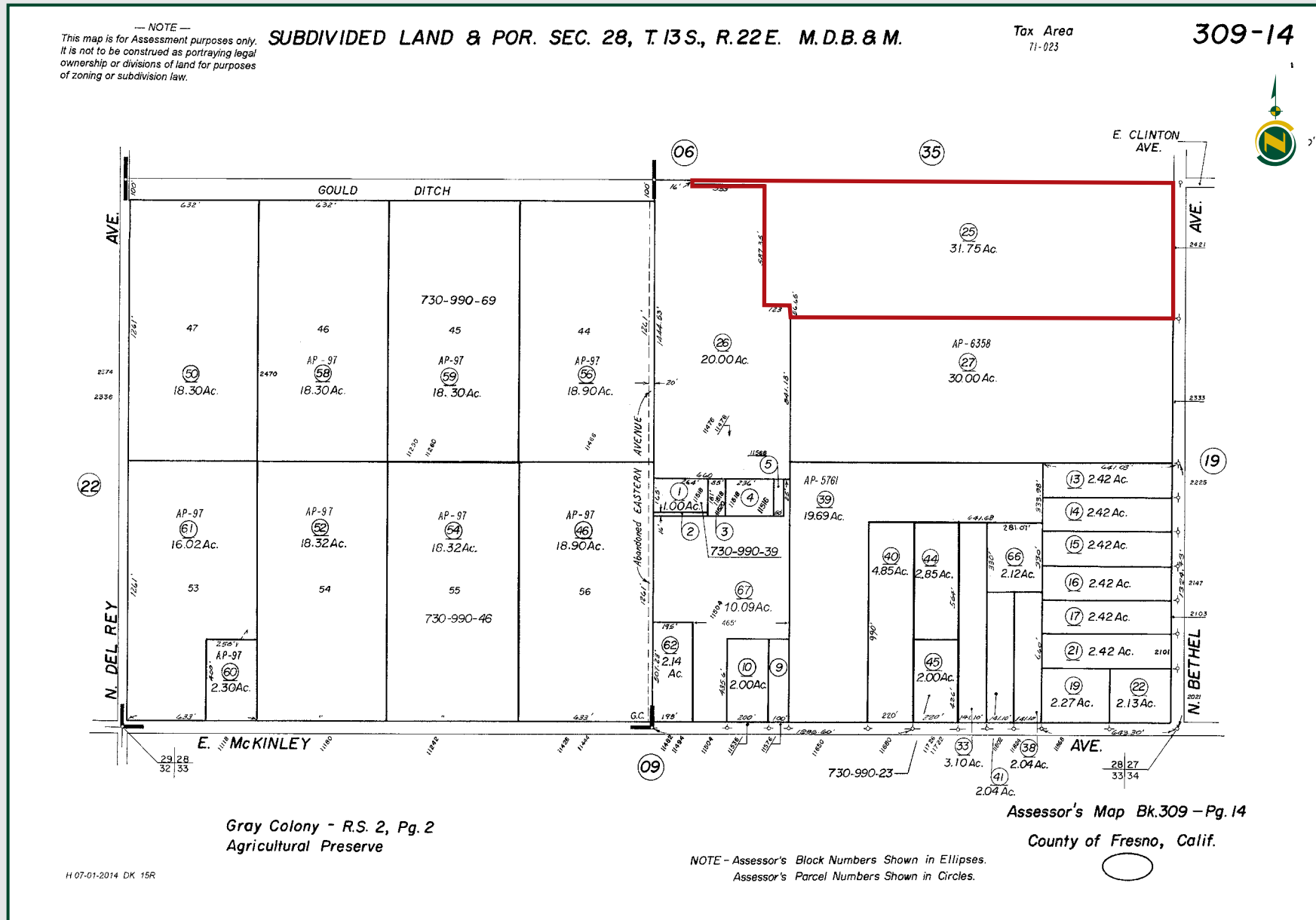


# F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres  
Fresno County, CA



## PARCEL MAP





# F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres  
Fresno County, CA



## PROPERTY PHOTOS





# F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres  
Fresno County, CA



## Offices Serving The Central Valley

### FRESNO

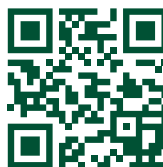
7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the  
**App Store**



GET IT ON  
**Google Play**

**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.