

SHAW AVENUE ESTATES

191.48± Assessed Acres, Fresno County, California

\$3,630,000
(\$18,958/Acre)

PRICE REDUCED



• 9 Separate Lots • Fresno Irrigation District • Beautiful Views



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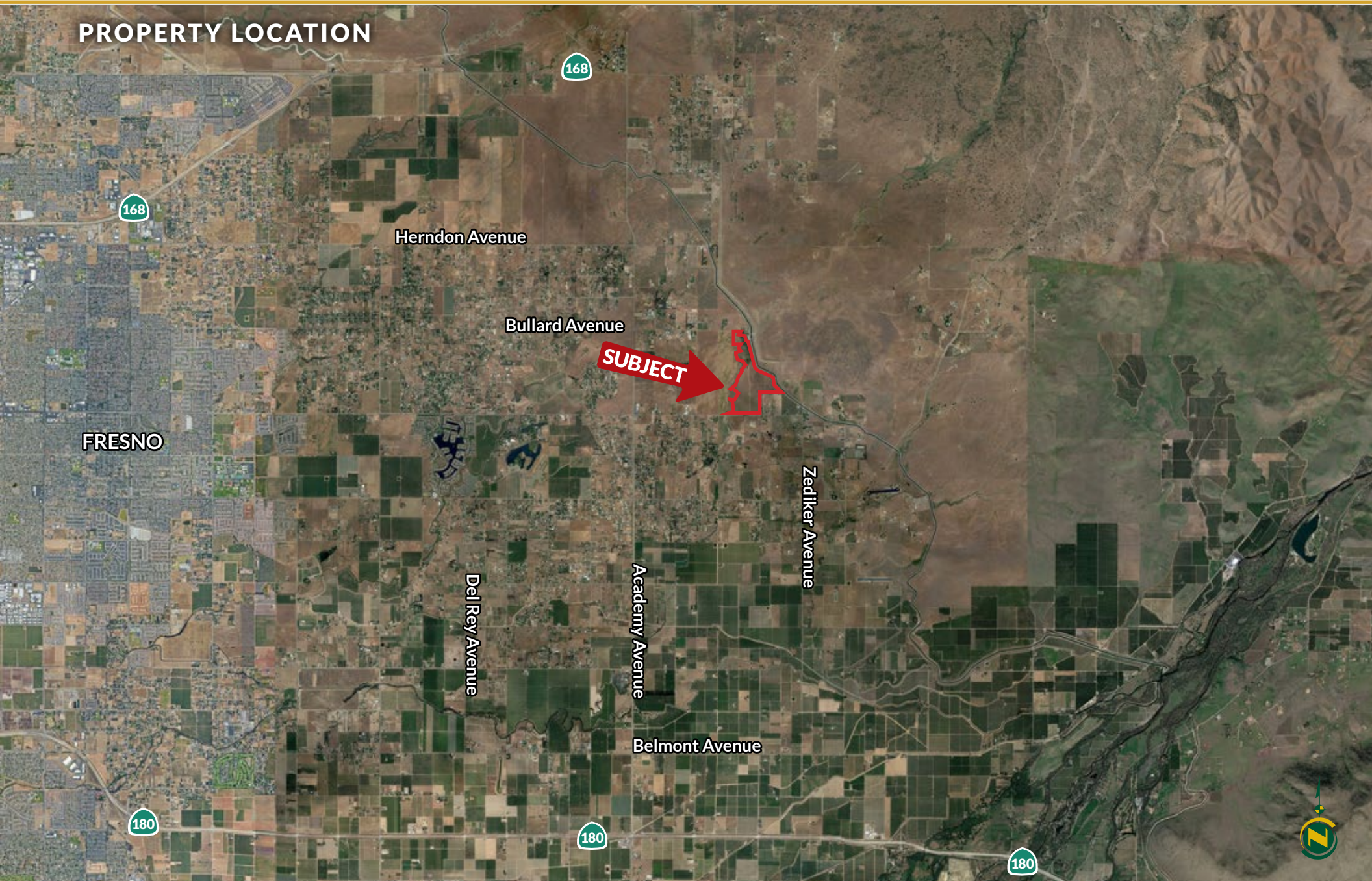


SHAW AVENUE ESTATES

191.48± Assessed Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire 9 estate lots in a desirable area situated east of Fresno, CA. The 191.48± acre property consists of 9 separate rural residential lots with parcel sizes ranging from 19.21± acres to 26.09± acres. The property has a well and subordinate Fresno Irrigation Districts water. The property is not currently being farmed, though it was formerly under cultivation to olives, almonds, and table grapes. Building structures include an old wood barn and abandoned shack.

LOCATION

The subject property is located between Shaw and Bullard Avenues, lying on the West side of the Friant Kern Canal and the east side of Fancher Creek, approximately 6.5± miles east of the City of Fresno and 6.5± miles north of the City of Sanger. The Newmark Avenue alignment bisects the property. The address is 5496 S. Newmark Avenue, Sanger, CA 93657.

LEGAL

191.48± acres located in a portion of Section 12, T13S, R22E, M.D.B&M, Fresno County APN: 308-021-54, 57, 60, 61, 62, 63, 64, 65 & 75.

WATER/IRRIGATION

Fresno Irrigation District Anex (Subordinate Entitlement)

- (1) Irrigation Pump & Well
- (1) Domestic Pump & Well
- (1) Filter Station with Booster Pumps

Note: The current condition of the irrigation system/water, pumps & wells are unknown. Buyer to independently investigate and verify the viability of the property to access adequate water for buyer's intended use.

LAND USE

The property has been fallowed for many years, however it was historically farmed to 20± acres of Mission olives, with the balance, almonds, Thompson Seedless and Flame Seedless table grapes. There are 9 separate rural residential lots as follows:

APN	ACREAGE
308-021-54	24.65
308-021-57	26.09
308-021-60	21.11
308-021-61	19.43
308-021-62	19.21
308-021-63	19.92
308-021-64	19.93
308-021-65	19.82
308-021-75	21.32
TOTAL	191.48

ZONING

AE-20 (Agricultural - 20 acre minimum parcel size) The property is enrolled in the Williamson Act.

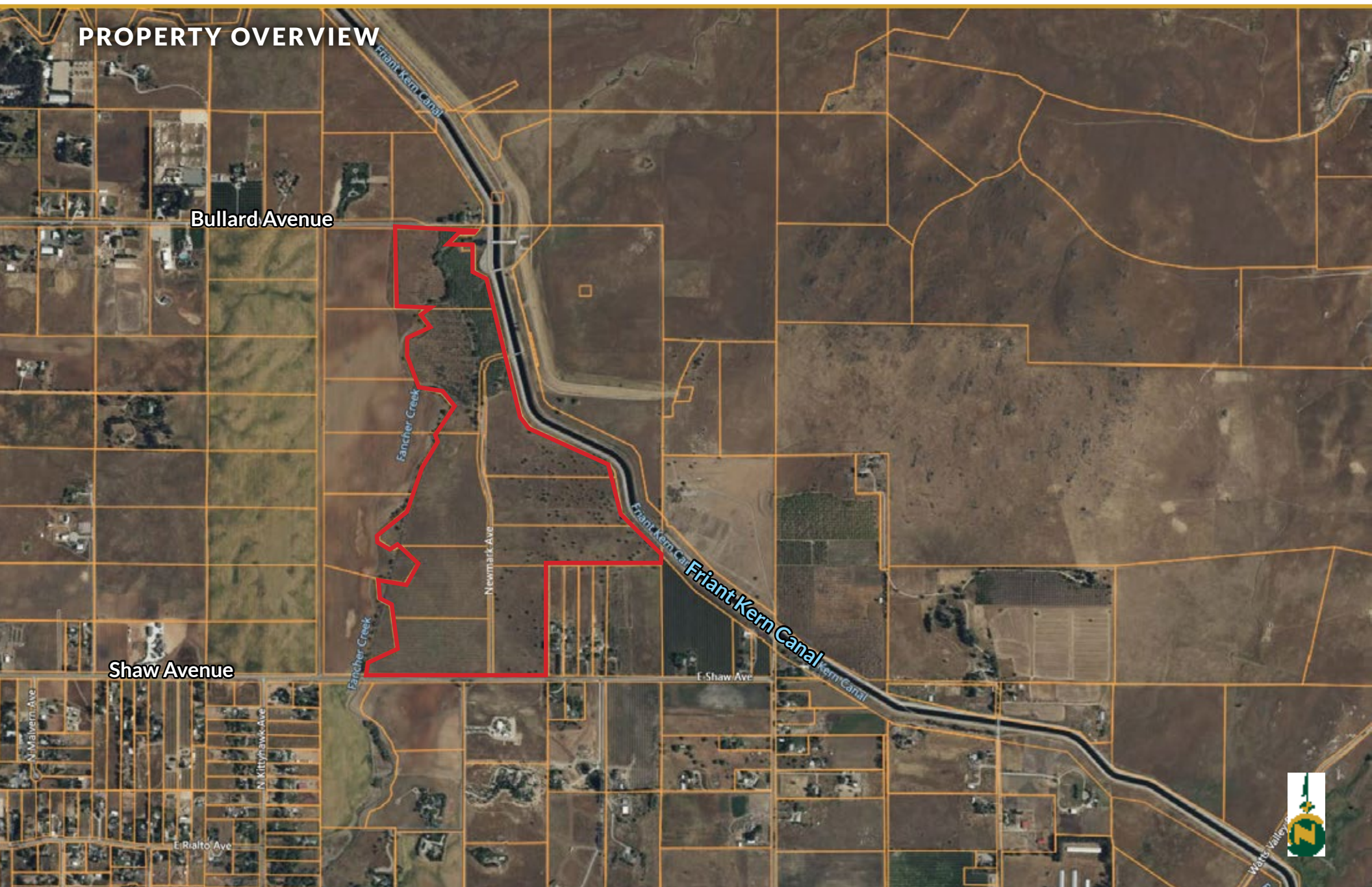
BUILDINGS

- (1) 5,400± square foot old wood barn with a metal roof and dirt floor.
- (1) Abandoned wood shack.

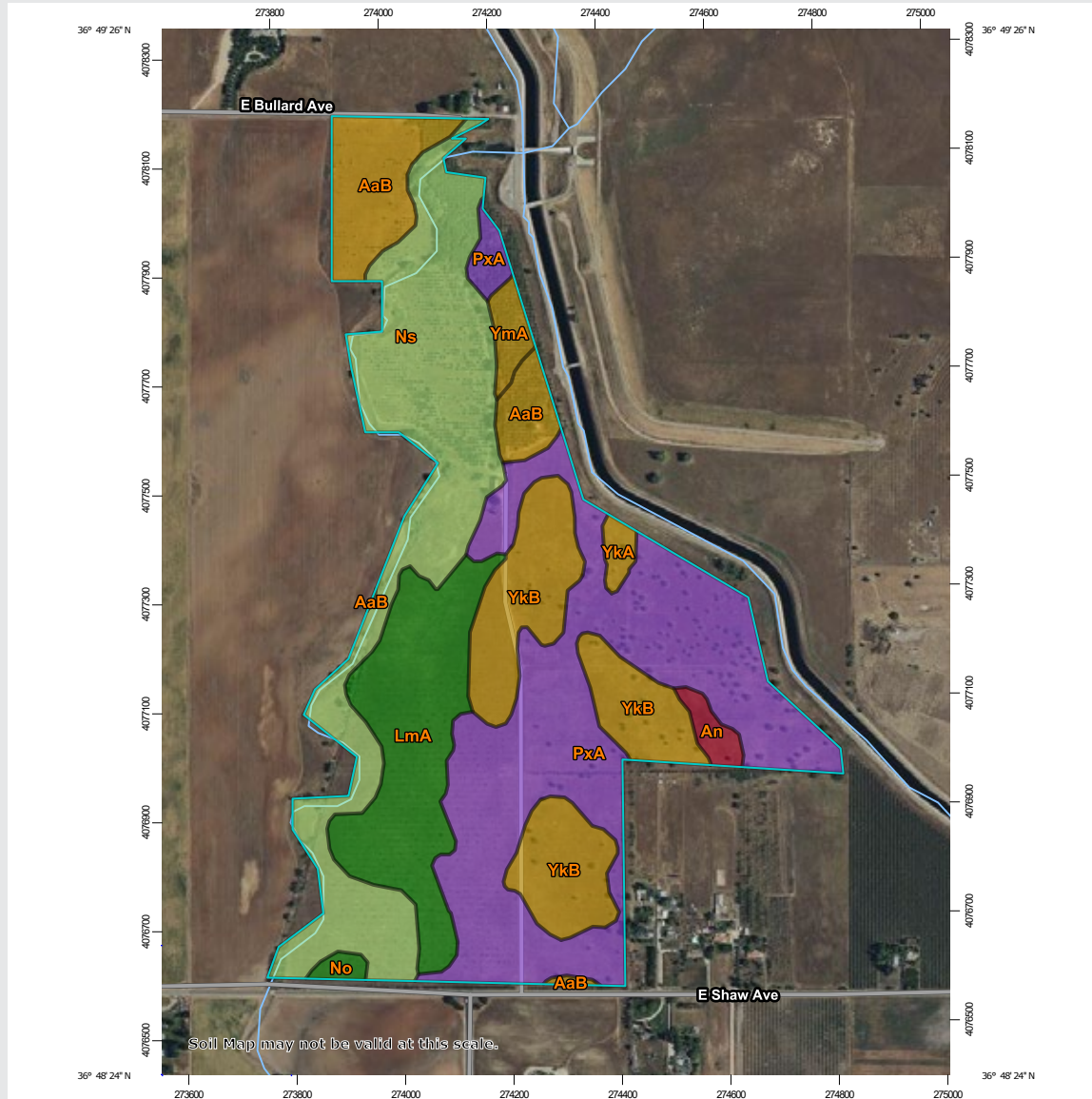
PRICE/TERMS

\$3,630,000 (\$18,958 per acre) at the close of escrow. A sale is subject to court petition and overbid confirming the sale of real property. The property is being sold in it's "As-Is" condition.

PROPERTY OVERVIEW



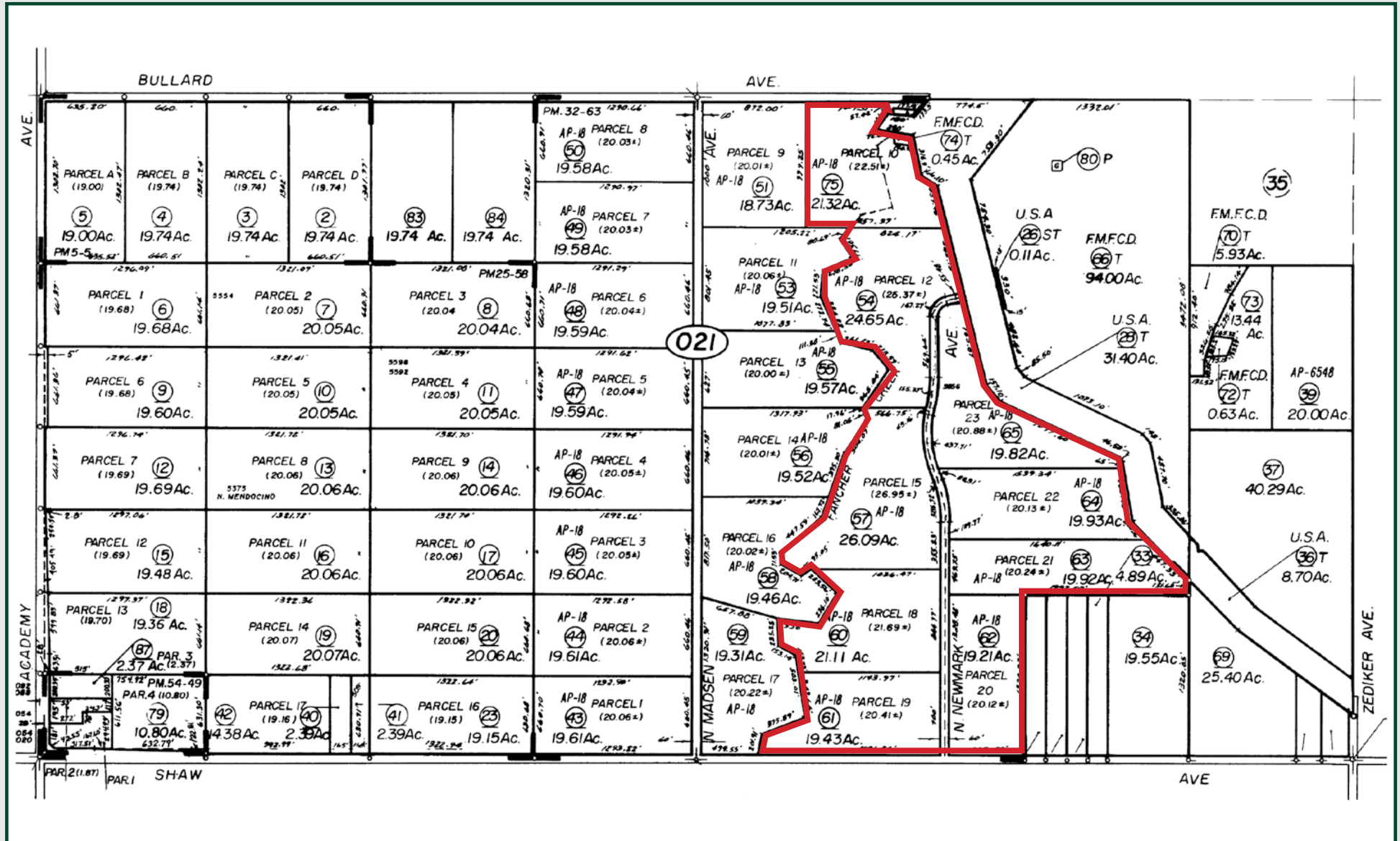
SOILS MAP



Map unit symbol	Map unit name	Rating
AaB	Academy loam, 3 to 9 percent slopes	Grade 4 - Poor
An	Alamo clay	Grade 6 - Nonagricultural
LmA	Los Robles loam, 0 to 3 percent slopes	Grade 1 - Excellent
No	Nord loam	Grade 1 - Excellent
Ns	Nord loam, saline-alkali	Grade 2 - Good
PxA	Porterville clay, 0 to 3 percent slopes	Grade 3 - Fair
YkA	Yokohl loam, moderately deep, 0 to 3 percent slopes	Grade 4 - Poor
YkB	Yokohl loam, moderately deep, 3 to 9 percent slopes	Grade 4 - Poor
YmA	Yokohl clay loam, moderately deep, 3 to 9 percent slopes	Grade 4 - Poor



PARCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO





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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.