

320.16±
ASSESSED ACRES

FIVE POINTS OPEN LAND
FRESNO COUNTY, CALIFORNIA

\$2,940,000
(\$9,183/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

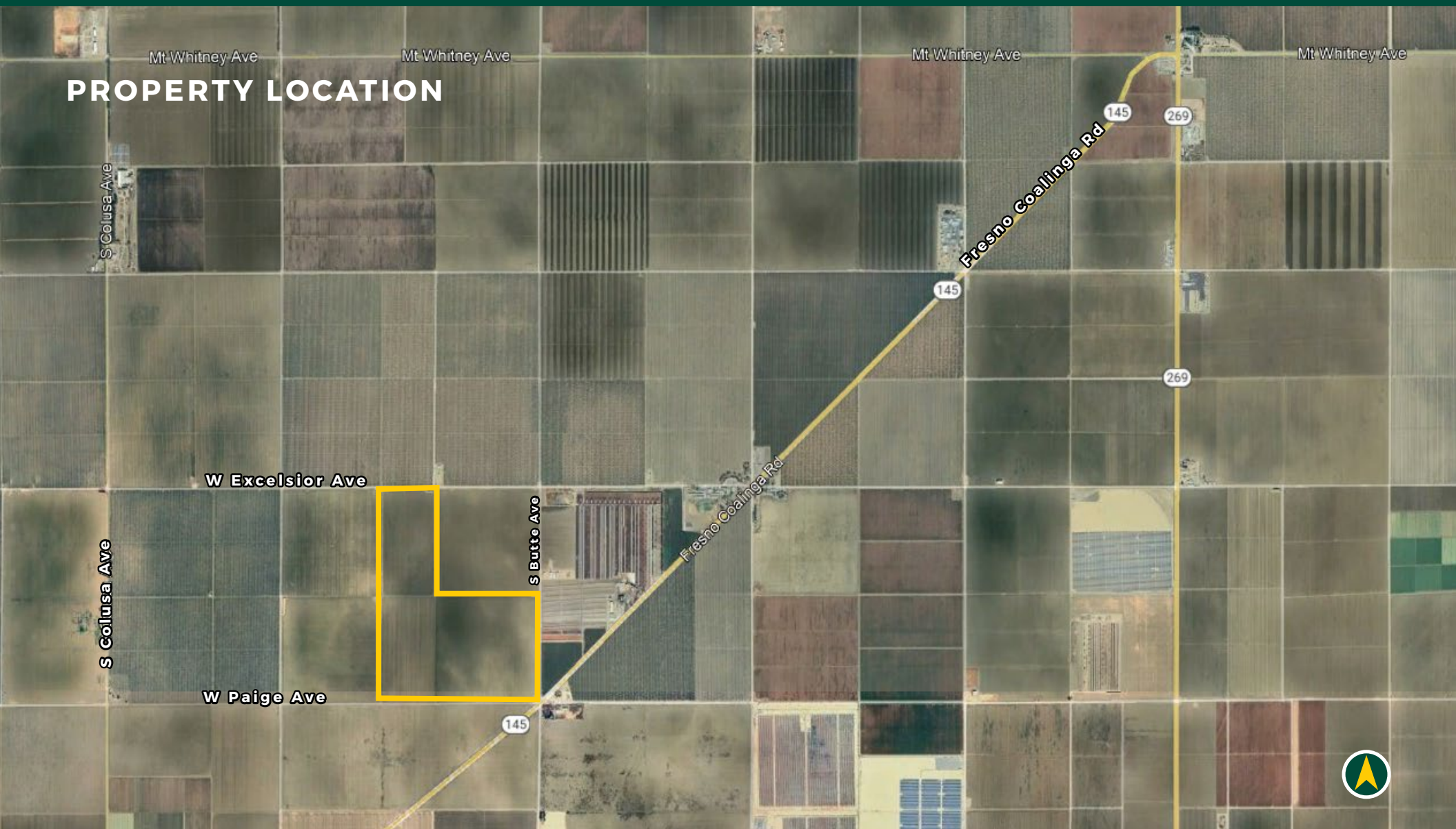
- PLANTED TO ROW CROPS
- WESTLANDS WATER DISTRICT
- WILL CONSIDER LEASE

FIVE POINTS OPEN LAND
FRESNO COUNTY, CA

320.16± ACRES

\$2,940,000
(\$9,183 / ACRE)

PROPERTY LOCATION



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

PROPERTY INFORMATION

DESCRIPTION

Open crop land that has been leased and farmed by Harris Farms over the last 30 years to tomatoes, melons, corn, garlic, onions, sorghum and sudan. There are 80± acres that have been farmed as Certified Organic. The property is also suitable for planting pistachios or almonds. The property is in close proximity to a P.G.&E substation with transmission lines adjacent to the south side of the property making it a possible Solar Project candidate.

LOCATION

Approximately 3± miles west of the intersection of Lassen Ave & Mt. Whitney Ave. on Hwy 145 at Butte Ave. The parcel sits between Excelsior and Butte Ave's on the north side of Hwy 145.

LEGAL

Fresno County APN: 060-041-05s. Located in a portion of Section 6, T18S, R17E, M.D.B.&M.

ZONING

A-1 zoning.

PLANTINGS

Currently planted to tomatoes and melons.

WATER

Westlands Water District, Area 1.

SOILS

See soils map included herein.

BUILDINGS/STRUCTURES

None

PRICE/TERMS

\$2,940,000 cash at the close of escrow.

ADDITIONAL TERMS

For lease at \$250.00 per acre net with a minimum 5-year term.



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

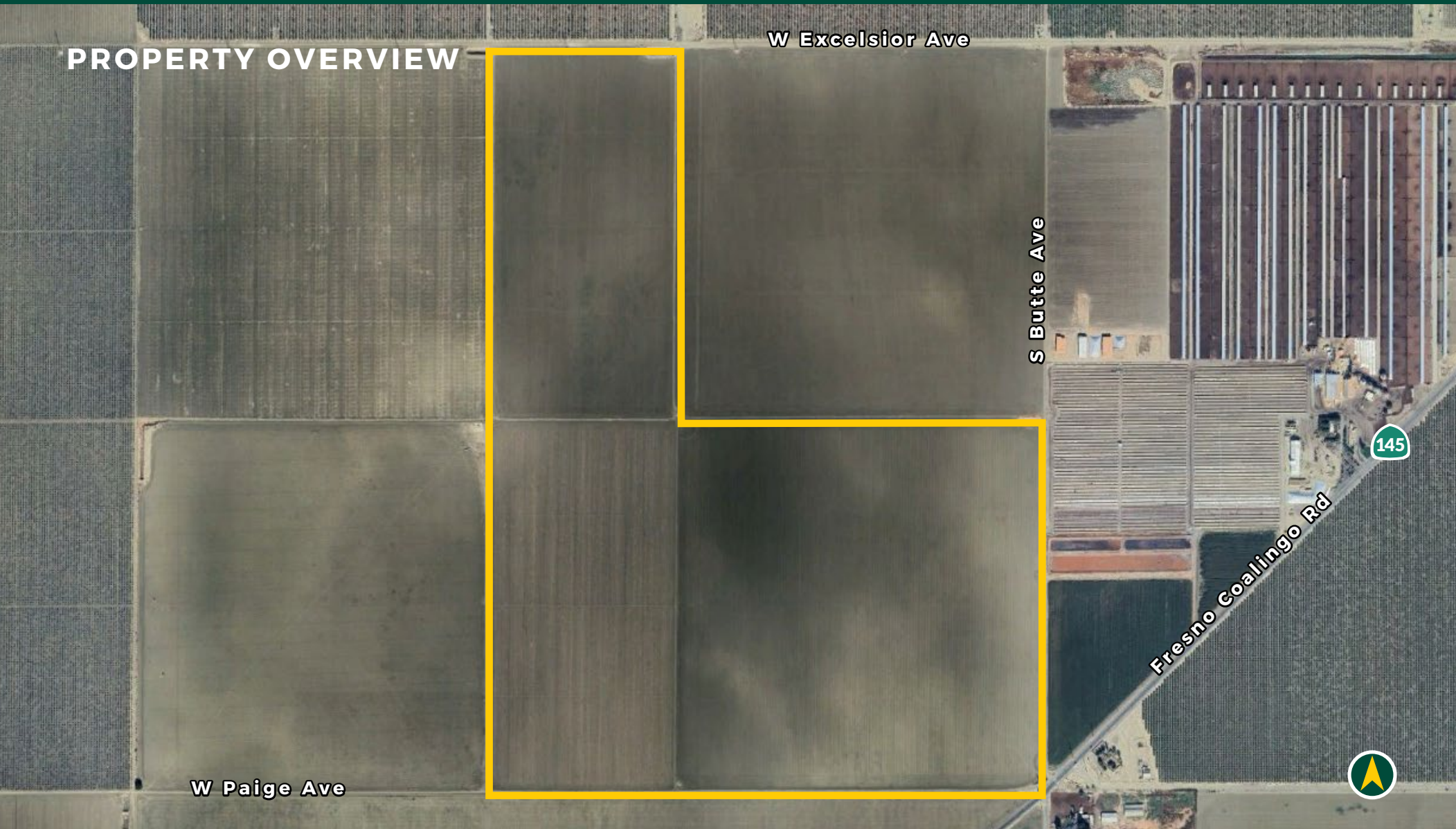
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

FIVE POINTS OPEN LAND
FRESNO COUNTY, CA

320.16± ACRES

\$2,940,000
(\$9,183 / ACRE)

PROPERTY OVERVIEW



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

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

VISALIA

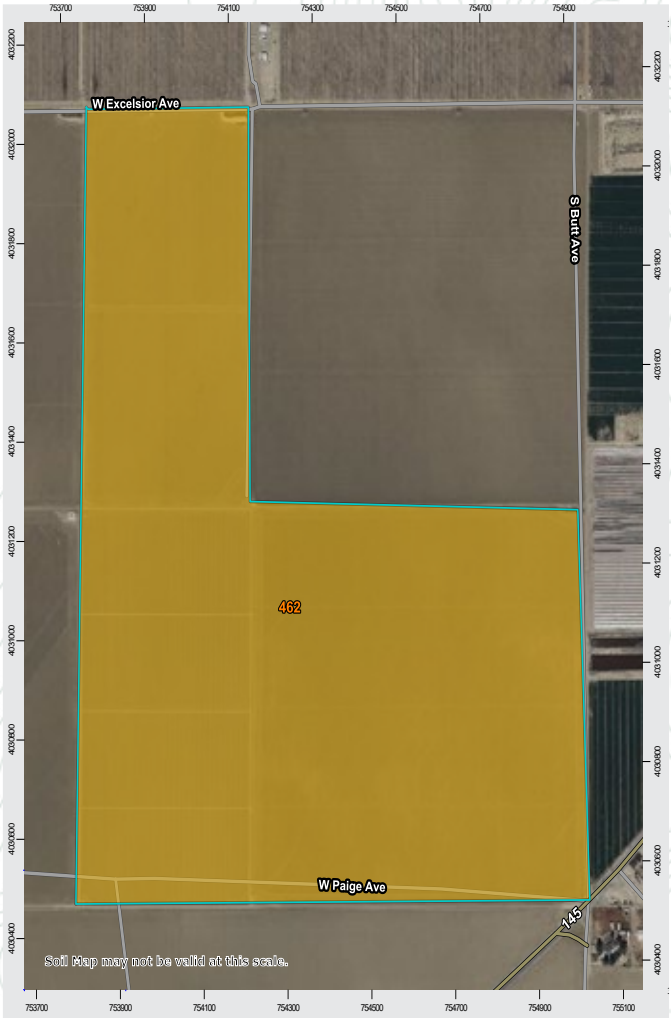
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

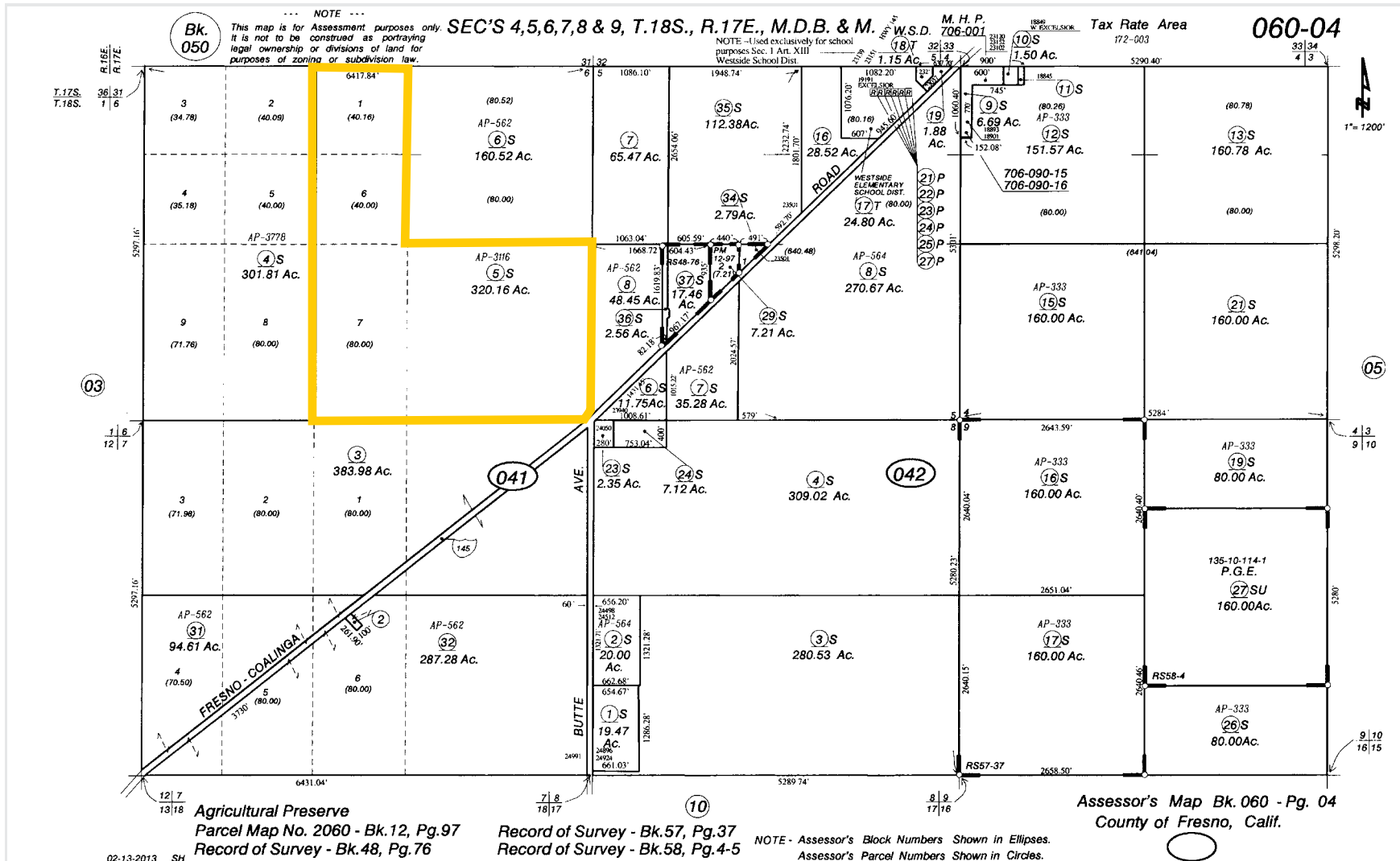
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
462	Ciervo, wet-Ciervo complex, saline sodic, 0-1% slopes	Grade 4 - Poor



PARCEL MAP



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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



FIVE POINTS OPEN LAND
FRESNO COUNTY, CA

320.16± ACRES

\$2,940,000
(\$9,183 / ACRE)

PROPERTY PHOTO



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



**OFFICES SERVING
THE CENTRAL VALLEY**

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

www.pearsonrealty.com

CA DRE #00020875

