

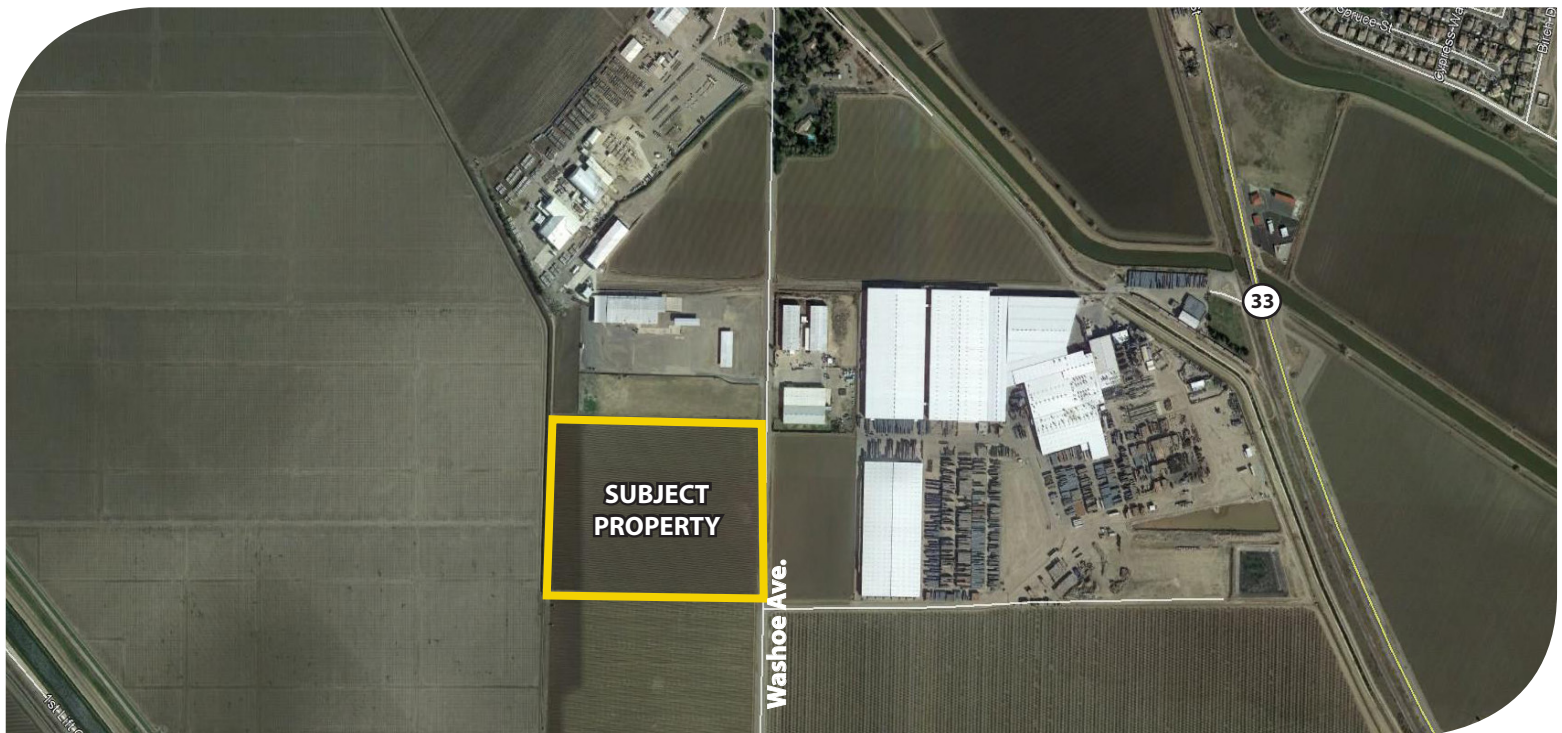
FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Firebaugh Canal Open



29.00± Acres
Fresno County, California

- Firebaugh Canal Water District
- Not in the Williamson Act Contract
- Adjacent to the City of Firebaugh

Exclusively Presented By:
Pearson Realty



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Firebaugh Canal Open

29.00± Acres

\$522,000
(\$18,000/acre)

LOCATION:

Parcel is located 1.4± miles south on Washoe Avenue from Nees Avenue on the west side of the road.

DESCRIPTION:

Property has traditionally been farmed to row crops but may be suitable for permanent plantings or development into the City of Firebaugh.

LEGAL:

Fresno County APN: 012-020-26 (located in a portion of Section 5, T13S, R14E) M.D.B.&M. Property is NOT in the Williamson Act.

ZONING:

AE-20 (Agriculture Exclusive, 20 acre minimum parcel size).

WATER:

Receives irrigation water from Firebaugh Canal Water District.

SOILS:

Tranquillity - Tranquillity, wet, complex, saline-sodic, 0 to 1 percent slopes.

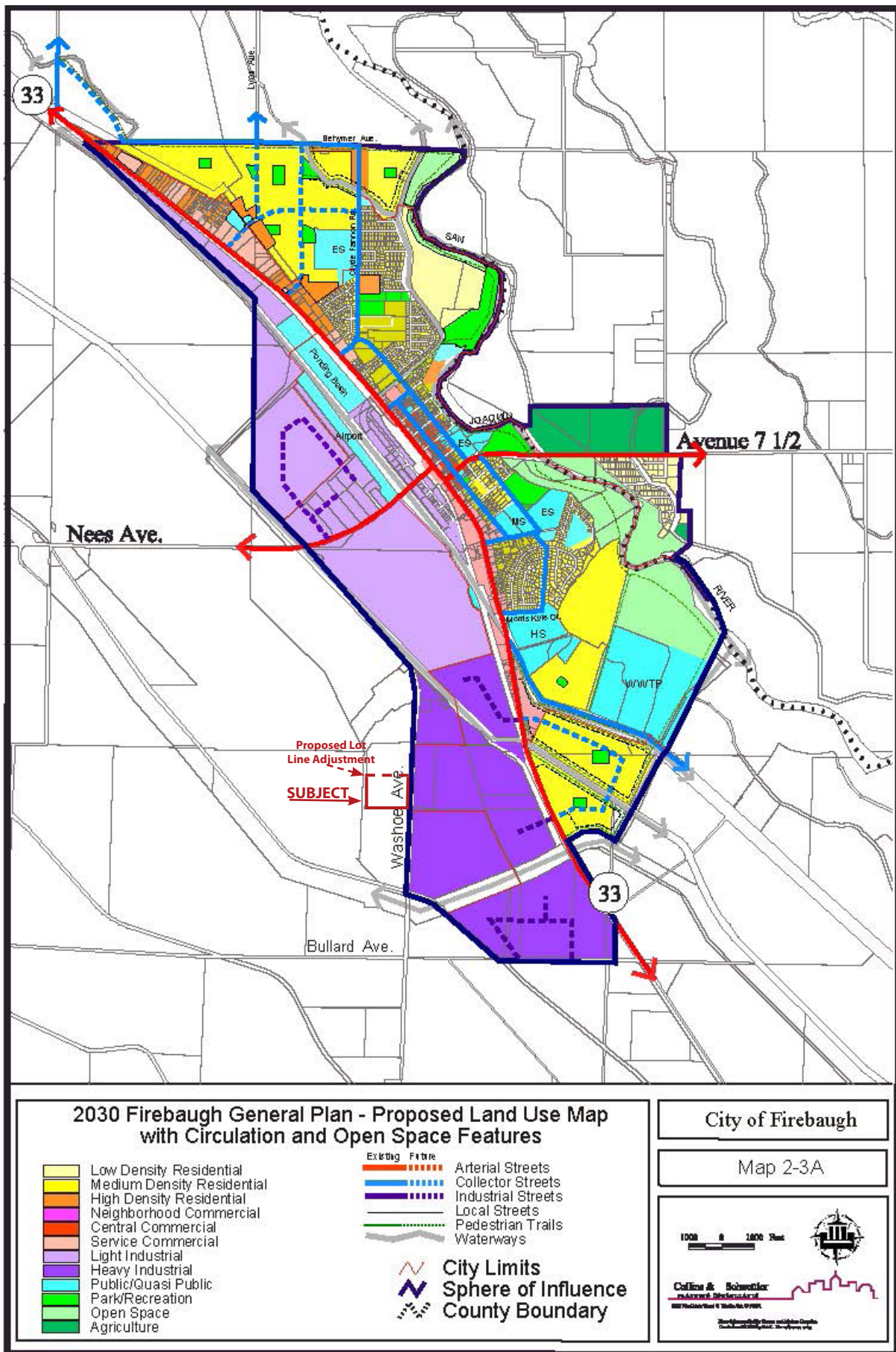
**BUILDINGS/
IMPROVEMENTS:**

None.

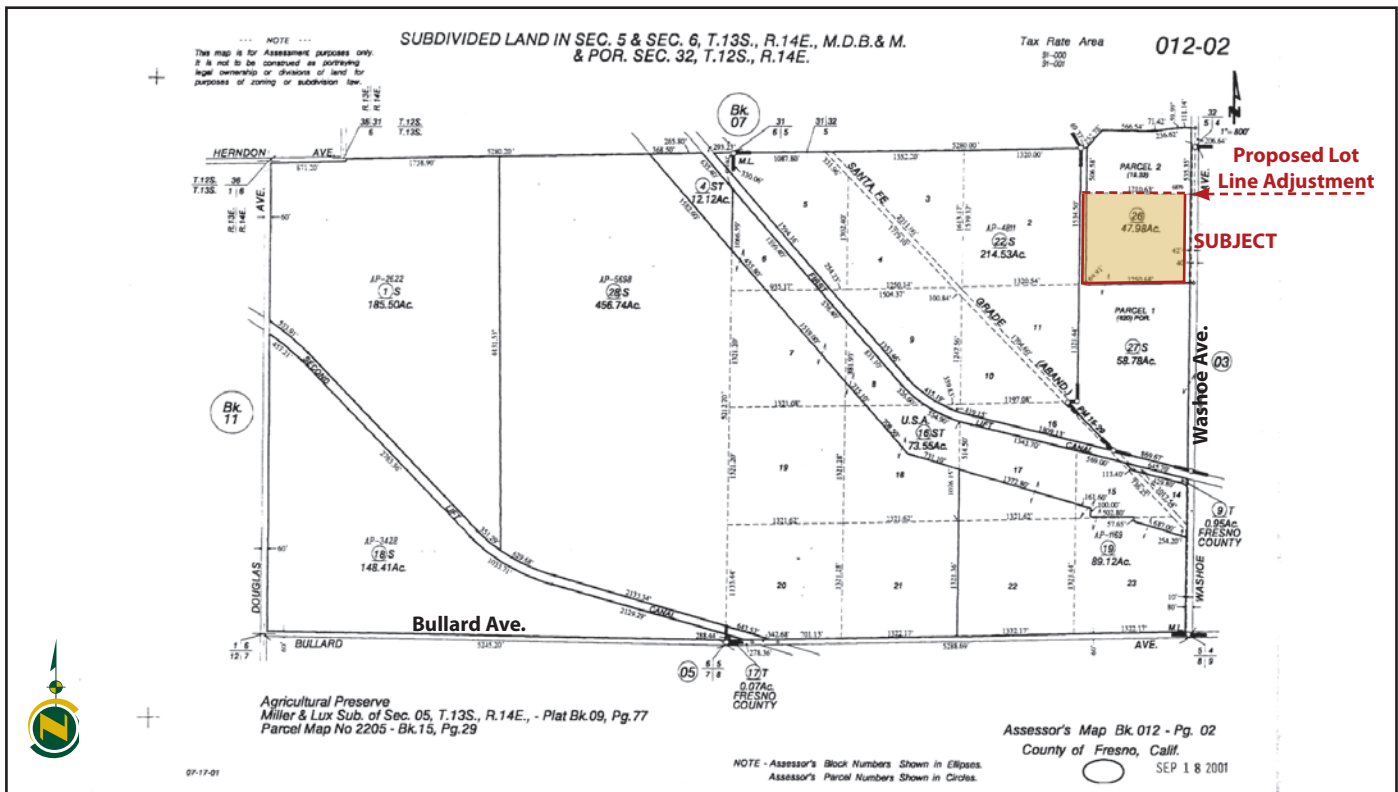
PRICE/TERMS:

\$522,000 cash at the close of escrow. Property being leased for the 2018 growing season and subject to a certificate of approval for a lot line variance.

FIREBAUGH GENERAL PLAN- PROPOSED LAND USE MAP



ASSESSOR'S PARCEL MAP



REGIONAL MAP



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