

FOR SALE



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AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

F.I.D. Open Land



80.00± Acres
Fresno County, California

- Fresno Irrigation District
- Almond plantings on neighboring parcels
- Premium Crop Land

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F.I.D. Open Land

80.00± Acres

\$2,720,000

LOCATION:

Subject property is located approximately 1/2 mile south of Central Avenue and 1/2 mile west of Bishop Avenue, on the north side of American Avenue Alignment.

DESCRIPTION:

80± acres of open land currently planted in alfalfa with neighboring almond properties.

LEGAL:

Fresno County APN 025-110-37s, portion of Section 33, T14S, R18E, M.D.B.&M.

WATER:

Property is located within the boundaries of the Fresno Irrigation District.
(1) 50 HP pump and well.

SOILS:

Traver fine sandy loam
El Peco fine sandy loam
Hesperia fine sandy loam, moderately deep
Hesperia sandy loam, moderately deep

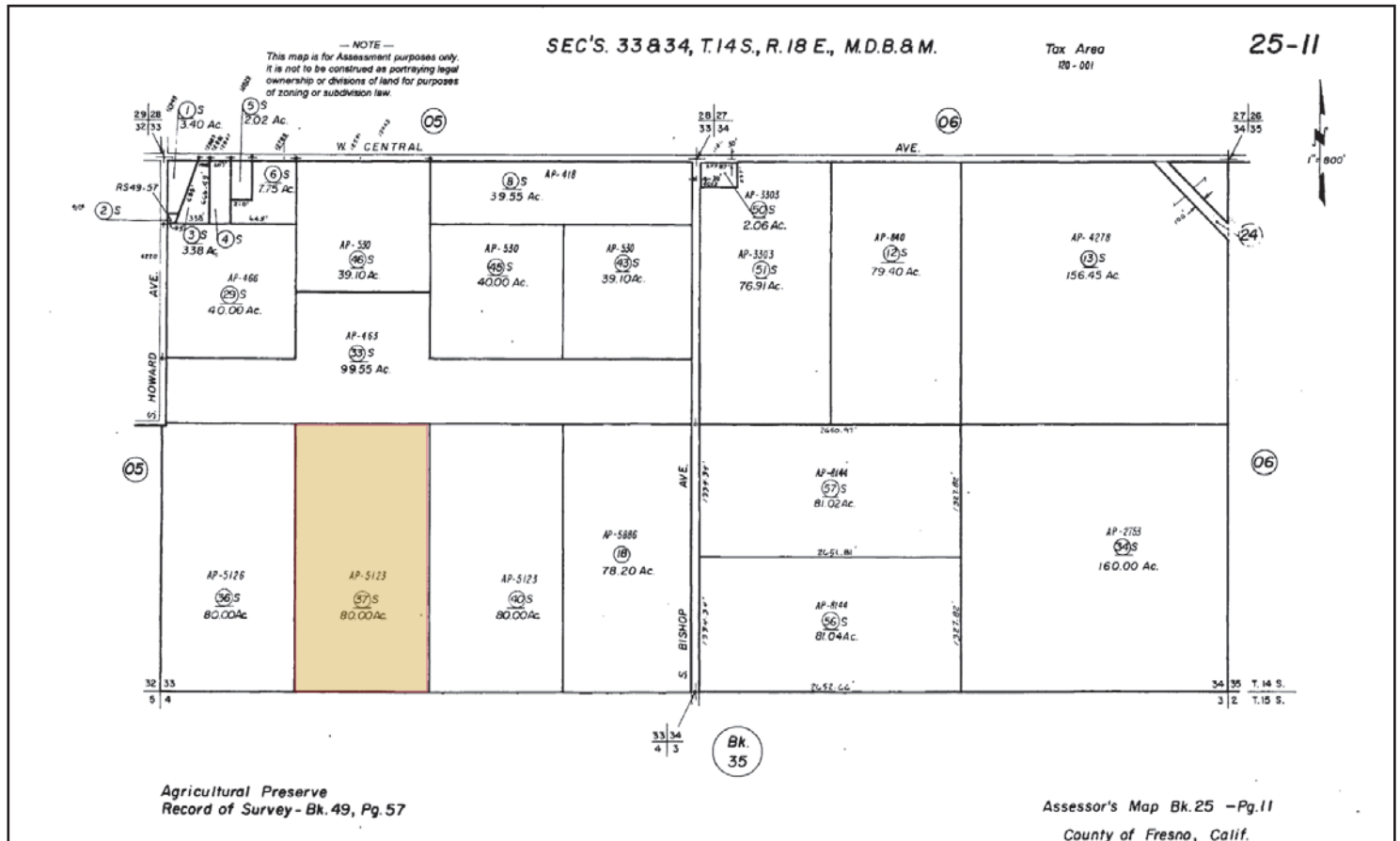
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$2,720,000 cash at close of escrow.

ASSESSOR'S PARCEL MAP



SOILS MAP

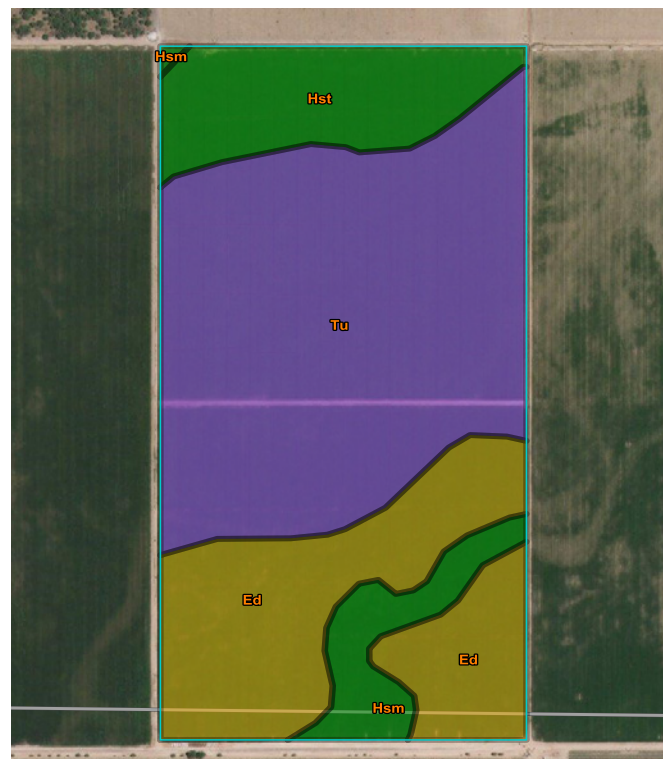
SOILS LEGEND

Tu = Traver fine sandy loam
moderately deep

Ed = El Peco fine sandy loam

Hst = Hesperia fine sandy loam
moderately deep

Hsm = Hesperia sandy loam
moderately deep



LOCATION MAP



PROPERTY PHOTO



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

Offices Serving The Central Valley

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