

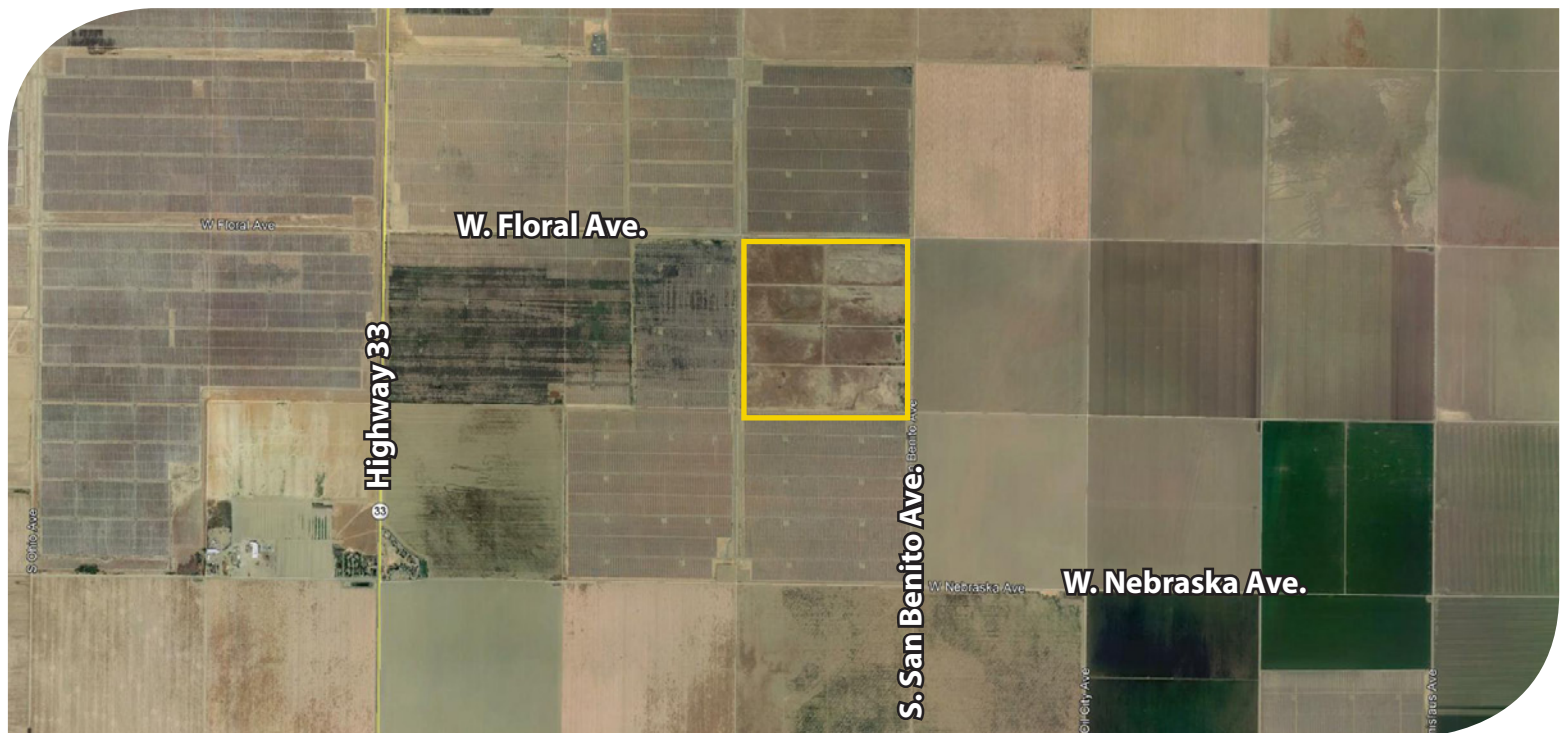
FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Highway 33 Open



160.29± Acres
Fresno County, California

- Month to month grazing lease
- Potential lease option to solar company

Exclusively Presented By:
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CA DRE #00020875



Highway 33 Open

160.29± Acres

\$840,000

LOCATION:

Located east of Hwy. 33 at the SWC of W. Floral Avenue and S. San Benito Avenue. Approximately 13 miles south of Mendota and 6± miles north of Cantua Creek.

DESCRIPTION:

The property is open ground currently being utilized for sheep grazing on a month to month basis.

LEGAL:

Fresno County APN: 038-080-04s. Located in a portion of Section 5, T16S, R15E, M.D.B.&M.

ZONING:

AE-20 (Exclusive Agricultural, 20 ac. minimum parcel size).

WATER:

The property is in Westlands Water District but receives no entitlement. Functioning lateral and distribution center meter is located on the SWC of the property. No ag or domestic wells. The Bureau of Reclamation determined the land to be drainage impaired in 1990, however, per the Seller, there is the possibility of having a majority of the property reconsidered for irrigation with a set aside of the remainder. M & I water available to property, as per Seller. Buyer to verify.

SOILS:

Tranquillity clay, saline-sodic wet, 0-1% slopes
Ciervo clay, saline-sodic, wet, 0-1% slopes

**BUILDINGS/
IMPROVEMENTS:**

Electricity is available at the property.

PRICE/TERMS:

\$840,000 All cash.

ASSESSOR'S PARCEL MAP

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

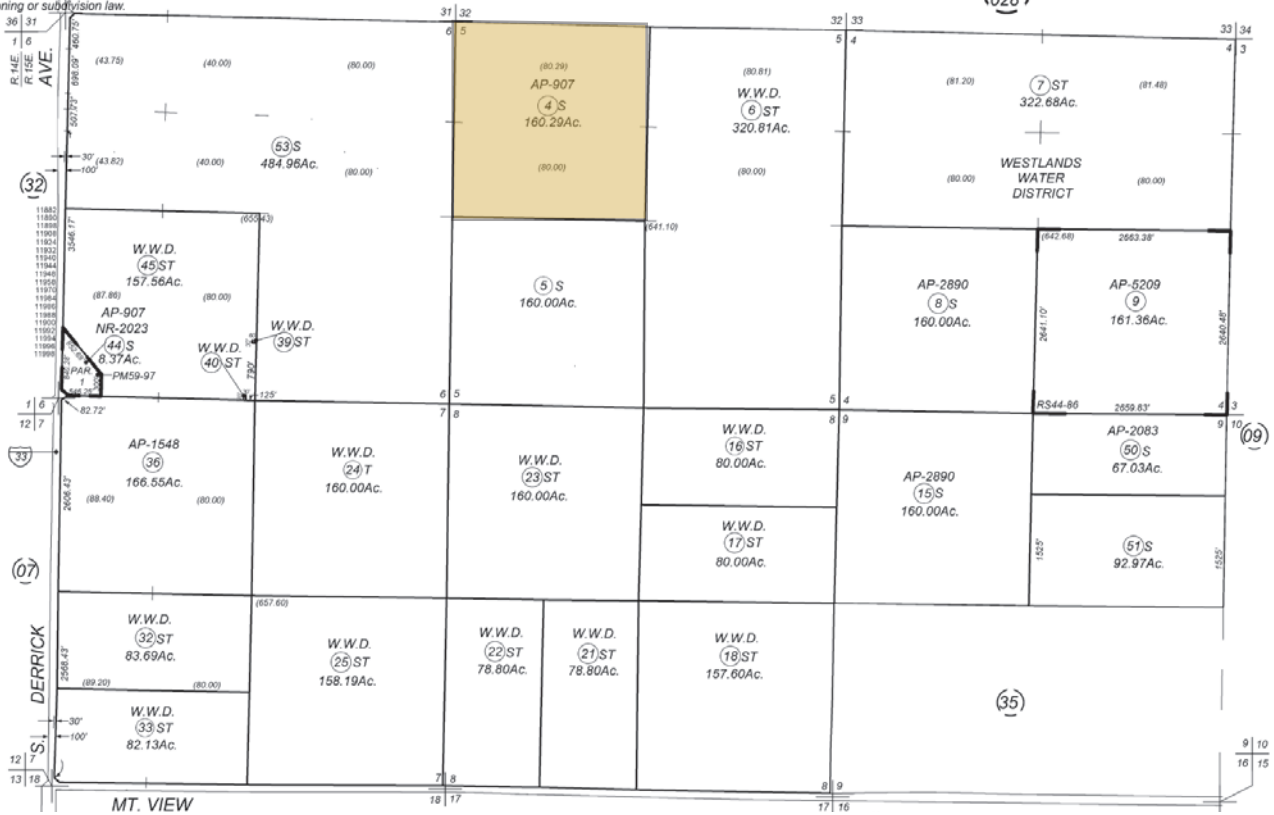
SEC.'S 4,5,6,7,8, & POR. SEC. 9, T.16S., R.15E., M.D.B.& M.

Tax Rate Area
111-005

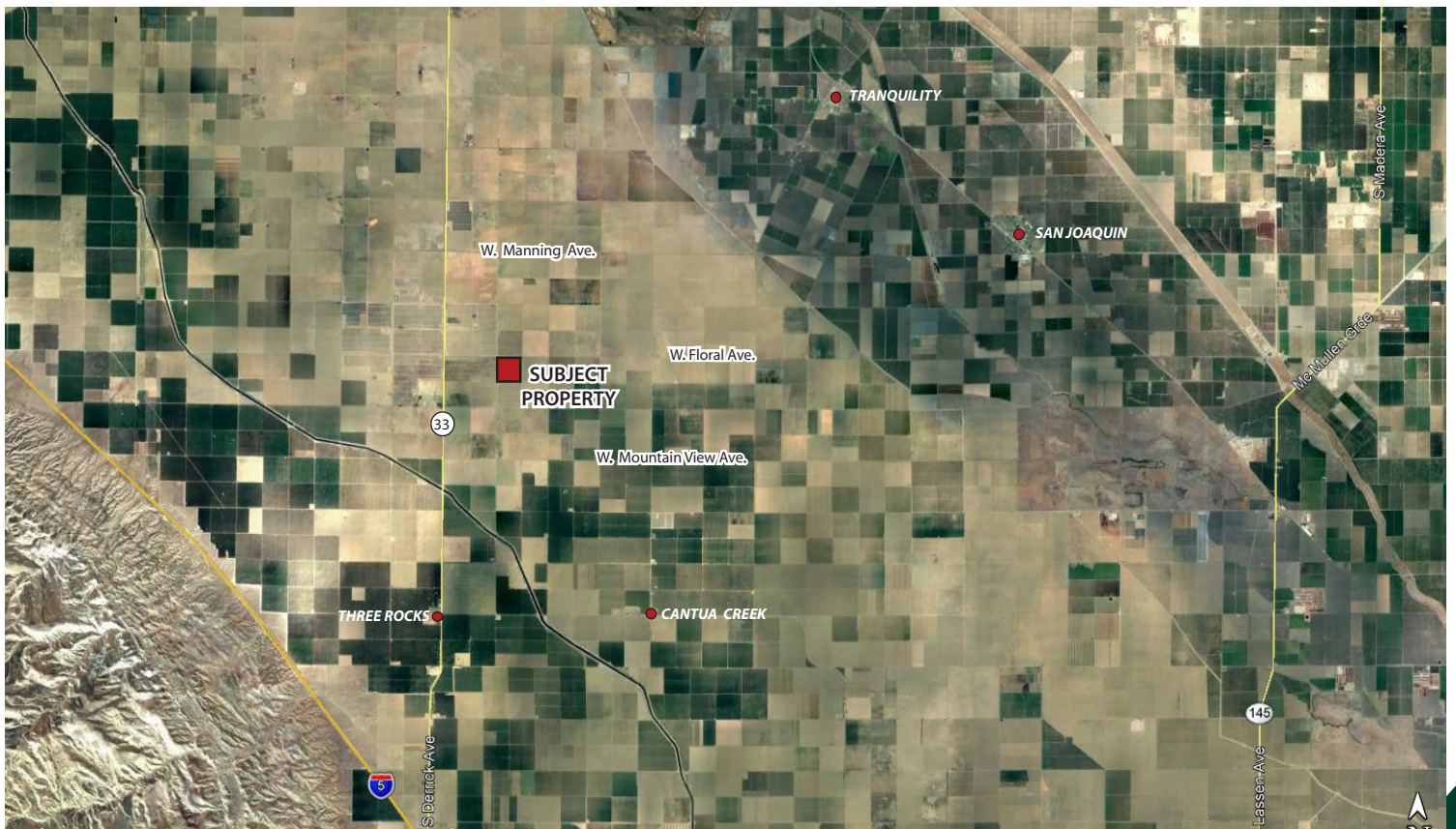
038-08

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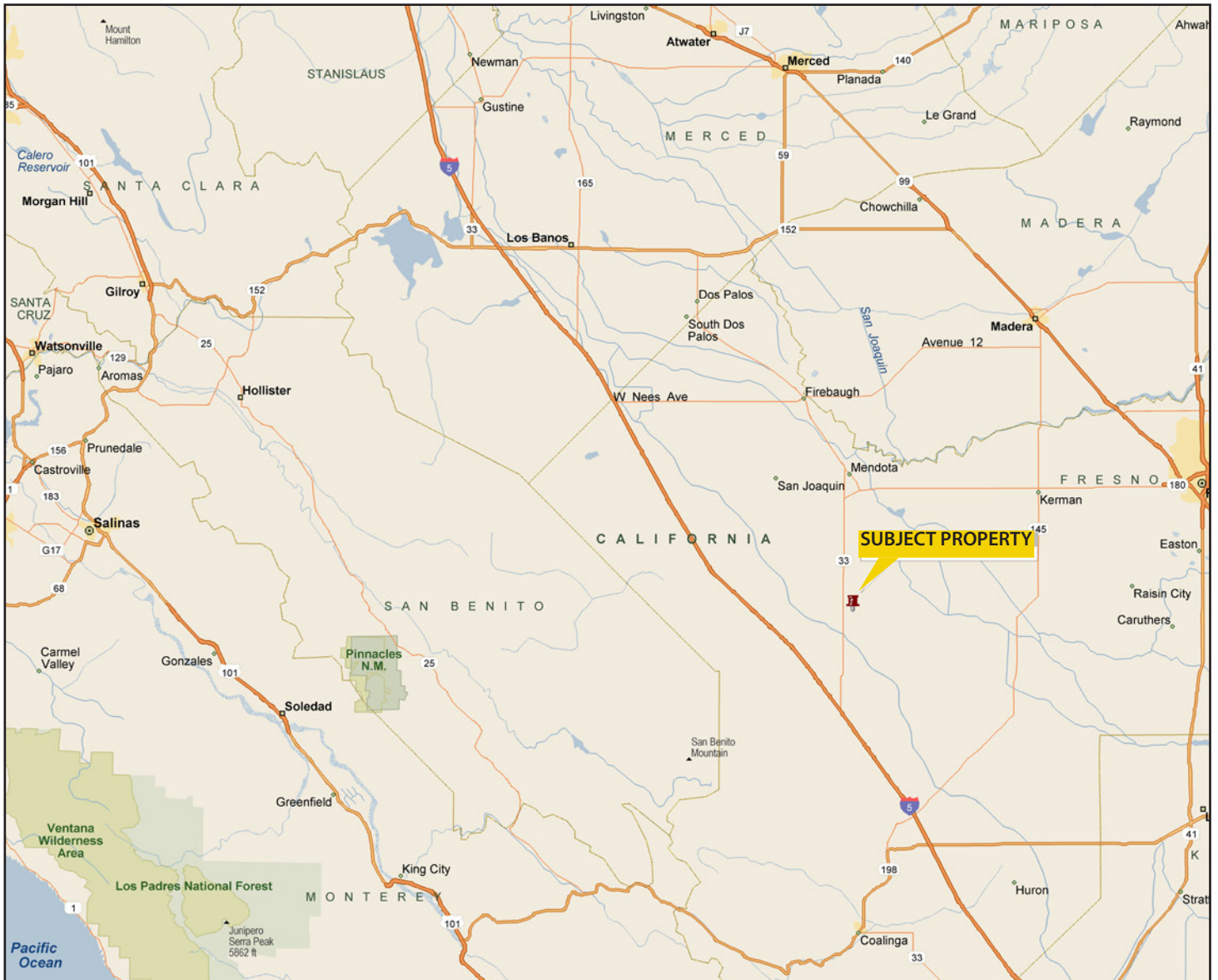
1" = 1200'



AERIAL MAP



LOCATION MAP



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

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