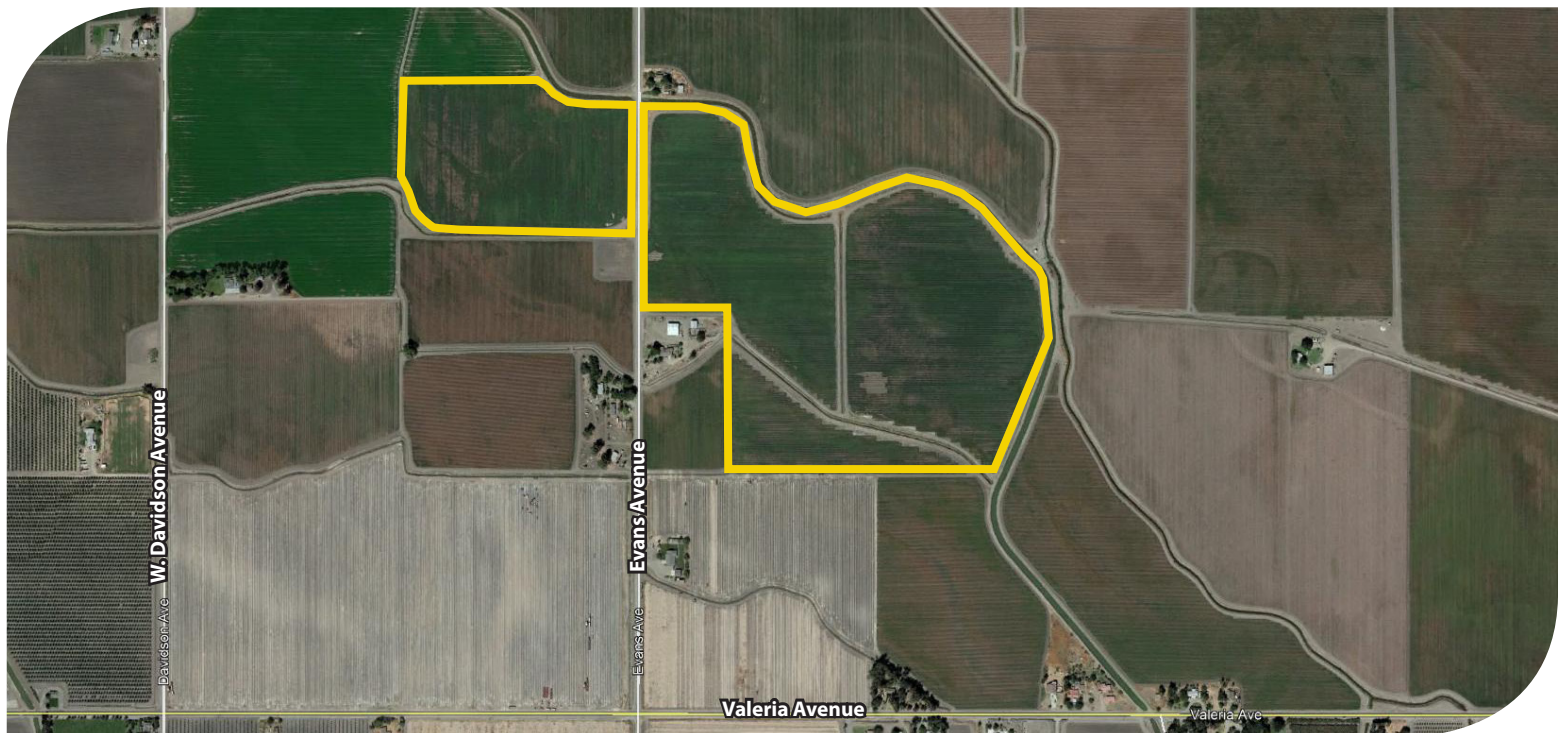


FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Dos Palos C.C.I.D. Open



94.85± Acres
Fresno County, California

- C.C.I.D. Water
- Drip Station with Filters

Exclusively Presented By:
Pearson Realty



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Dos Palos C.C.I.D. Open

94.85± Assessed Acres

\$1,849,575
(\$19,500 per acre)

LOCATION:

The east and west sides of Evans Avenue. Approximately 1/2 mile north of Valeria Avenue. 2 1/4± miles east of the City of Dos Palos.

LEGAL:

94.85± acres located in a portion of Section 8, T11S, R13E, M.D.B.&M.
Fresno County APN's: 001-190-11s & 12s and 001-180-06s.

ZONING:

AE-20 (Agricultural Exclusive, 20 acres minimum parcel size). The property is not subject to the Williamson Act.

PLANTINGS:

The property has historically been farmed to wheat, cotton and processing tomatoes.

WATER:

C.C.I.D. water.
No wells.
Drip station with filters powered by a diesel pump.
One field has drip tape.

SOILS:

Armona loam, partially drained, 0-1% slopes.
Dos Palos clay, drained, 0-1% slopes.

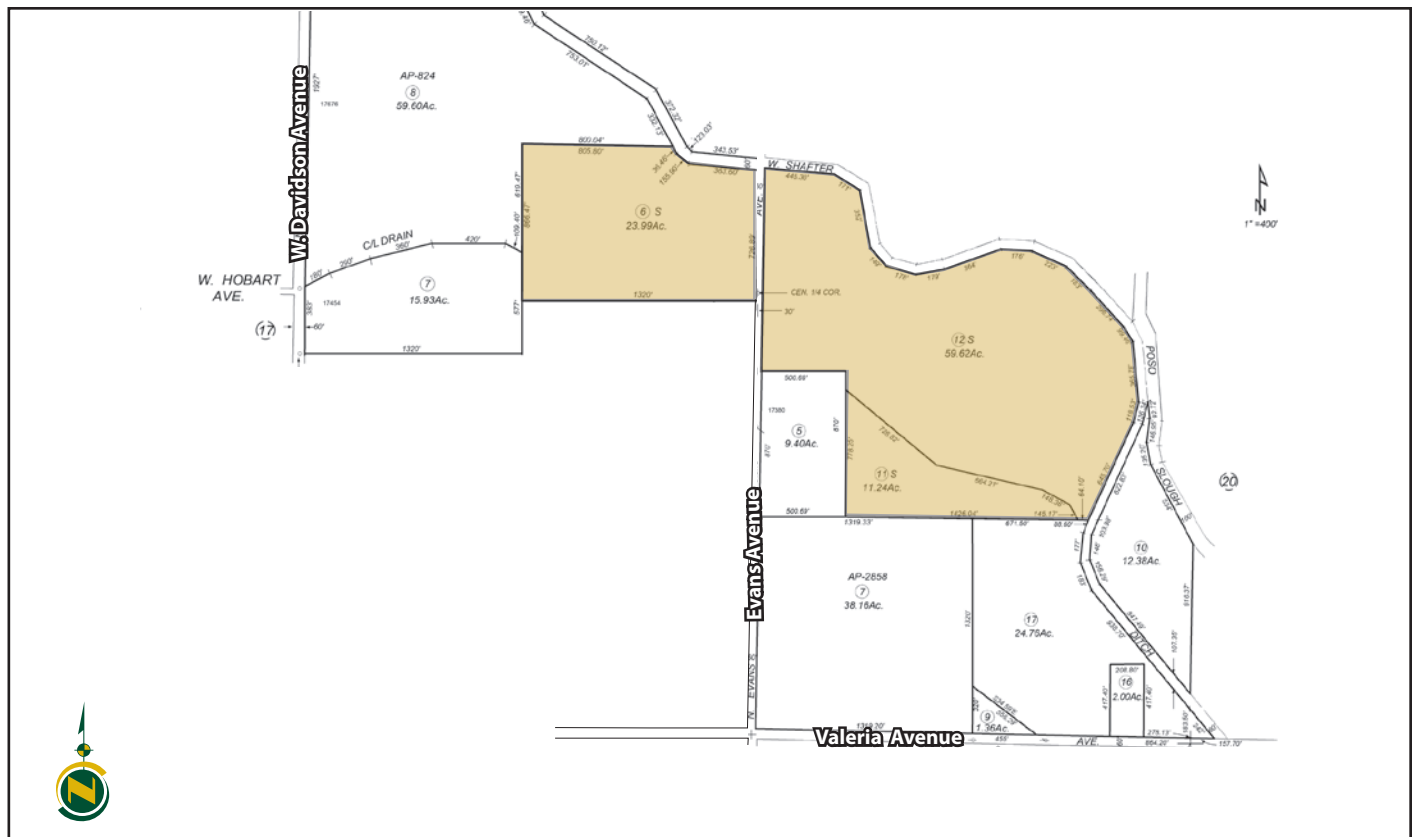
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,849,575 All cash at the close of escrow. There are no mineral rights included in a sale.

ASSESSOR'S PARCEL MAP

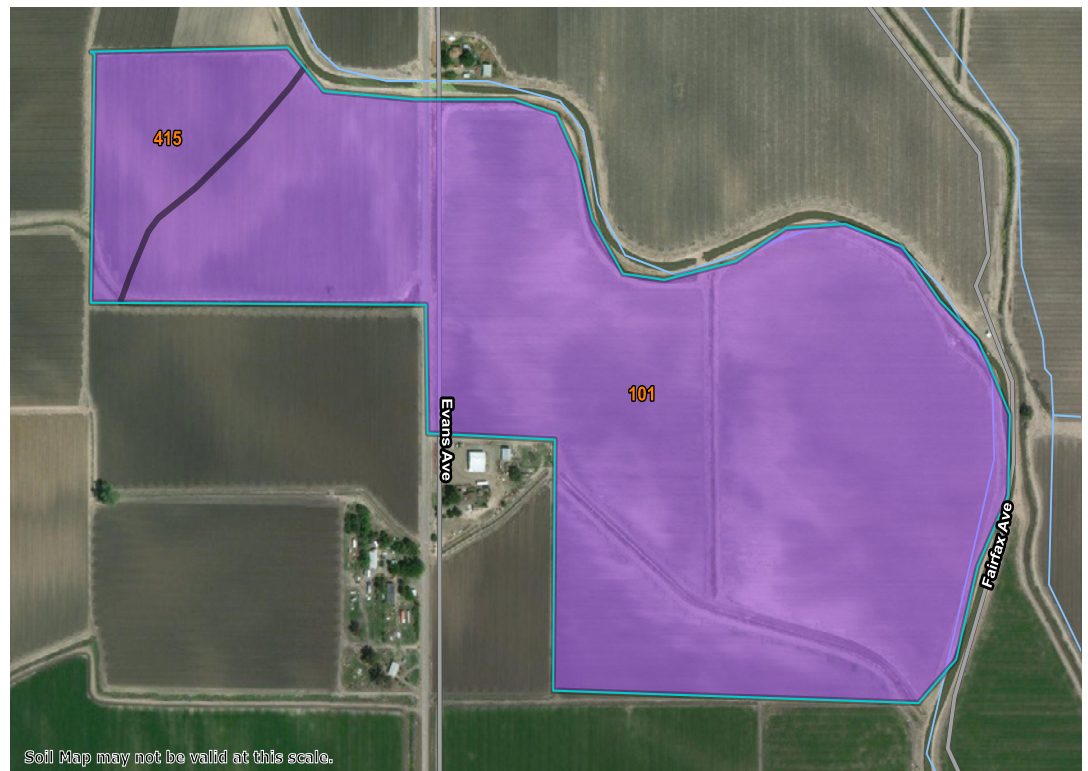


SOILS MAP

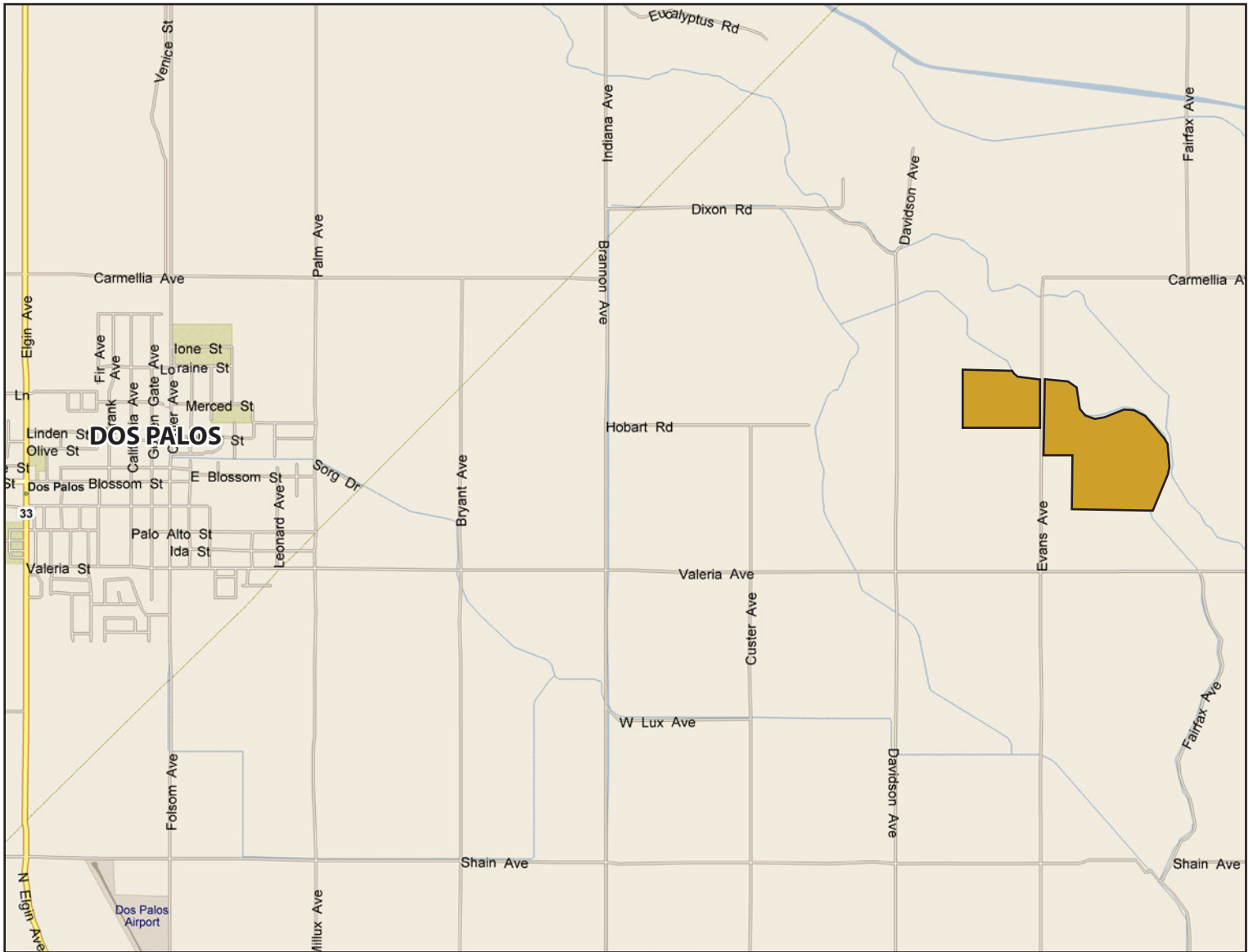
SOILS LEGEND

**101 = Armona loam,
partially drained,
0-1% slopes
Grade 3**

**415 = Dos Palos clay,
drained, 0-1% slopes
Grade 3**



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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