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# Rural Clovis Home & Fig Orchard



**11.11± Acres  
Fresno County, California**

- Well maintained 2,255± SF home
- Mature Calimyrna figs

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CA DRE #00020875



# Rural Clovis Home & Fig Orchard

**11.11± Acres**

**\$650,000**

**LOCATION:**

12362 Tollhouse Rd. , Clovis, CA 93619

**DESCRIPTION:**

This property consists of 11.11± acres planted to mature Calimyrna figs. It has a very functional and comfortable 3 bedroom, 2 bath home with a large covered wrap around porch, a detached 2-car garage and an adjacent carport. The 2255± sq. ft. home was built in 1998 and is in very good condition.

**LEGAL:**

Fresno County APN: 150-070-79s. Located in a portion of Section 22, T12S, R22E, M.D.B.&M.

**ZONING:**

AE-40. The property is not enrolled in the Ag Preserve.

**PLANTINGS:**

Mature Calimyrna figs.

**WATER:**

There is a domestic pump and well that services the house. The orchard has never been irrigated other than from rainfall.

**SOILS:**

Academy loam, Foster loam moderately deep, Fallbrook sandy loam.

**BUILDINGS/  
IMPROVEMENTS:**

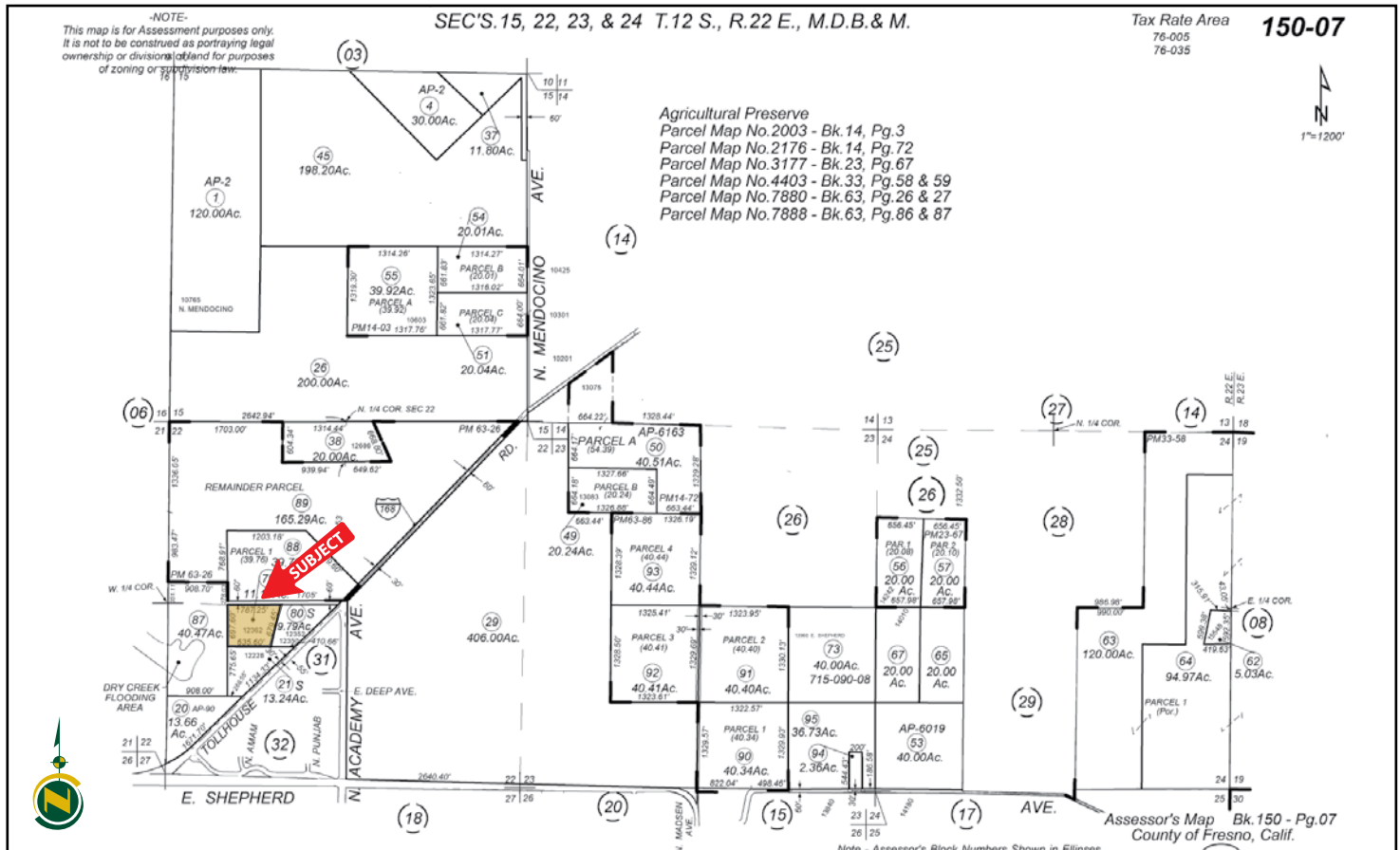
Home with a detached garage and adjacent carport

**PRICE/TERMS:**

\$650,000 cash at close of escrow. The property is being shown by appointment only. Please do not disturb the occupants. Call listing broker for a viewing appointment. Buyers should have a pre-approval letter from their lender prior to viewing the property.



# ASSESSOR'S PARCEL MAP

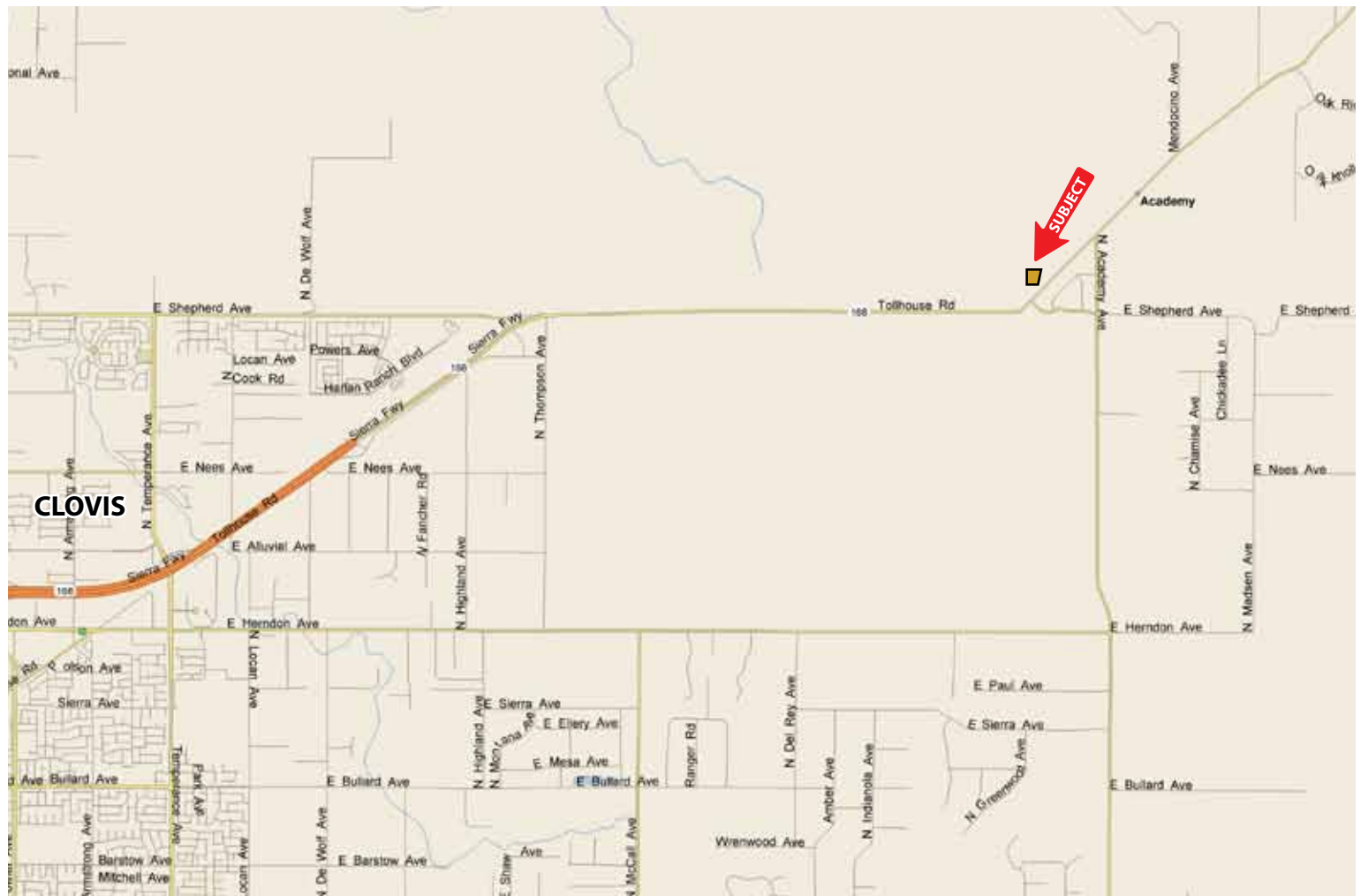


## PROPERTY PHOTOS





# 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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