

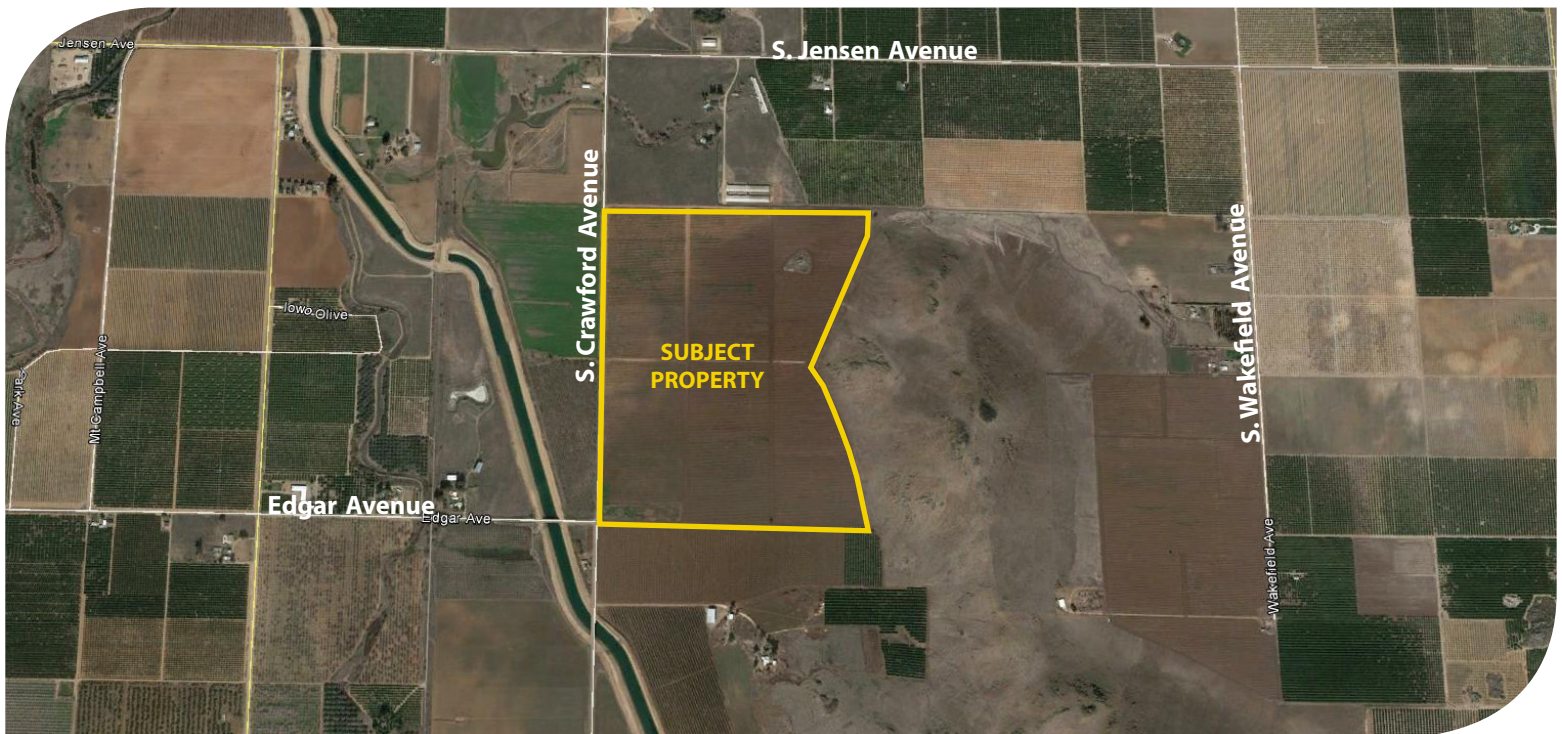


**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Crawford Avenue Open



122.55± Acres
Fresno County, California

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Crawford Avenue Open

122.55± Acres

\$1,225,500
(\$10,000/acre)

LOCATION:

The property is on the east side of S. Crawford Avenue, approximately 1/4 mile south of E. Jensen Avenue, Reedley, CA 93654.

DESCRIPTION:

Presently open land.

LEGAL:

Fresno County APN: 185-430-21 and 185-180-03. Located in portions of Sections 21 & 28, T14S, R24E, M.D.B.&M. The property is located within the Ag Preserve of the Williamson Act.

ZONING:

Zoning is AE-40.

WATER:

Orange Cove Irrigation District. There is an underground PVC water distribution system in place.

NOTE:

The following items have been removed from ranch property and are being stored. They are to be part of the items included in the sale of subject property.

1. Diesel motor power plant
2. Booster pump
3. Filters for water
4. Fuel tank

SOILS:

Porterville clay - 79±%;
Cometa loam - 14.5±%
San Joaquin loam - 5±%
Tivy Valley rocky loam - 1.5±%

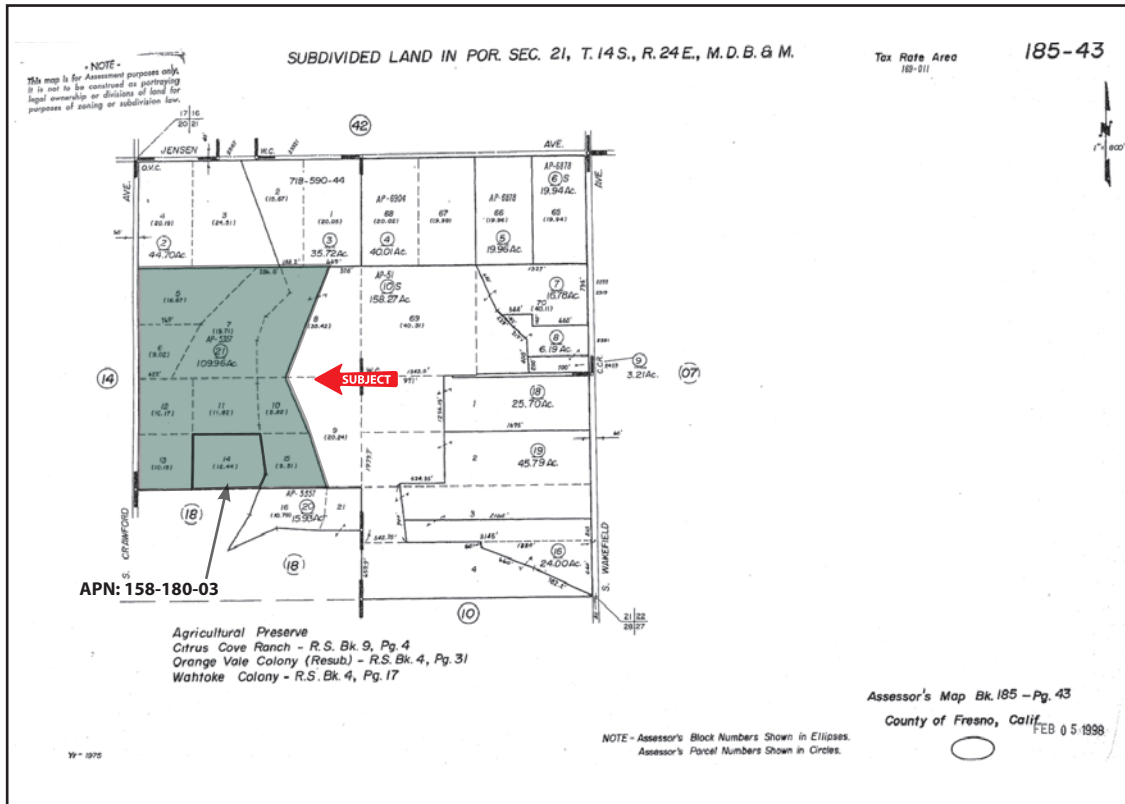
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,225,500 cash or terms acceptable to Seller. Property is being sold in it's "as is", "where is" condition.

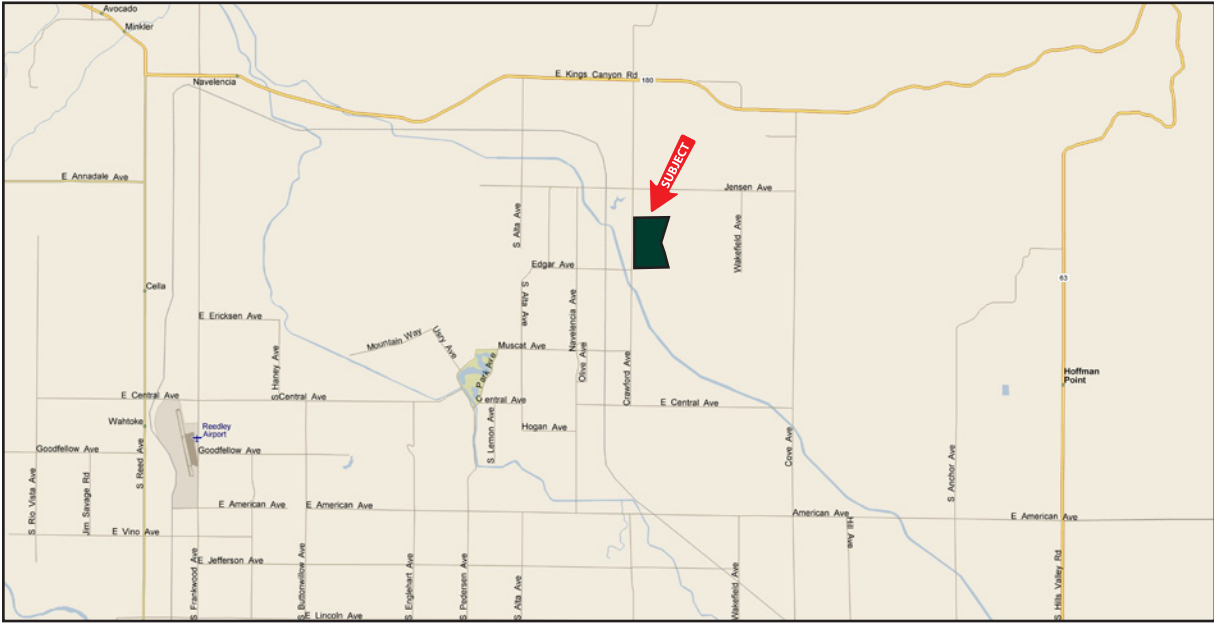
ASSESSOR'S PARCEL MAP



SUBJECT PROPERTY



LOCATION MAP



REGIONAL MAP



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7480 N. Palm Ave, Ste 101
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3447 S. Demaree Street
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Bakersfield, CA 93301
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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.

