



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Bull Run Lane Ranch



**504.40± Acres
Fresno County, California**

**Exclusively Presented By:
Pearson Realty**

- Livestock grazing land
- Future potential for solar farm, rural residential or mitigation land.



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Bull Run Lane Ranch

504.40± Acres

\$2,600,000

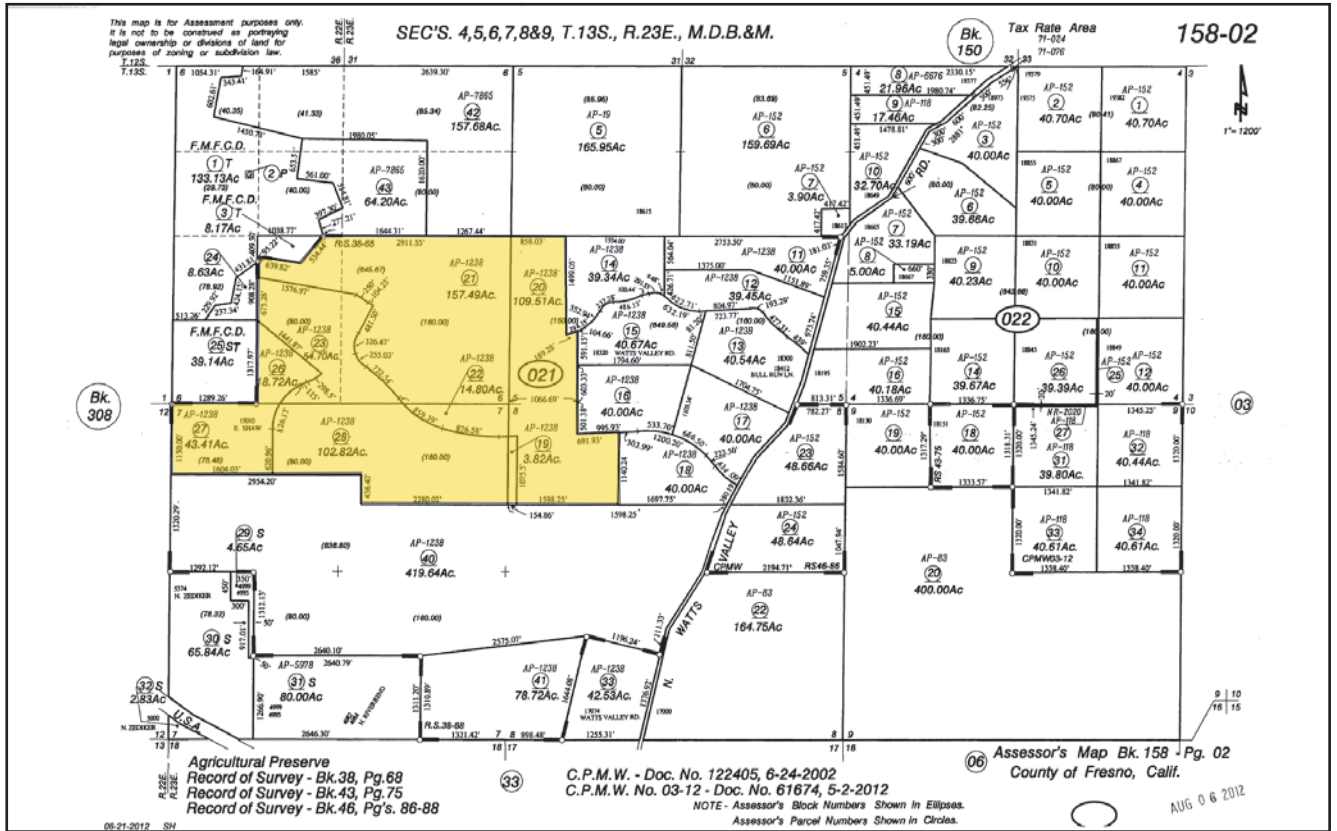
Parcel A, 182.0 Acs. \$910,000

Parcel B, 196.6 Acs. \$980,000

Parcel C, 125.6 Acs. \$710,000

LOCATION:	504.4± acres west of Watts Valley Road, northeast of the Friant Kern Canal.
LEGAL:	Portions of Sections 5, 6, 7 & 8, T13S, R23E, M.D.B.& M. Fresno County APN: 158-021-19, 20, 21, 22, 23, 26, 27 & 28
ZONING:	AE-20 and 40. A portion of the property is in the Ag Preserve (Williamson Act).
PLANTINGS:	Non-native grass.
CURRENT USE:	Livestock grazing.
FUTURE USE:	Solar farm, rural residential development, mitigation and/or conservation bank.
WATER:	Seasonal creek. Neighboring properties hold easements for wells on parcels 20 and 21.
SOILS:	Predominately Cibo, extremely rocky clay, 3 to 30% slopes; Academy loam with 3 to 9% slopes; Foster loam, moderately deep; Foster loam, moderately deep saline-alkali; Porterville clay 0 to 3% slopes; Tivy very rocky loam 3 to 30% slopes; Sesame sandy loam 3 to 9% slopes. Soils map available on request.
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$2,600,000, cash. Property is being sold in its "As Is", "Where Is" condition. Parcels may be sold separately or together.

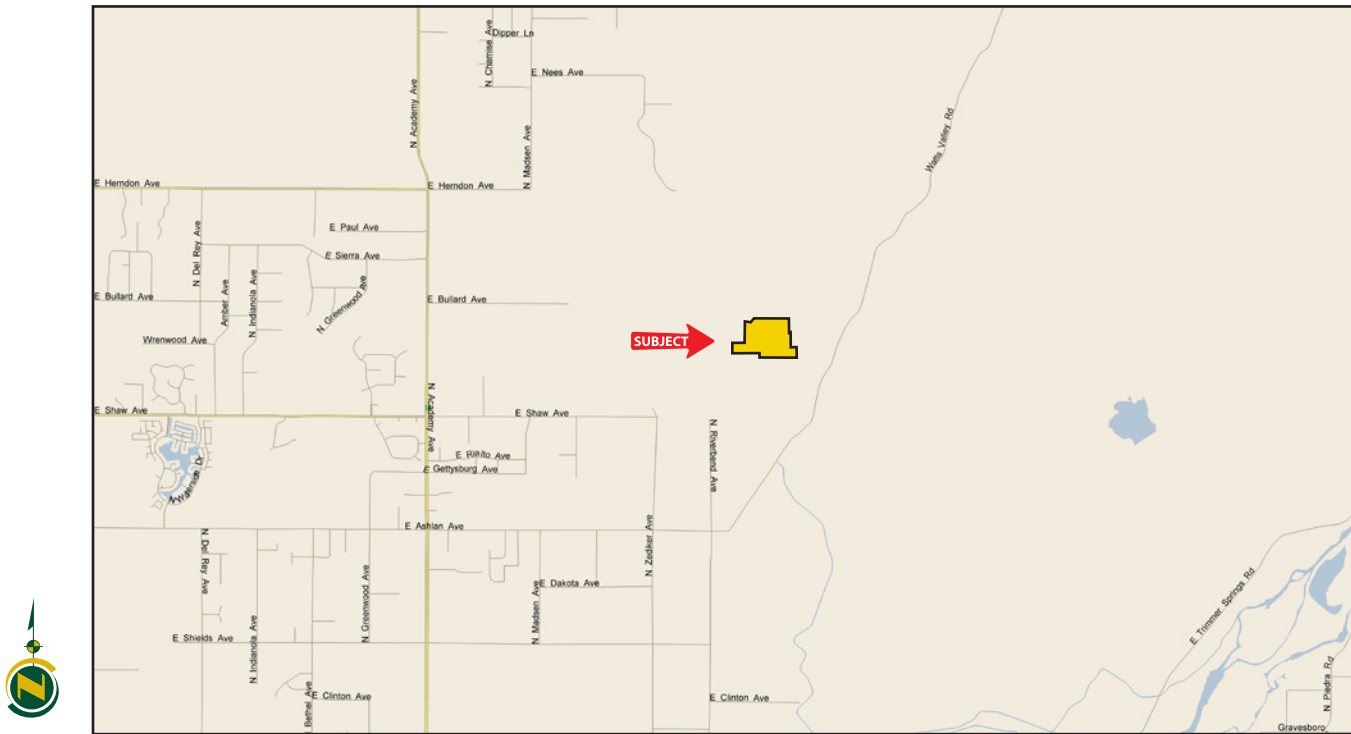
ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

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.



