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**FOR SALE**

# Fairfax Open Land



**635.16± Acres**  
**Fresno County, California**

- Large open parcel
- Suitable for permanent plantings
- Panoche Water District

**Exclusively Presented By:**  
**Pearson Realty**



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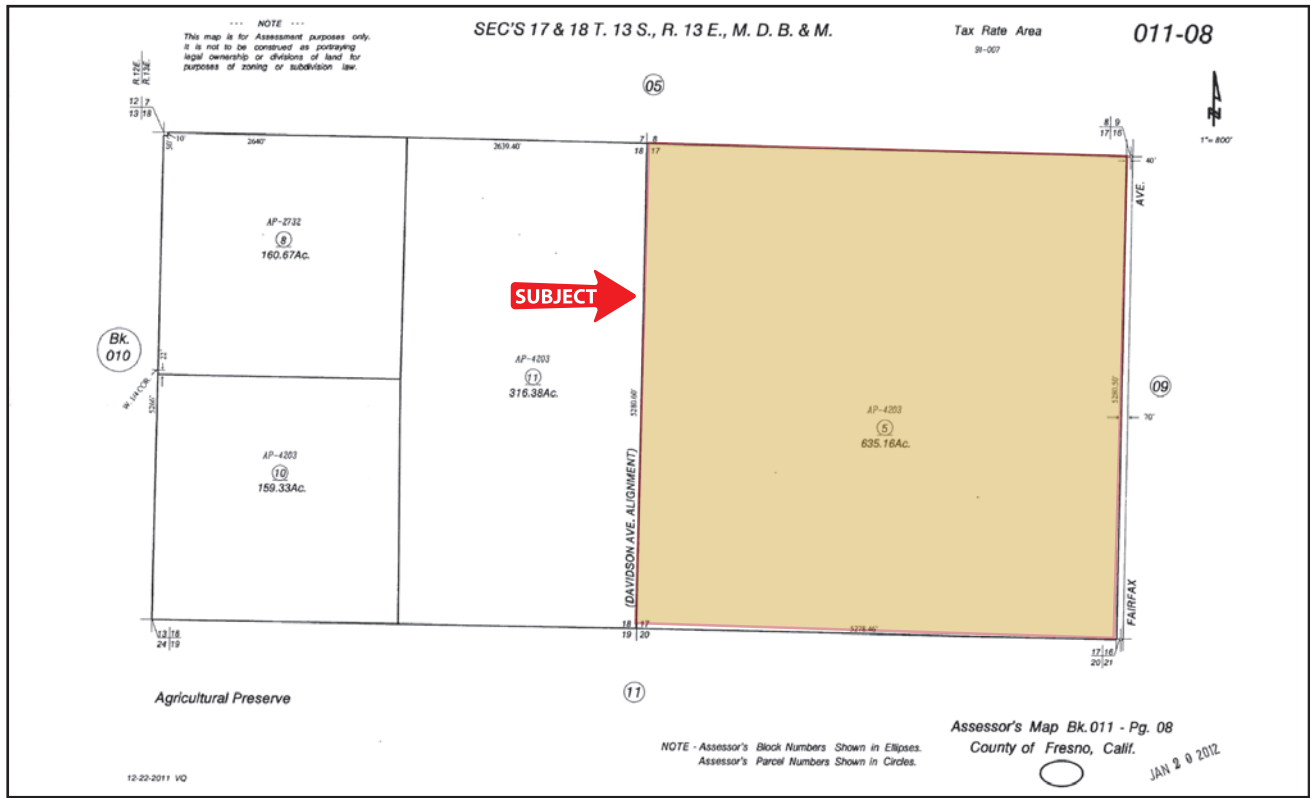
# Fairfax Open Land

**635.16± Assessed Acres**

**\$5,470,000**

<b>LOCATION:</b>	Property is located on the west side of Fairfax Avenue, approximately 1 mile north of Shields Avenue and approximately 8 miles east of I-5.
<b>DESCRIPTION:</b>	635.16± assessed acres of open farm land.
<b>LEGAL:</b>	Fresno County APN: 011-080-05 located in Section 17, T13S, R13E, M.D.B.&M.
<b>ZONING:</b>	AE-20 (Zoned agricultural with 20 acre minimum parcel size). Subject property is enrolled in the Williamson Act Land Preserve.
<b>PLANTINGS:</b>	The property has historically been farmed to cotton, tomatoes, wheat and safflower.
<b>WATER:</b>	The property is located within the Panoche Water District.
<b>SOILS:</b>	Tranquility clay
<b>BUILDINGS/ IMPROVEMENTS:</b>	None
<b>PRICE/TERMS:</b>	\$5,470,000 cash to Seller at close of escrow. Buyer to cooperate with Seller in a 1031 exchange at no cost to Buyer.

# ASSESSOR'S PARCEL MAP



# PROPERTY PHOTO



# LOCATION MAP



# REGIONAL MAP



## Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101  
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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.

