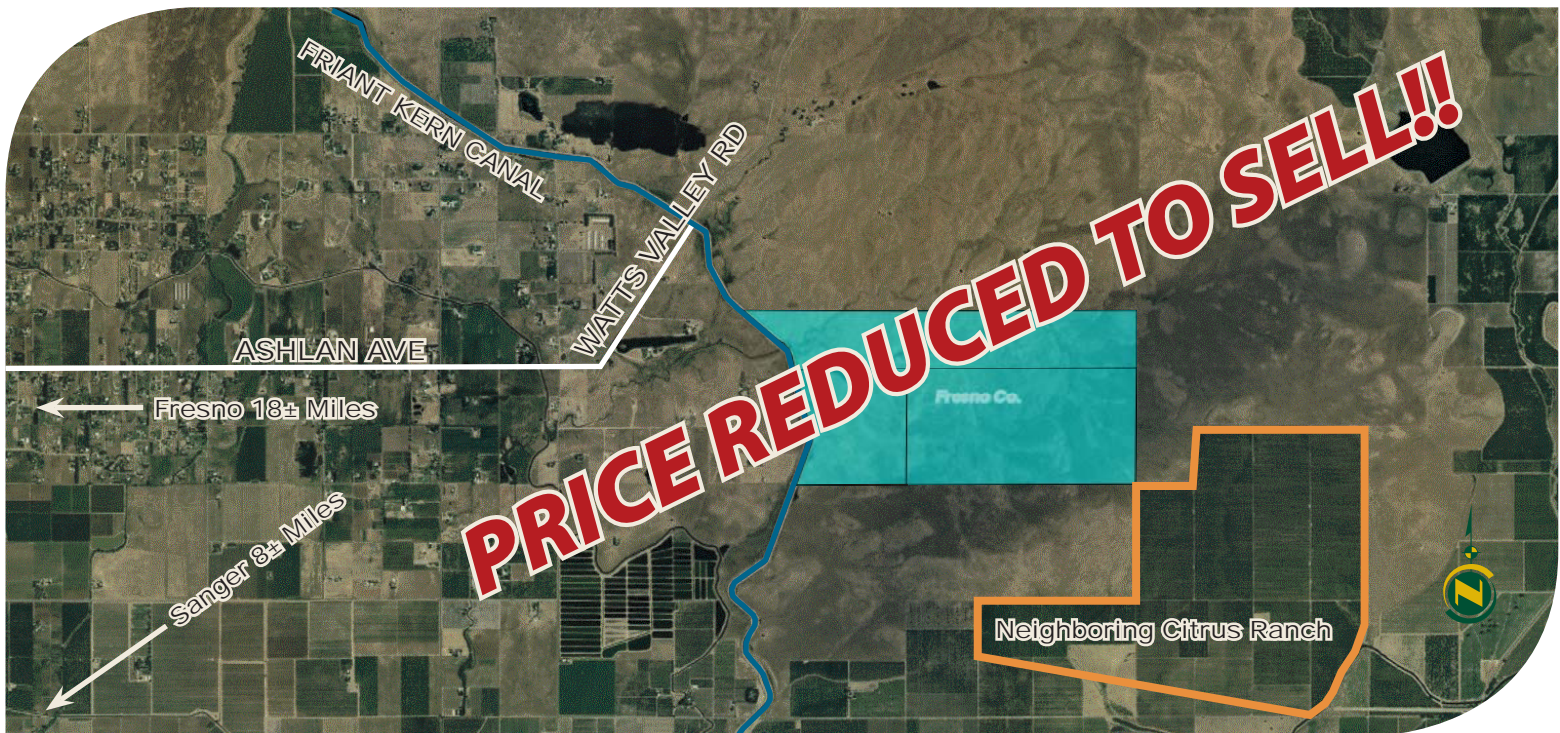




**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Fresno County Open Land



698.02± Acres Fresno County, California

- Large Block
- Currently Fenced for Grazing
- Beautiful Views for Possible Home Sites
- Motivated Sellers with Option to Carry
- Possibility of some Permanent Plantings

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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Fresno County Open Land

698.02± Acres

New Price
\$1,995,000

~~Was \$2,400,000~~

DESCRIPTION:

This open land opportunity with ag land potential is located just east of the Friant Kern Canal in eastern Fresno County. A majority of this ranch is flat to gentle slopes which could be adaptable to permanent plantings. Neighboring properties are planted to citrus. This opportunity is priced in a range that will allow the buyer to potentially develop the water for future plantings. This land also has many beautiful views which could be developed to home sites. The property is fenced and has been used for grazing.

LOCATION:

The property is located just east of the Friant Kern Canal about one mile south of Watts Valley Road. The ranch is approximately one mile east of the intersection of East Ashlan Avenue and Watts Valley Road. The property does have a easement for ingress and egress that has not been fully developed yet.

LEGAL:

Fresno County parcels 158-061-19, 24, 25 and 158-330-49. They are located in portions of Section 16, 17, 20 and 21, Township 13S, Range 23E, MDB&M.

WATER:

Two seasonal springs on property. The sellers have had studies done that show the possibility of developing wells on the property.

SOILS:

There are over 20 soil types on this property. Soil maps are available from the listing agent.

BUILDINGS:

None.

ZONING:

The property is zoned AL-40 and is under the Williamson Act Contract.

PRICE & TERMS:

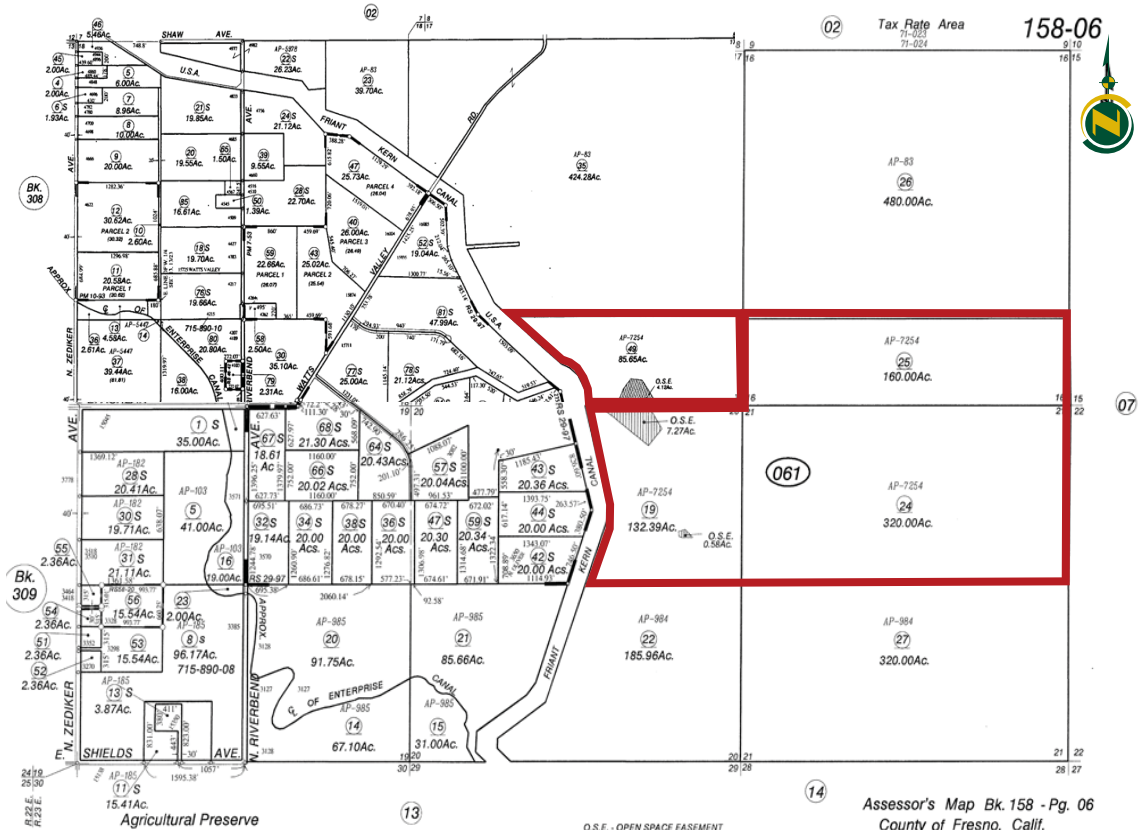
Was \$2,400,000 reduced to sell at **\$1,995,000** cash or terms acceptable to the seller. Motivated sellers with option to carry.

NOTE:

Sellers may also consider a long term lease at \$130,000 per year.



ASSESSOR'S PARCEL MAPS



PHOTOS



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 159
Bakersfield, CA 93301
661.334.2777



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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.

