

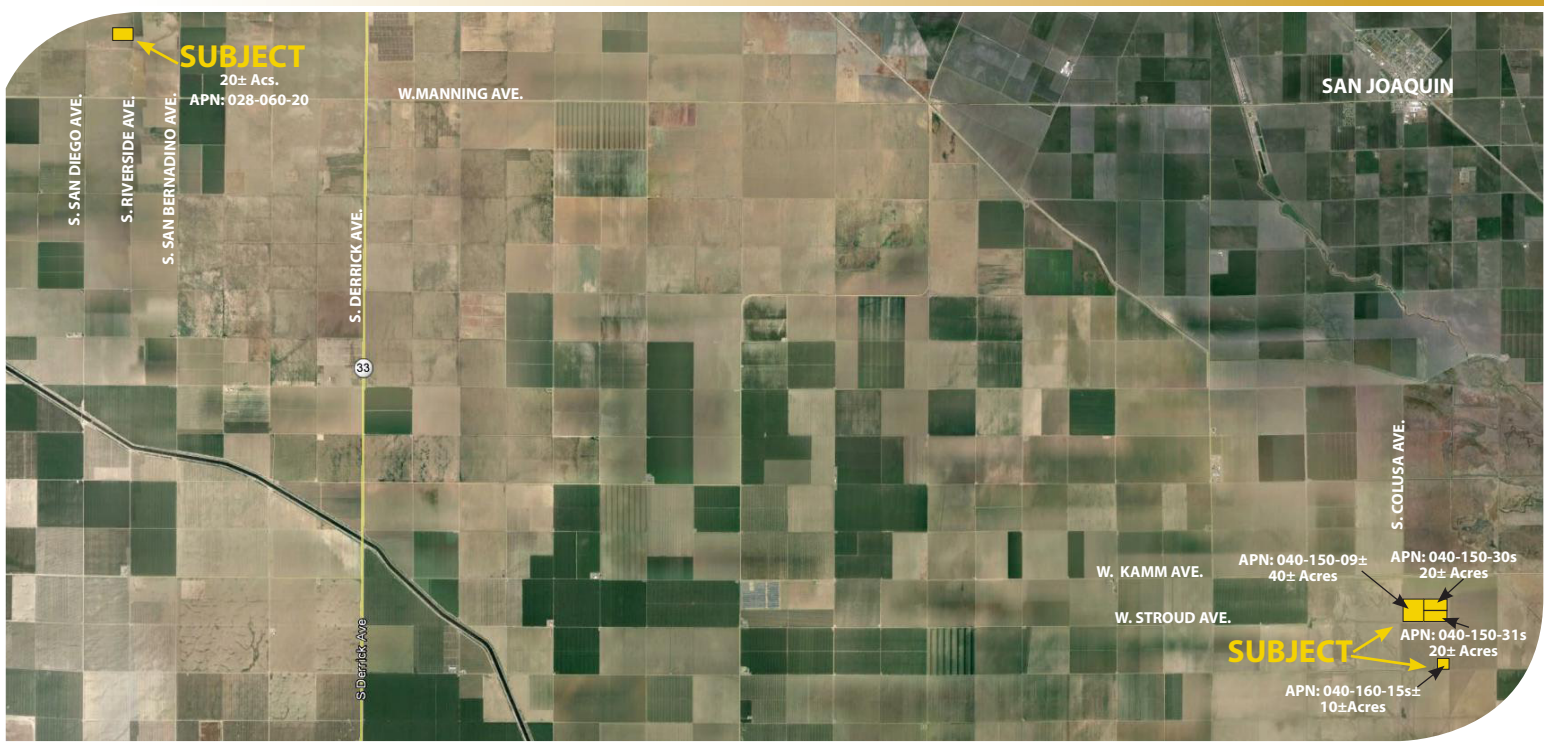


**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# **FOR SALE**

# **W4 Ranches**



**110± Acres**  
**Fresno County, California**

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



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# W4 Ranches

**110± Acres**

**\$649,000**

**LOCATION:**

The property consists of five parcels totaling 110± acres of open ground. Four of the properties totaling 90± acres are located southeast of Kamm Avenue and Colusa Avenue, approximately 5 miles west of Helm. The remaining parcel consisting of 20± acres is located on Riverside Avenue, 1/2 mile north of Manning Avenue, approximately 2 1/2 miles west of Highway 33.

**DESCRIPTION:**

All five parcels are open ground located in Fresno County.

**LEGAL:**

Fresno County APN's:  
028-060-20            20± acres  
040-150-09           40± acres  
040-150-30s         20± acres  
040-150-31s         20± acres  
040-160-15s         10± acres  
110± acres total

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The properties are not in the Williamson Act.

**WATER:**

Westlands Water District.

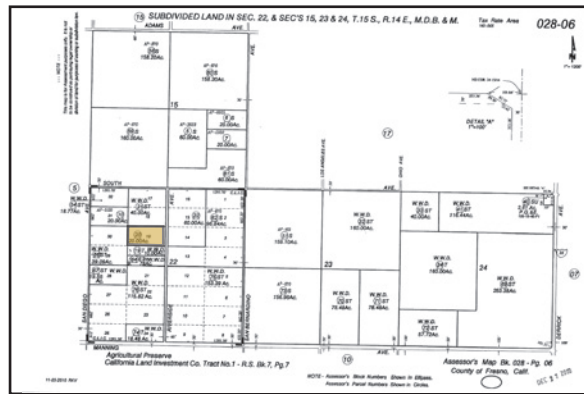
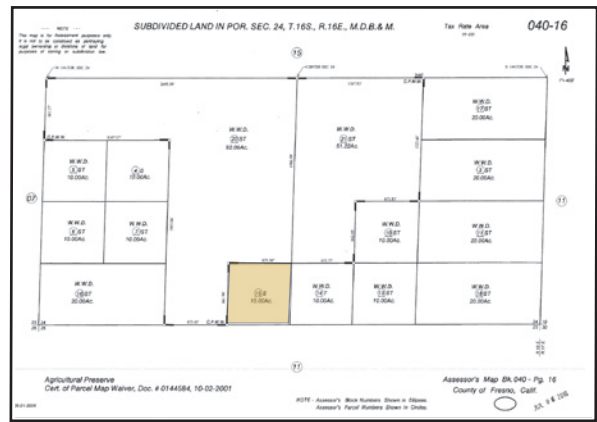
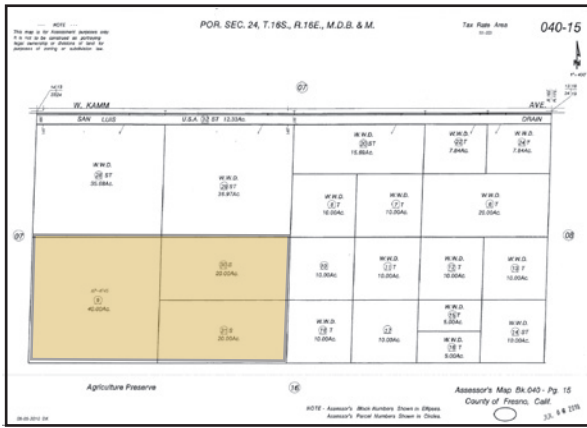
**BUILDINGS/  
IMPROVEMENTS:**

None.

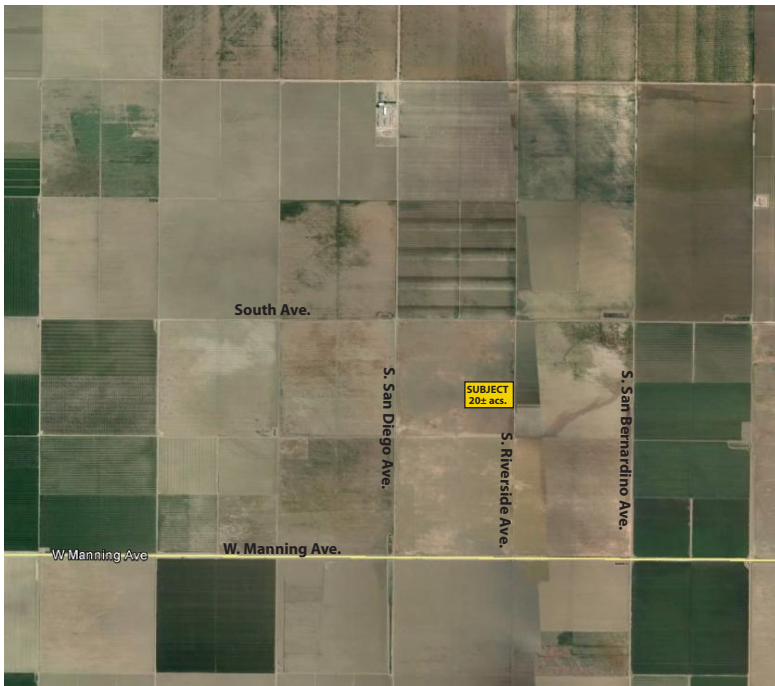
**PRICE/TERMS:**

\$649,000 cash to Seller at close of escrow.

# ASSESSOR'S PARCEL MAPS



# AERIAL MAPS



# LOCATION MAP



# REGIONAL 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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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.

