



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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FOR SALE

Reedley Area Home and Open Ground



19.53± Acres
Fresno County, California

- Open Land Ready to Develop
- District and Well Water
- Country Home and Views

Exclusively Presented By:
Pearson Realty



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CA BRE #00020875



Reedley Area Home and Open Land

19.53± Acres

\$417,000

DESCRIPTION:

This Reedley area opportunity consists of a home, barn, a hill, and open land. The seller has removed the older citrus grove so the buyers could plant newer citrus varieties or other permanent plantings. This offering is perfect for country living nestled in the lower foothills below the Sierra Nevada range. Highway 180 and the mountains are a short distance from the property. This property also has a hill that could possibly be a future home site with beautiful views of the mountains and valley. The property already has a nice home along with 3 pumps and wells.

LOCATION:

The property is located northeast of Reedley with close access to Highway 180. The street address is 3380 Cove Avenue, Reedley, CA 93654. It is located on the east side of Cove Avenue between East Central Avenue and East North Avenue.

LEGAL:

Fresno County APN 185-250-33, 19.53± acres and is located in a portion of Section 27, Township 14S., Range 24E., M.D.B.& M.

PLANTINGS:

Open land, previously planted to citrus.

SOILS:

Chino loam, Hanford sandy loam, Benches Ramona loam, San Joaquin loam, 0 to 3% slopes, Visalia sandy loam, 0 to 3% slopes, Vista very rocky coarse sandy loam 3 to 30% slopes.

WATER:

One working 5HP ag pump and well, one 3HP ag pump and one 1HP domestic pump and well. Orange Cove Irrigation District with outlet, *Horse power of pumps to be verified by the buyer along with other conditions.

ZONING:

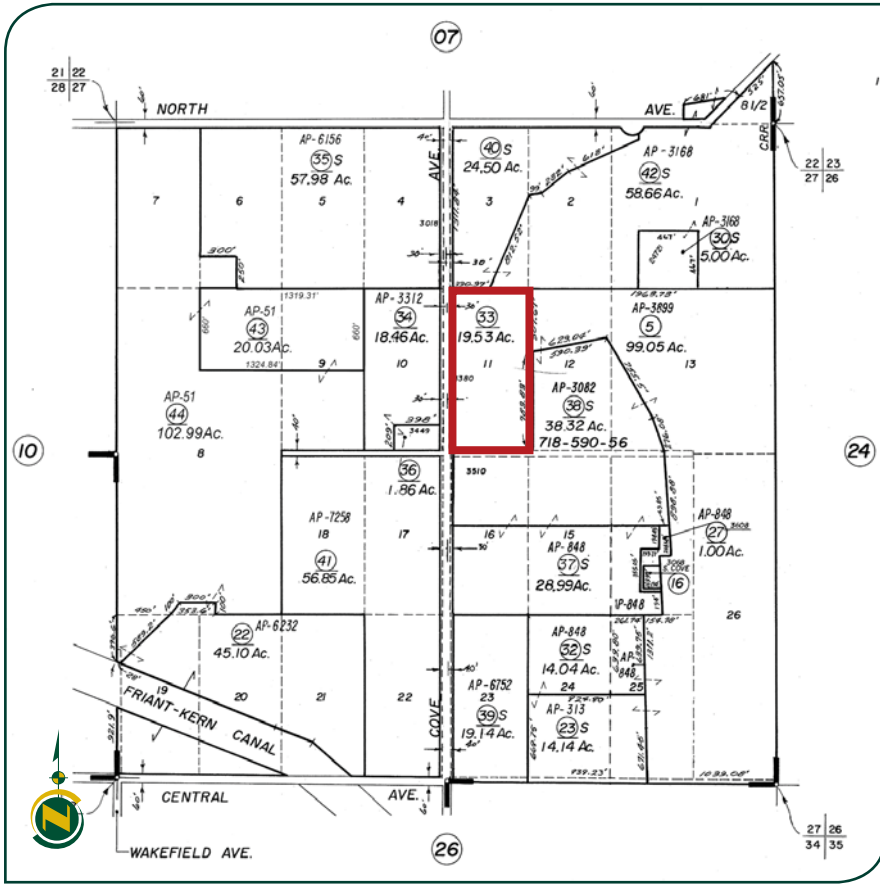
AE-20 Agriculture Exclusive, the property is not under the Williamson Act contract.

RESIDENCE:

The attractive 1230± sq.ft. older home is in good condition and well maintained. The home has recently had new wiring and electric box installed. It consists of two bedrooms, living room, dining room and one bathroom. This home also has a newer laundry room that also has a shower and bedroom. There is also an older barn and storage.

PRICE & TERMS:

\$417,000.



Open Land and Well

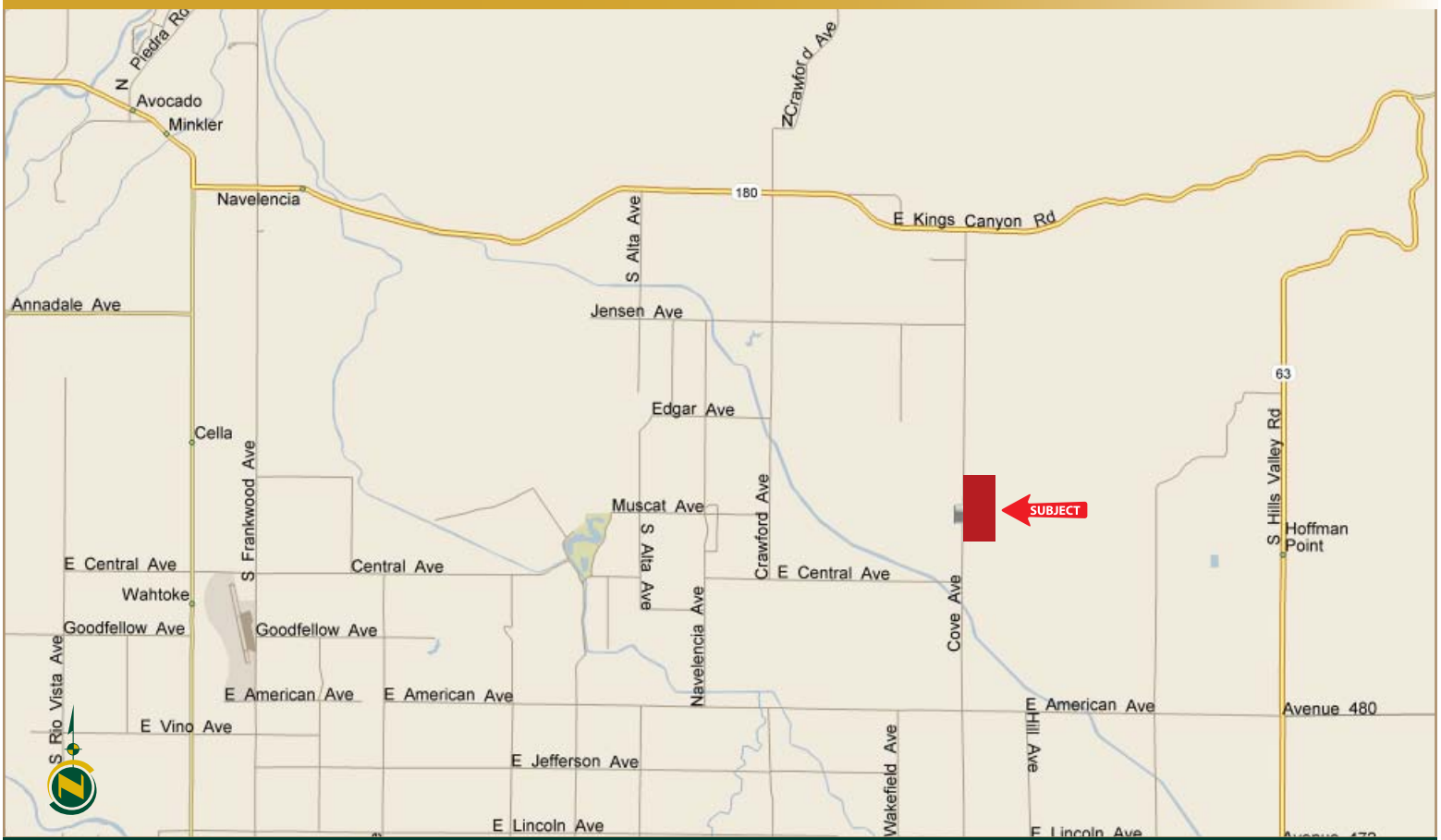


Home and Hill for Possible Home Site



Open Land Ready to Plant

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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