



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Sanger Home



27.00± Acres
Fresno County, California

- 2,609± sq. ft. home with pool
- 80'± x 100'± pole barn

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Sanger Home

27.00± Acres

\$995,000

LOCATION:

4262 N. Riverbend Avenue, Sanger, CA 93657. The ranch is located on the east side of Riverbend Avenue and 1/4 mile north of Ashlan Avenue.

LEGAL:

Fresno County APN's: 158-330-58 and 59. Located in a portion of Section 18, T13S, R23E, M.D.B.&M. The property is located within the Williamson Act.

ZONING:

AE-20 (Agricultural exclusive, 20 acre minimum parcel size).

WATER:

Pump and well information is available upon request.

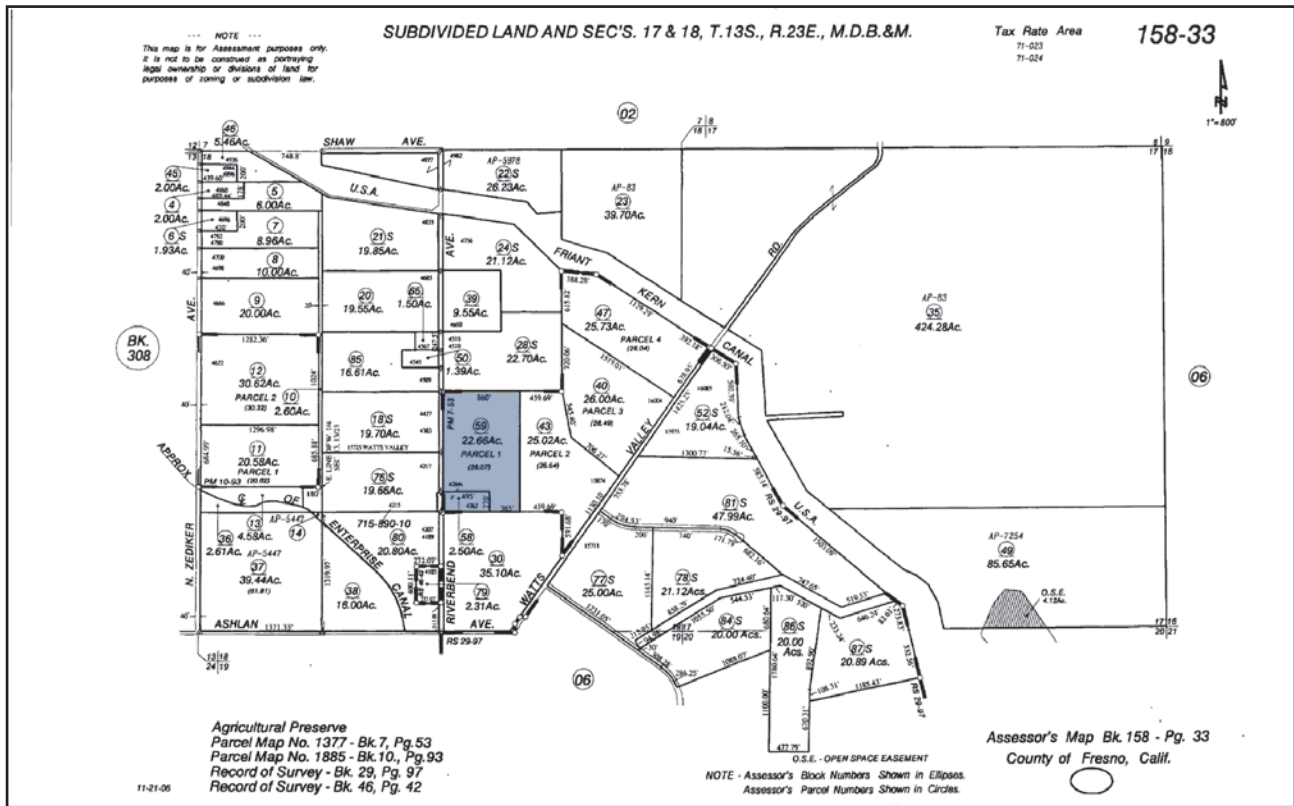
**BUILDINGS/
IMPROVEMENTS:**

There is a 2,609± sq. ft. residence built in 1981. 4 bedrooms, 2 baths, detached 3-car garage, swimming pool, 80'± x 100'± pole barn that includes a 20'± x 20'± tack room and a 20'± x 40'± shop. Medium temperature walk-in box.

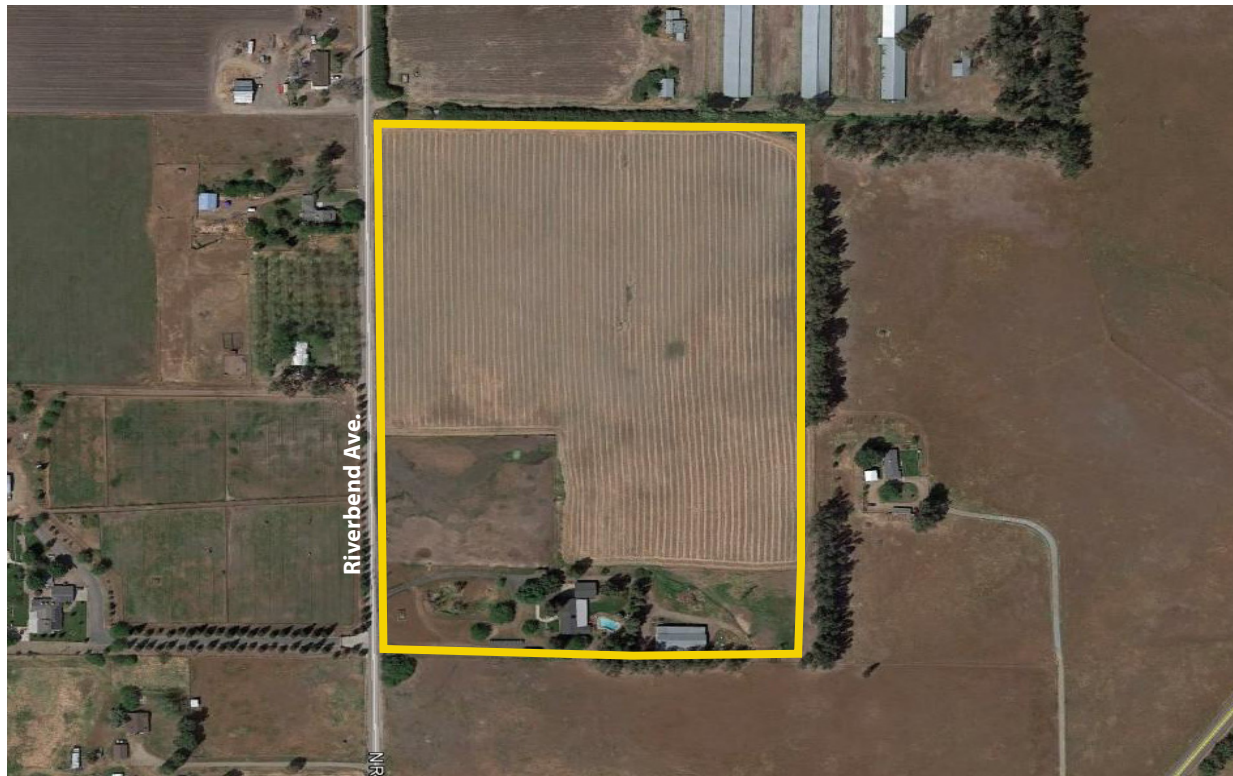
PRICE/TERMS:

\$995,000 cash to Seller at close of escrow.

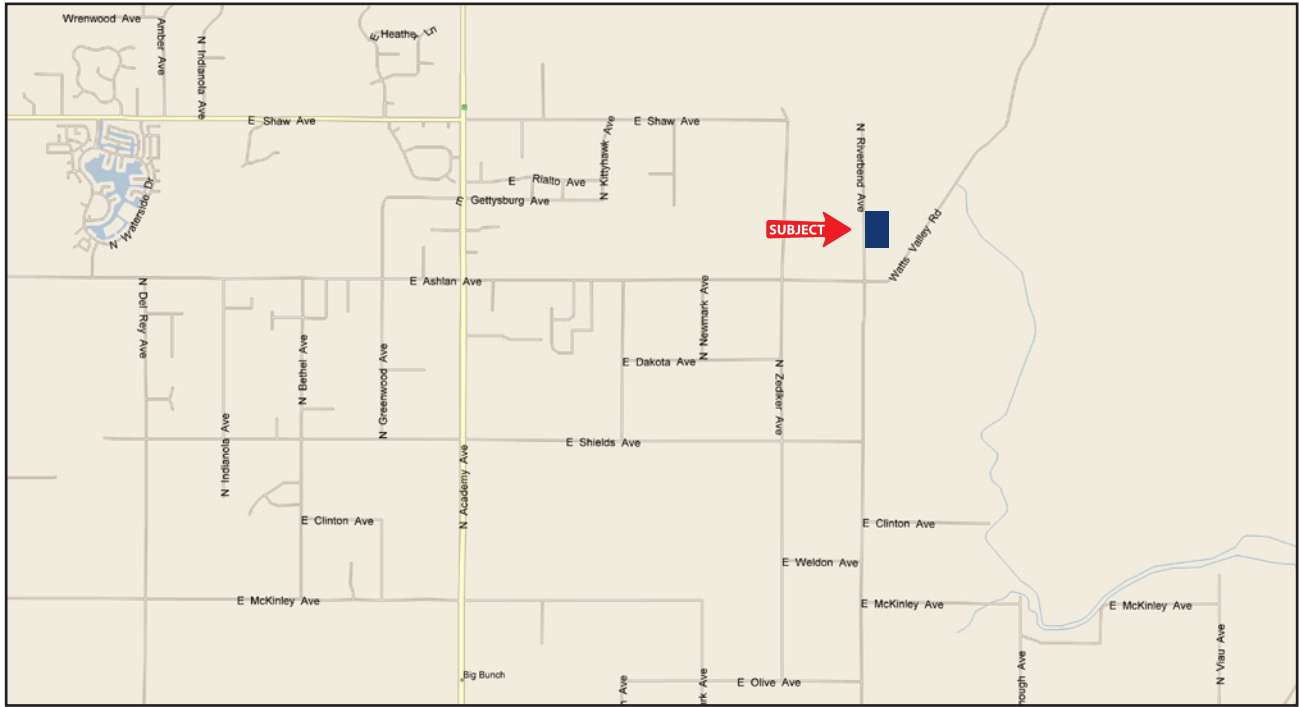
ASSESSOR'S PARCEL MAP



AERIAL MAP



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

Offices Serving The Central Valley

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1801 Oak Street, Ste 121
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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.

