



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

FOR SALE

Reedley Country Lot



**.77± Assessed Acres
Fresno County, California**

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Reedley Country Lot

.77± Assessed Acres

\$60,000

LOCATION:

The southwest corner of Crawford and Adams Avenue, approximately 3 1/2 miles northeast of the City of Reedley.

Address: 22975 E. Adams Avenue, Reedley, CA 93654.

DESCRIPTION:

Open vacant lot with partial fencing.

LEGAL:

A portion of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 17, T15S, R24E, M.D.B.&M. Fresno County APN: 373-250-21.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size.) The property is currently in the Williamson Act with a petition for non-renewal filed in 2015.

WATER:

Alta Irrigation District.
No pumps or wells.

SOILS:

San Joaquin loam, 0-3% slopes.
Alamo clay.

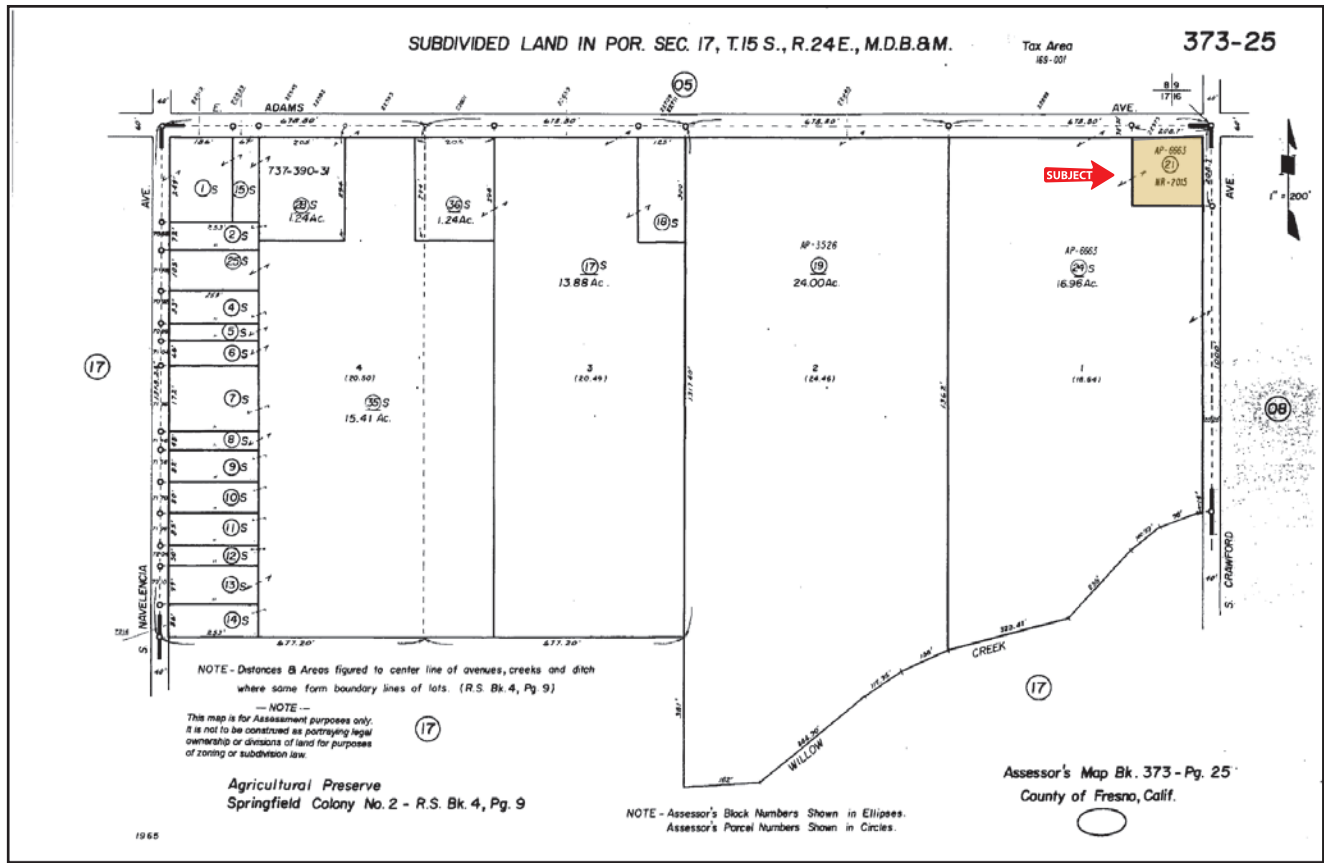
**BUILDINGS/
EQUIPMENT:**

None.

PRICE/TERMS:

\$60,000 cash at the close of escrow.

ASSESSOR'S PARCEL MAP



PLANTING MAP



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
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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.

