



**PEARSON
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FOR SALE

Russel Avenue Open



60.36± Acres
Fresno County, California

- Excellent soils, Grade 1
- 2 contiguous parcels
- San Luis Irrigation District

Exclusively Presented By:
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CA BRE #00020875



Russell Avenue Open

60.36± Acres

\$422,520

LOCATION:

The property is located near Shields and Russell Avenues between I-5 and the California Aqueduct. Directions to the property include:
From Russell Avenue turn west on Shields Avenue 1.42 miles, turn north on the dirt road to the open ground.
From I-5 exit on Little Panoche Road. Go east on Shields Avenue .8± of a mile, then north on the dirt road to the open ground.

DESCRIPTION:

The property consists of 2 parcels totaling 60.36± acres of open ground.

LEGAL:

Fresno County APN's: 010-041-50s (13.25± acres) and 010-041-51s (47.11± acres). Located in a portion of Section 19, T13S., R12E., M.D.B.&M.

ZONING:

The zoning is AE-40 on both parcels. Both parcels are in the Williamson Act (Contract #3122).

WATER:

The property is located in the San Luis Irrigation District (phone: 209.826.4043). There is a pump for drip system on the 72" beds.

SOILS:

Panoche clay loam, 0 to 2 percent slopes, MLRA 17
Cerini clay loam, 0 to 2 percent slopes
Grade one soils, per USDA.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$422,520 All cash.

LOCATION MAP



PROPERTY PHOTOS



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.

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