

# **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: Pearson Realty



### 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  $.8\pm$  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 $\pm$  acres) and 010-041-51s (47.11 $\pm$  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 loan,0 to 2 percent slopes Grade one soils, per USDA.

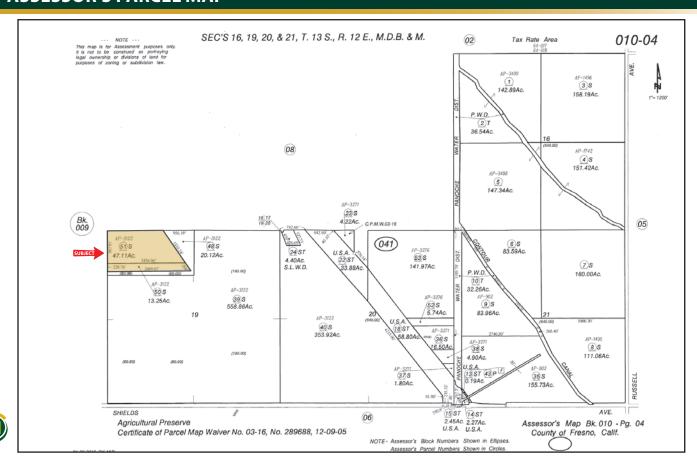
BUILDINGS/
IMPROVEMENTS:

None.

PRICE/TERMS:

\$422,520 All cash.

#### **ASSESSOR'S PARCEL MAP**



#### **SOILS MAP**

#### **SOILS LEGEND**

442 Panoche clay loam Grade 1, Excellent

479 Cereni clay loam Grade 1, Excellent





#### **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.

#### **Offices Serving The Central Valley**

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