

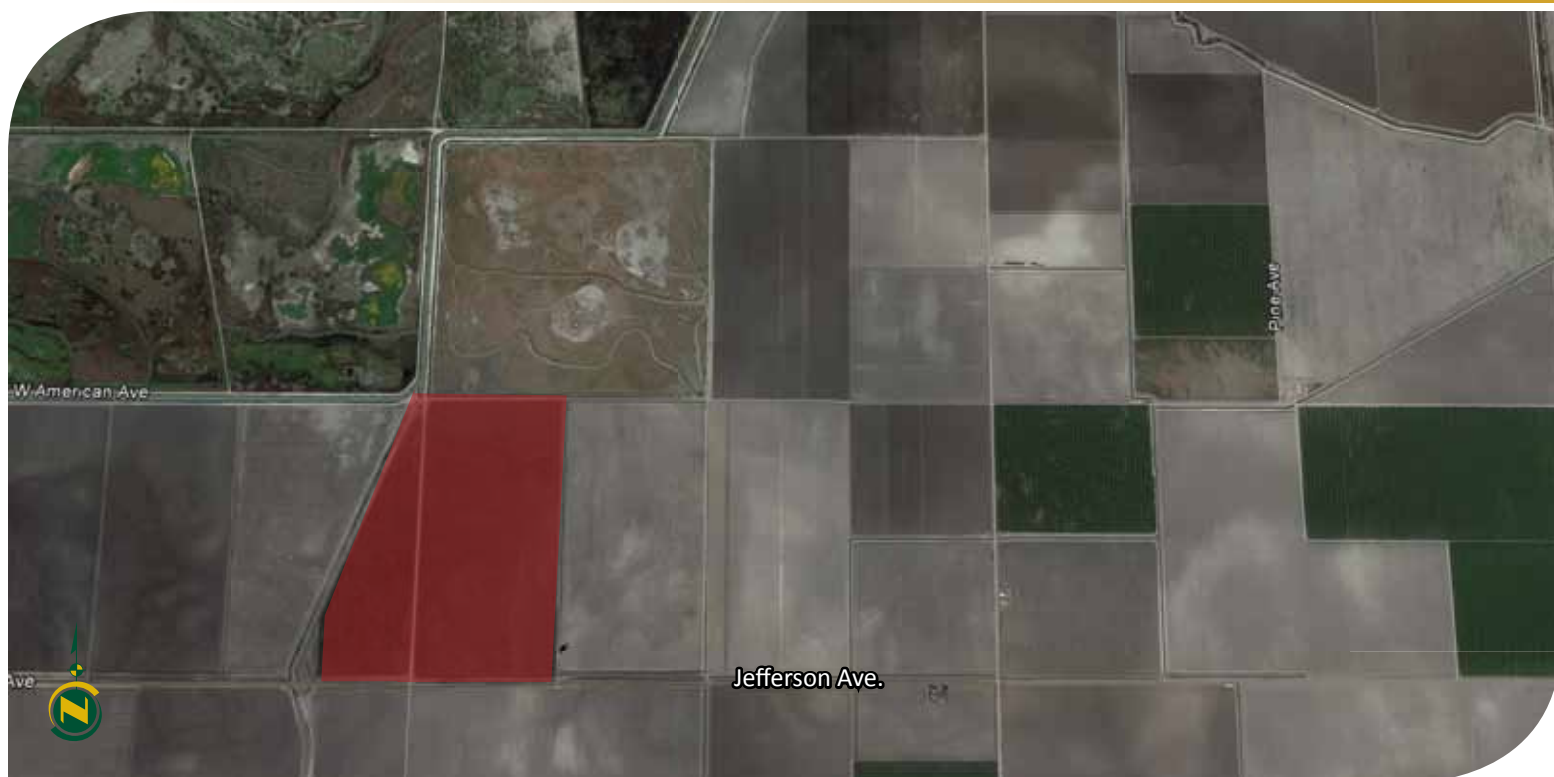


**PEARSON
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FOR SALE

Tranquility Open Ground



113.43± Acres
Fresno County, California

- Excellent Water District
- Suitable for Almonds or Pistachios

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Tranquility Open Ground

113.43± Acres

\$1,700,000

DESCRIPTION:

This level irrigated field and row crop ground has recently produced alfalfa seed, cotton and onions.

LOCATION:

These two parcels are located on the north side of West Jefferson Avenue at South Tuolumne Avenue, 2 miles northwest of Tranquility, Fresno County.

LEGAL:

Fresno County APN: 028-041-01, 02 located in Sections 1 and 2 Township 15 South, Range 15 East, MDB&M. Parcels are enrolled in the Williamson Act Land Preserve.

PLANTINGS:

Seller plans to plant cotton in early 2017. The adjacent properties are planted to almonds and pistachios.

WATER:

Irrigation water is provided by Tranquility Irrigation District. Water cost for 2017 is \$58/Ac.Ft. One acre foot paid up front already this year.

SOILS:

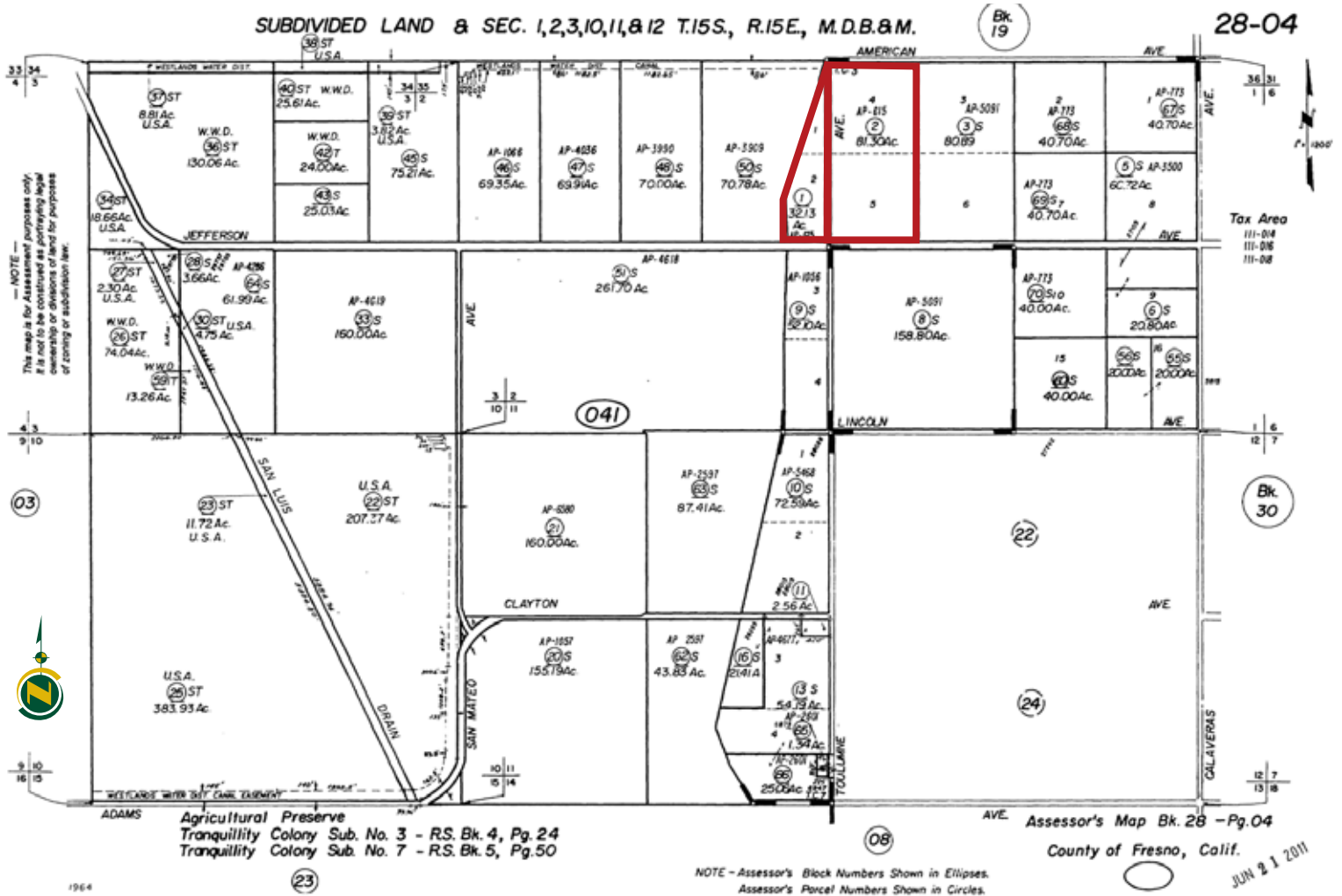
Tachi clay, 0 to 1% slopes.

**BUILDINGS/
IMPROVEMENTS:**

No building improvements located on the property.

PRICE/TERMS:

\$1,700,000 all cash or terms acceptable to Seller.



LOCATION MAP





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7480 N Palm Ave, Ste 101
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