

FOR SALE



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Reedley Home, Ponds, & Barn



12.04± Acres
Fresno County, California

- Alta Irrigation District
- 3,803± sq. ft. home
- Large barn & 4.35± acs. of recreational ponds

Exclusively Presented By:
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Reedley Home, Ponds, & Barn

12.04± Acres

\$495,000

LOCATION:

Property is located approximately 4 miles north of Reedley and 10 miles southeast of Sanger along Wahtoke Creek. Address: 19685 E. American Ave., Reedley 93654.

DESCRIPTION:

12.04± acres of open land with a home, recreational ponds and a large double door barn.

LEGAL:

Fresno APN: 360-140-22s. Located in a portion of Section 2, T15S, R23E, M.D.B.&M.

ZONING:

AE-20 Exclusive Agriculture.

WATER:

Alta Irrigation District
(1) Domestic pump and well
(7) Water storage ponds totaling 4.45 ± acres

**BUILDINGS/
IMPROVEMENTS:**

3,803 ± sq. ft. adobe brick home built in 1978 with 3 bedrooms, 2.5 bathrooms, swimming pool, two car garage, and basement. There is a large double door barn with a loft and huge potential for entertainment, storage, or livestock. A large variety of fruit and nut trees allow you to enjoy the gifts of nature throughout the year. Recreation ponds can be used to stock fish, swim, canoe, and many other opportunities. 1.5± acres of open land is available for other uses. Mature eucalyptus trees line the perimeter of the property to give privacy and a park-like setting. Other improvements include a new stove/oven, cement foundation for RV parking, additional storage overhang, and a metal carport.

PRICE/TERMS:

\$495,000 cash at the close of escrow. Home is shown by appointment only. Please contact listing agent.



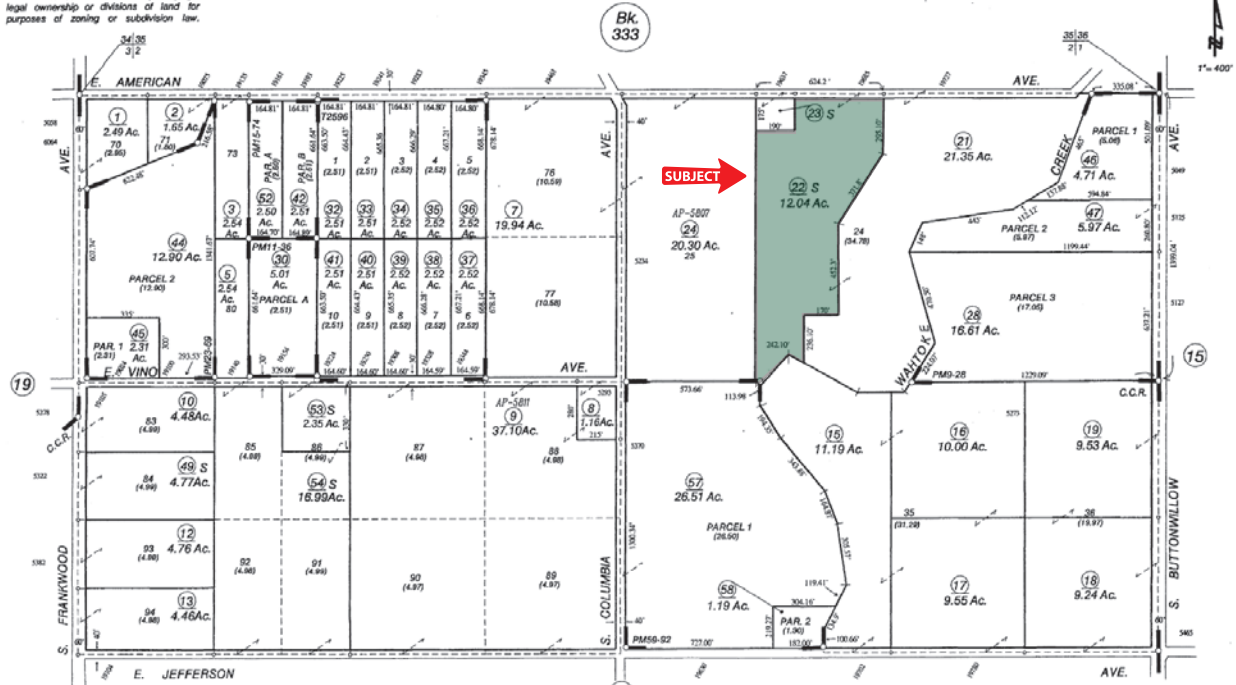
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 2, T.15S., R.23 E., M.D.B. & M.

Tax Rate Area
189-001

360-14

... NOTE ...
This map is for Assessment purposes only.
It is not to be construed as possessing
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Agricultural Preserve
Columbia Colony, Resubdivision - R.S. Bk. 4, Pg.15
Parcel Map No. 1238 - Bk. 9, Pg. 28
Parcel Map No. 1843 - Bk. 11, Pg. 36
Parcel Map No. 2226 - Bk. 15, Pg. 74
Parcel Map No. 3294 - Bk. 23, Pg. 89
Parcel Map No. 7711 - Bk. 59, Pgs. 92,93

Tract No. 2596 - Plat Bk. 29, Pg. 29

Assessor's Map Bk. 360 - Pg. 14
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

MAY 0 1 2003

PROPERTY PHOTOS



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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