



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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FOR SALE
\$768,000

640± Acs. Mercey Hot Springs Ranch - Fresno Co.

DESCRIPTION:	640± acre fenced hunting/grazing ranch used for livestock grazing.
LOCATION:	Located southeast of Little Panoche Road, northeast of Mercey Hot Springs, CA.
LEGAL:	Fresno County APN: 017-110-17, Section 36, T13S, R10E, M.D.B.&M.
ZONING:	AE. Property is in the Williamson Act.
SOILS:	Mostly Exclose and Wisflat-Arburua complex with some Cyvar-Nodhill and Pedcat loam.
WATER:	No developed water.
BUILDINGS:	None.
PLANTINGS:	Native grasses.
PRICE/TERMS:	\$768,000 cash or terms agreeable to Seller at close of escrow.



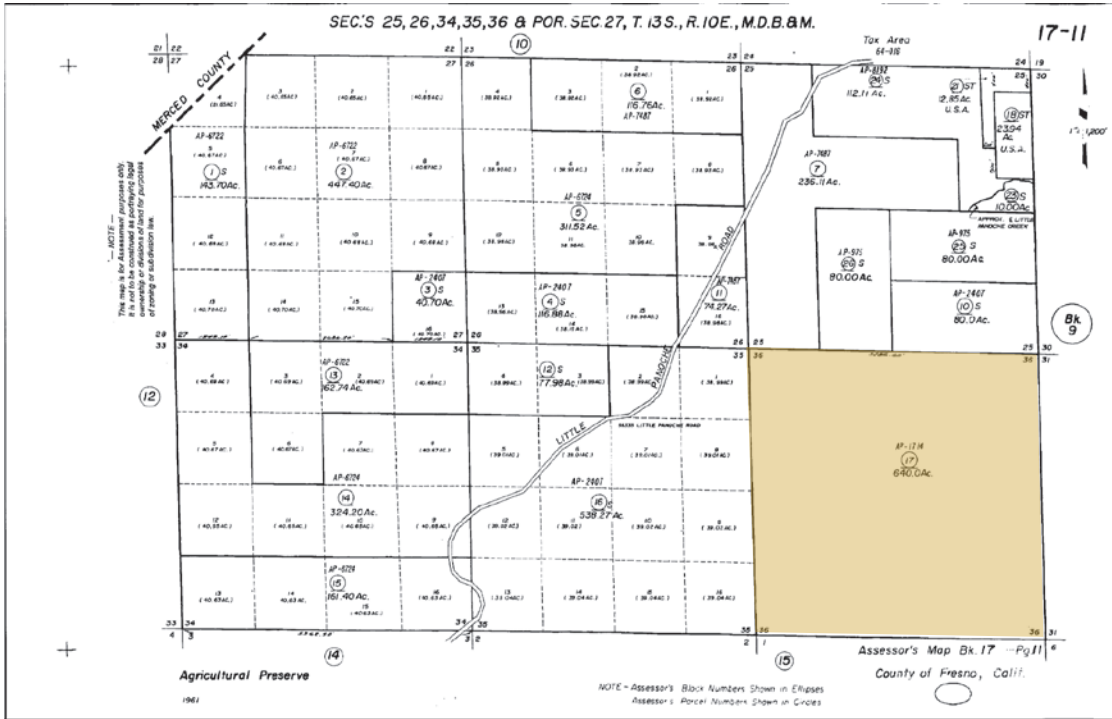
Exclusively Presented By:
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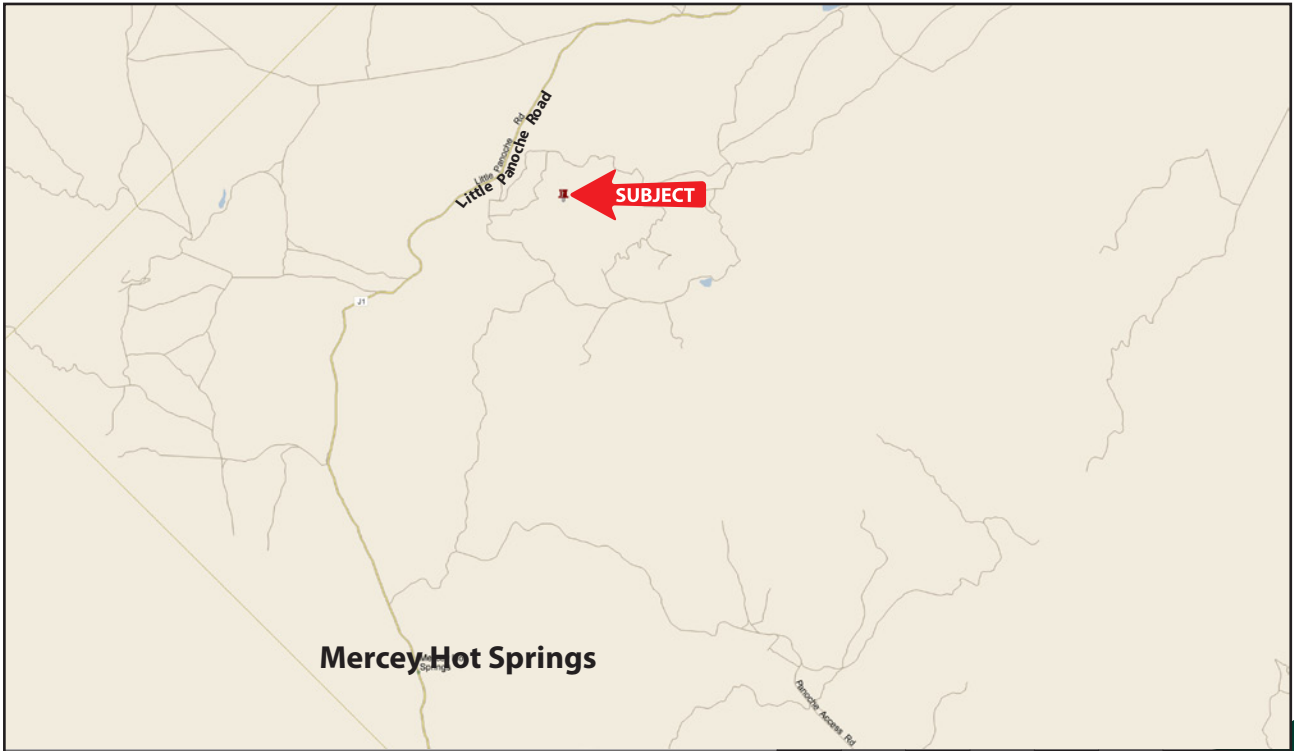
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CA BRE #00020875

ASSESSOR'S PARCEL MAP



LOCATION MAP



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.

Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at:

California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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