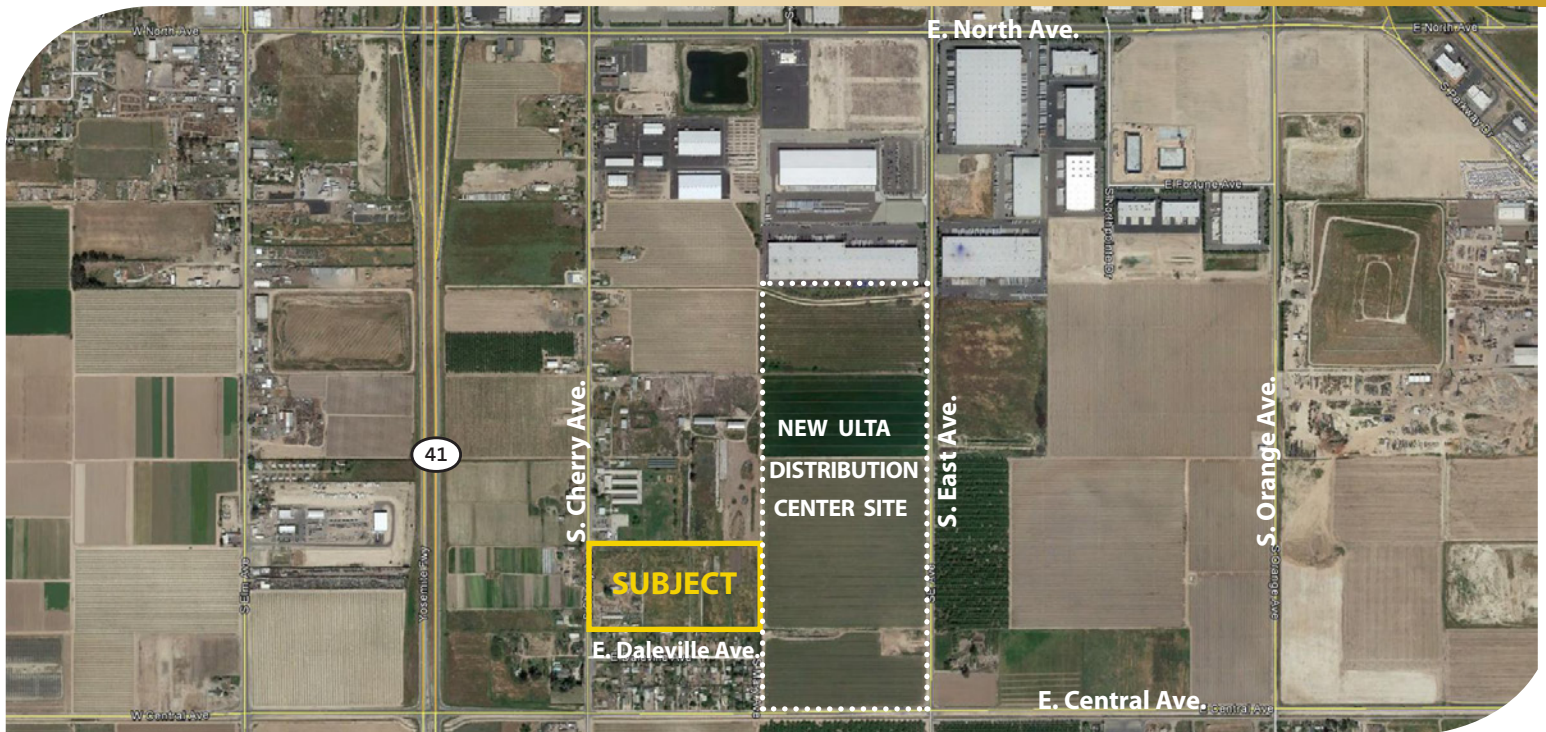


FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Cherry Ave. Transitional Ranch



19.54± Acres
Fresno County, California

Exclusively Presented By:
Pearson Realty

- Located within the Fresno Sphere of Influence
- Fresno Irrigation District
- (1) Domestic well & (1) Ag pump & well
- City water & sewer



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Cherry Ave. Transitional Ranch

19.54± Acres

\$1,600,000

LOCATION:

Address: 3650 S. Cherry Ave. Fresno, CA 93706
The property is located on the east side of Cherry Avenue between North and Central Avenues. It is minutes from State Route 41.

DESCRIPTION:

The property was a dairy with milking barn and other facilities along with a residence.

LEGAL:

Fresno County APN: 329-130-05. Located in a portion of Section 27, T14S, R20E, M.D.B.&M.

ZONING:

AE-20. Property is not in the Williamson Act. It is in the existing City of Fresno Sphere of Influence.

PLANTINGS:

Open ground.

WATER:

The property is within the Fresno Irrigation District.
(1) Domestic pump and well with a pressure tank
(1) Ag pump and well
City water and sewer

SOILS:

Hanford fine sandy loam
Hesperia fine sandy loam, moderately deep

**BUILDINGS/
IMPROVEMENTS:**

One home built in 1945, 3 bedrooms, 1 3/4 baths, 1,698± sq. ft.

PRICE/TERMS:

\$1,600,000 All cash to Seller at close of escrow.

ASSESSOR'S PARCEL MAP

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

SUBDIVIDED LAND IN POR. SEC. 27, T. 14 S., R. 20 E., M.D.B. & M.

Tax Rate Area
 152-001

329-13



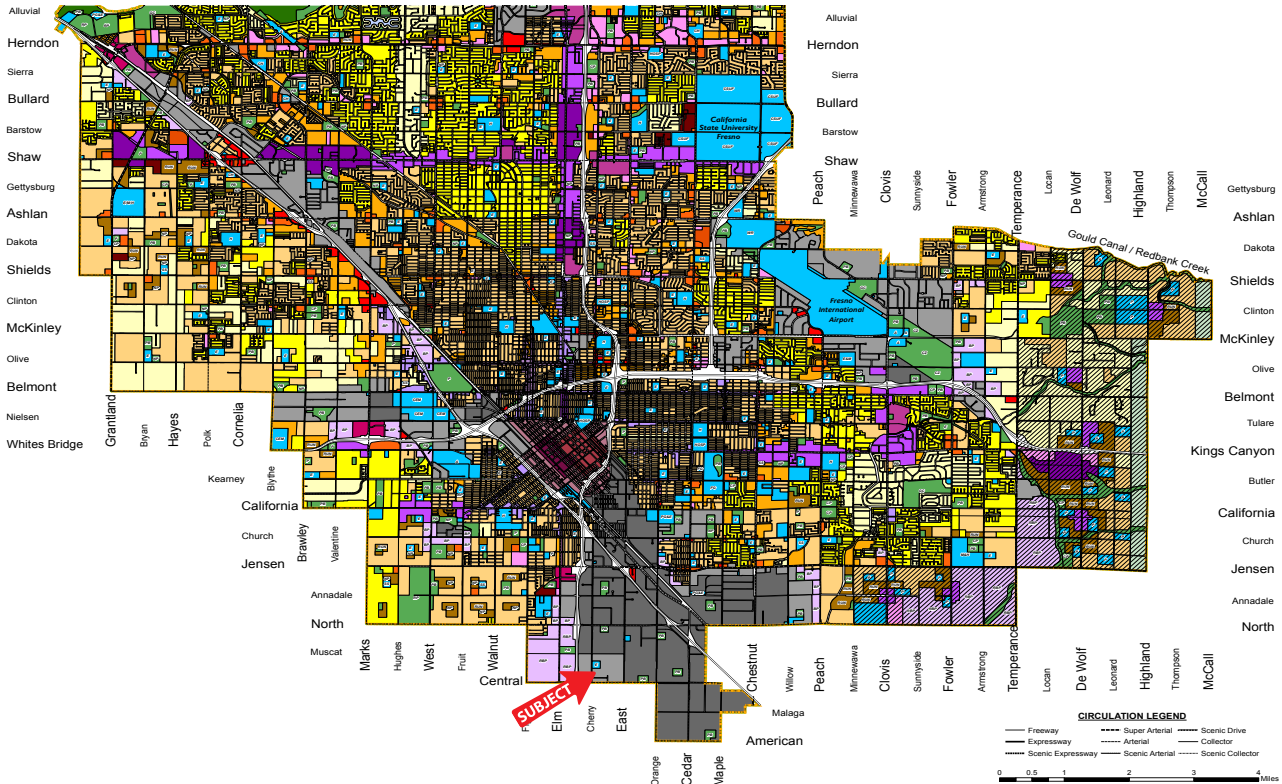
Agricultural Preserve
 Central California Colony - Plat Bk. 2, Pg. 1

Assessor's Map Bk.329 - Pg. 13
 County of Fresno, Calif.

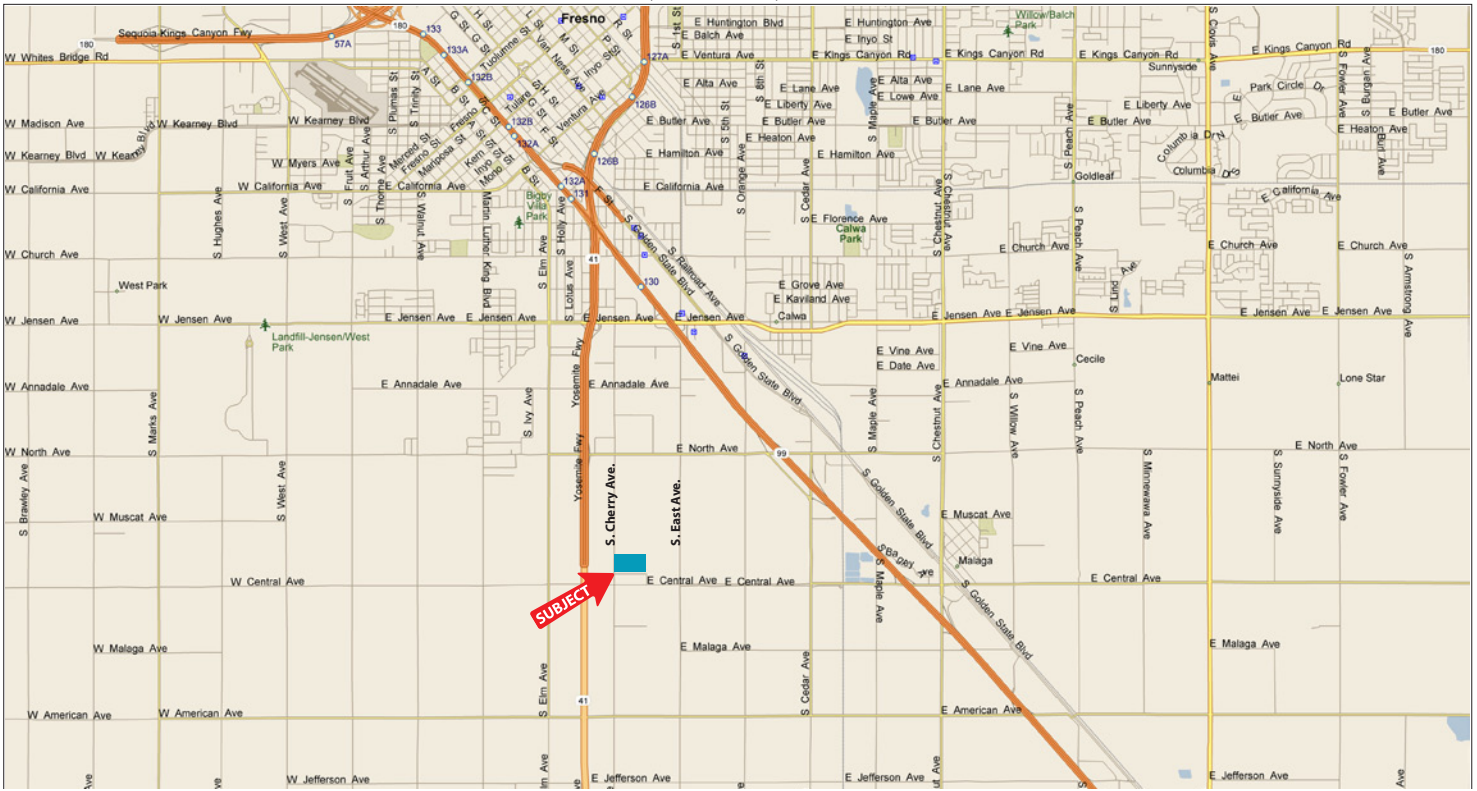
NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

AUG 3 0 2009

FRESNO SPHERE OF INFLUENCE



LOCATION MAP



REGIONAL 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.

Offices Serving The Central Valley

FRESNO
7480 N Palm Ave, Ste 101
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3447 S Demaree Street
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