

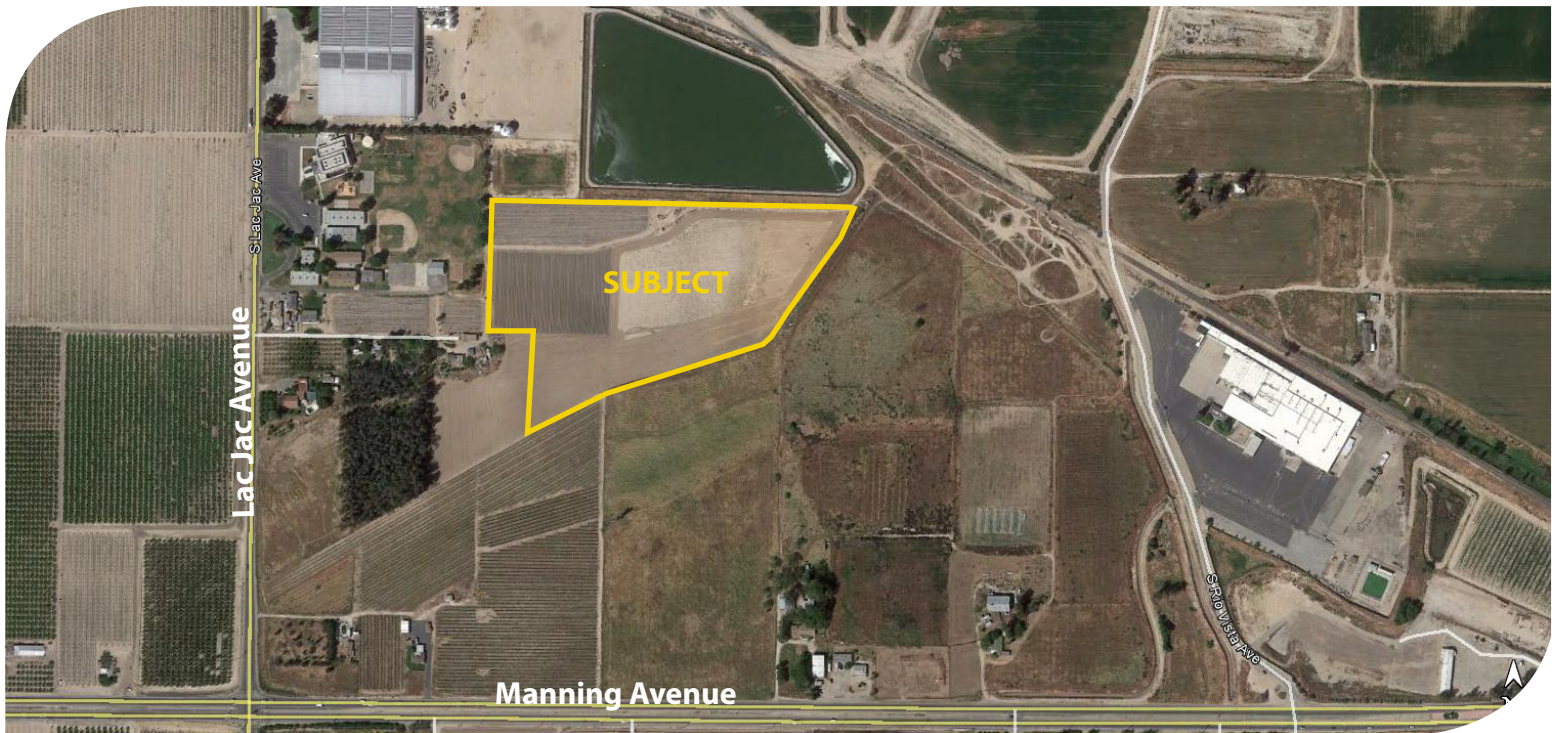


**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
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FOR SALE

Lopez Ranch



15.00± Acres
Fresno County, California

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Lopez Ranch

15.00± Acres

\$375,000

LOCATION:

The property is located north of E. Manning Avenue and east of S. Lac Jac Avenue. Address is 8736 S. Lac Jac Avenue, Parlier, CA 93648.

DESCRIPTION:

15.00± acres of open land.

LEGAL:

Fresno County APN: 363-061-29. Located in a portion of Section 21, T15S, R23E, M.D.B.&M. APN number will be revised after lot line adjustment is completed. The APN map reflects the proposed adjusted property (15 acres).

ZONING:

AE-20 (Agricultural exclusive, 20 acre minimum parcel size.)

WATER:

Consolidated Irrigation District, but does not receive district water. 10 HP turbine pump. Seller would like to discuss well share agreement with buyer to farm his remaining 5 acres.

SOILS:

Hanford fine sandy loam
Tujunga loamy sand, 3-9% slopes
Tujunga sand, 0-3% slopes

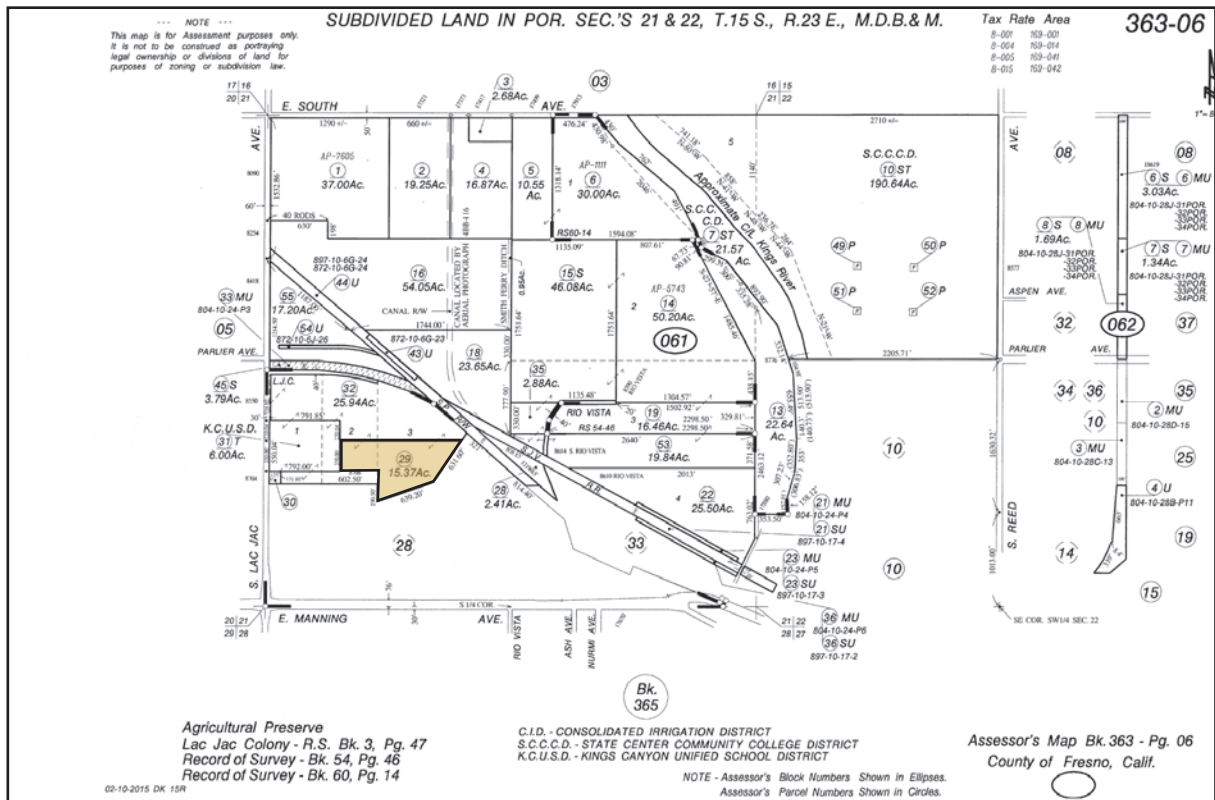
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$375,000 All cash.

ASSESSOR'S PARCEL MAP



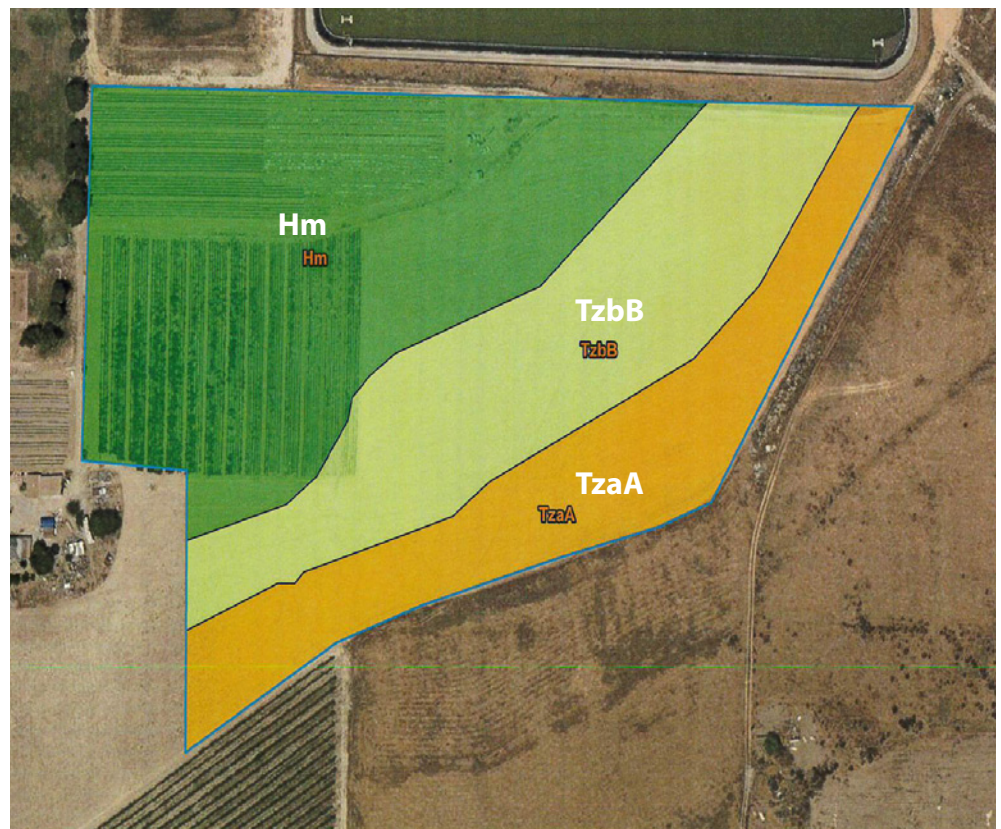
SOILS MAP

Soils Legend

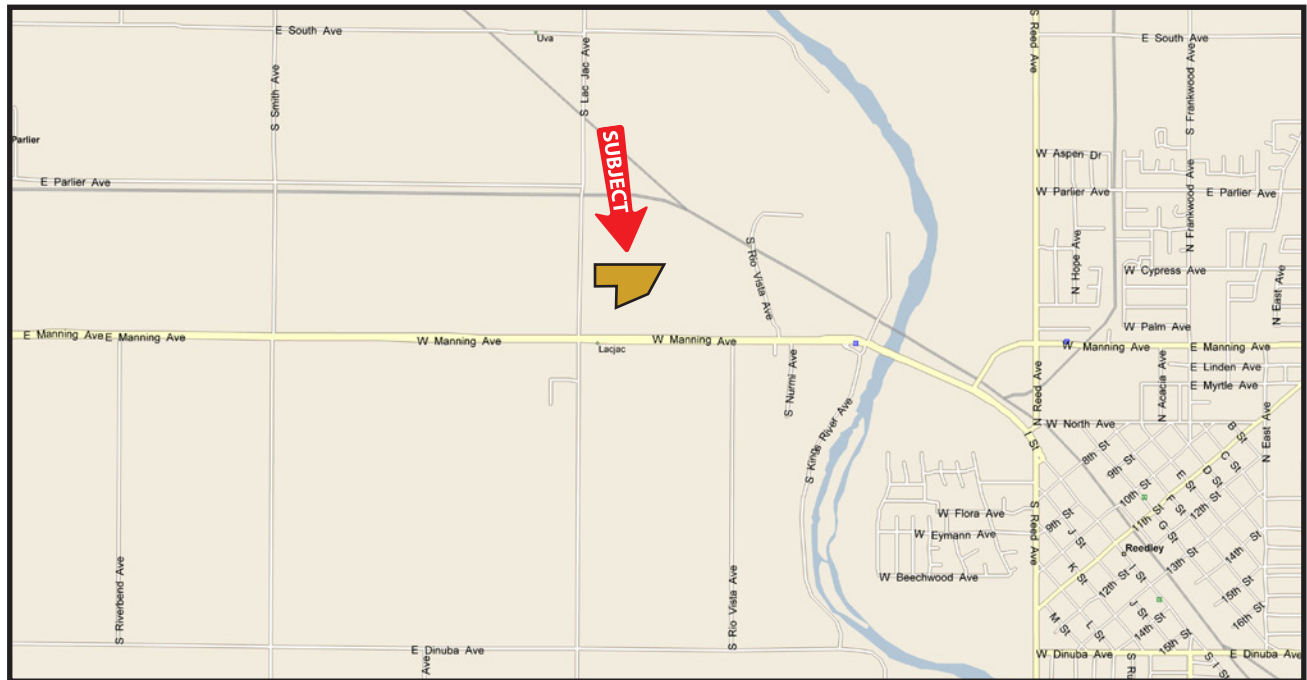
Hm - Hanford fine
sandy loam

TzbB - Tunjung loamy
sand, 3-9% slopes

TzaA - Tujunga sand,
0-3% slopes



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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.

