



**PEARSON
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FOR SALE

17.72 Acs.

Transitional Land
\$1,426,460

- DESCRIPTION:** The property is located in an area surrounded by single family residences, apartments and senior living facilities. It is within the City of Fresno.
- LOCATION:** 2240 S. Chestnut Avenue. Property is located on the northwest corner of Chestnut and Florence Avenues.
- LEGAL:** Fresno Co. APN: 480-080-05. Located in a portion of Sec. 13, T14S, R20E, M.D.B.&M.
- ZONING:** RS-5, single family residence, medium density.
- PLANTINGS:** Currently leased for growing seasonal vegetables on an annual basis.
- WATER:** Currently domestic pump and well for the residence and one deep well and pump for the farm. City of Fresno water and sewer are available in the street.
- BUILDINGS:** The property has one single story home built in 1983, 1,260± sq. ft., 3 bdrm., 2 ba. + a 400± sq. ft. attached garage.
- PRICE/TERMS:** \$1,426,460 all cash at close of escrow. Buyer to accommodate tenant to complete his annual crop.



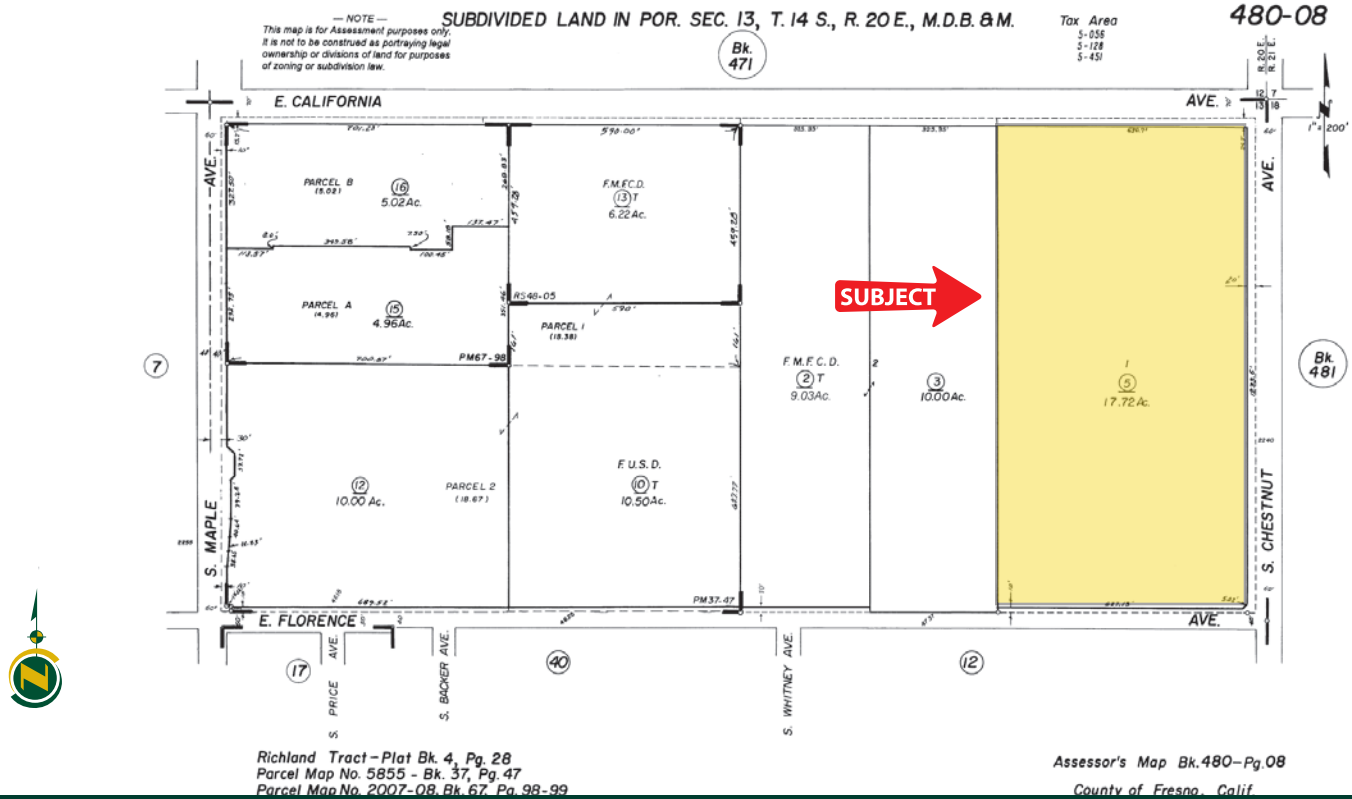
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APN MAP



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.

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FRESNO

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

VISALIA

3447 S Demaree Street
Visalia, CA 93277
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BAKERSFIELD

1801 Oak Street, Ste 159
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