

FOR SALE



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Smith Mountain Ranch



**430.76± Acres
Fresno County, California**

- Beautiful Valley views
- Two flowing artesian water wells
- Easy access cattle ranch

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CA BRE #00020875



Smith Mountain Ranch

430.76± Acres

\$975,000
(\$2,263±/Ac.)

LOCATION:

The subject property is located in Fresno County approximately 5 miles due east of Reedley, CA., between Porter and Hill Avenues, immediately south of Manning Avenue.

DESCRIPTION:

Spectacular Valley views from a rare location on the Valley floor. Smith Mountain rises to approximately 900' with views of the Valley to the north, west and east. Much of the property's fencing has been repaired or replaced.

LEGAL:

Fresno County APN 373-120-41 and 12. Located in a portion of Section 27, T15S, R24E, M.D.B.&M. Property is located within the Williamson Act.

ZONING:

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

WATER:

Two natural flowing artesian water wells that typically have water year round. (1) 1 HP pump and well.

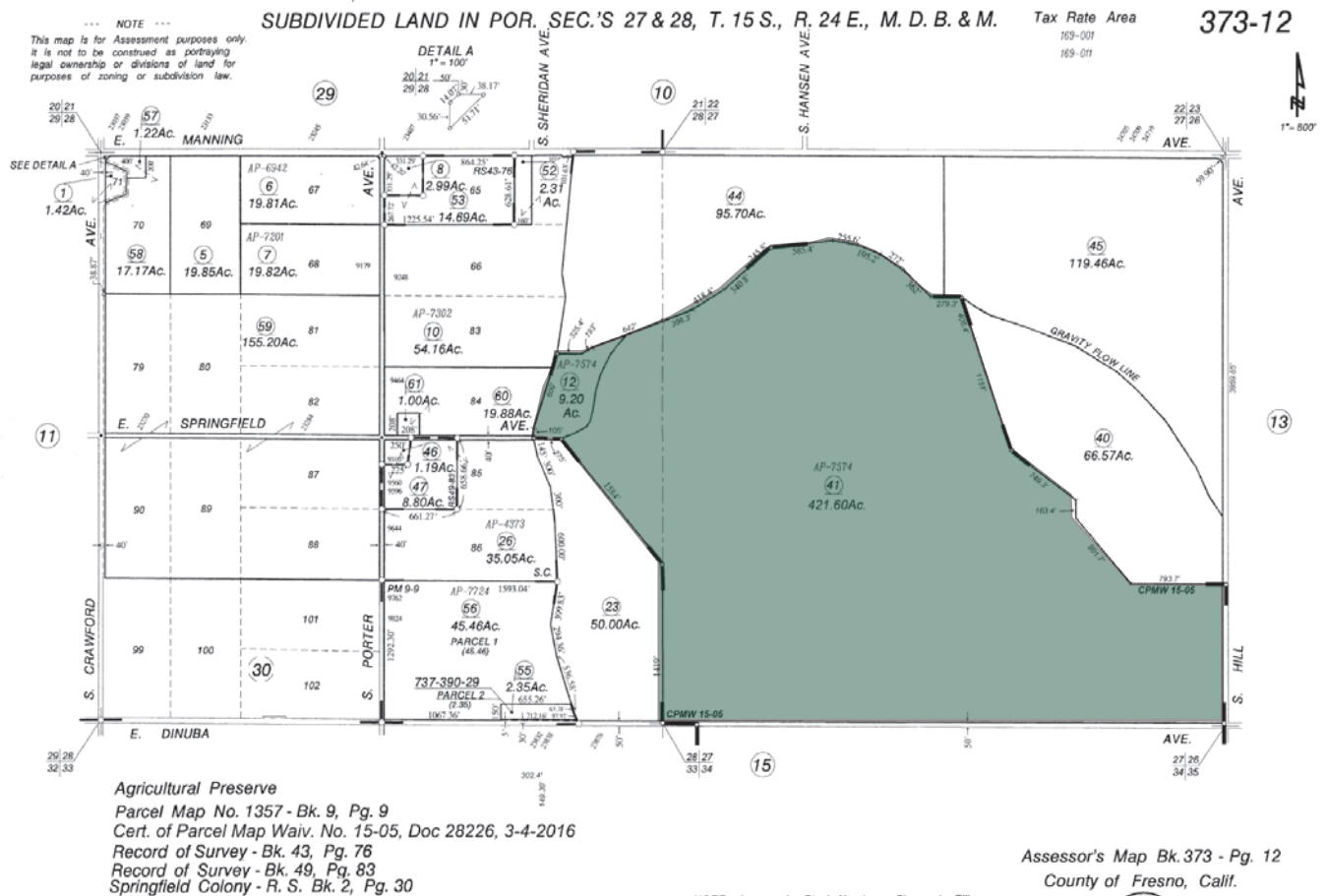
**BUILDINGS/
IMPROVEMENTS:**

None

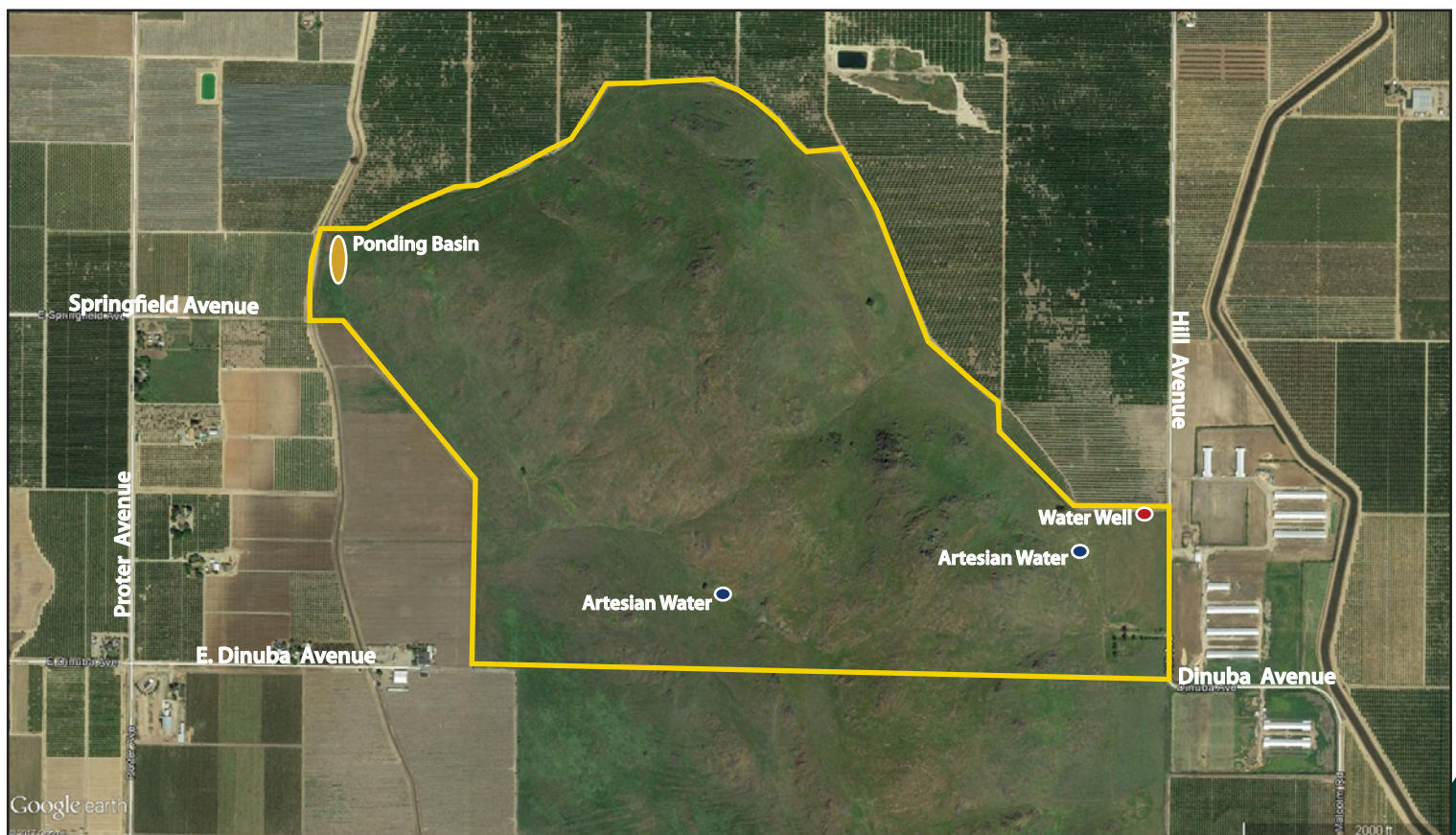
PRICE/TERMS:

\$975,000 All cash.

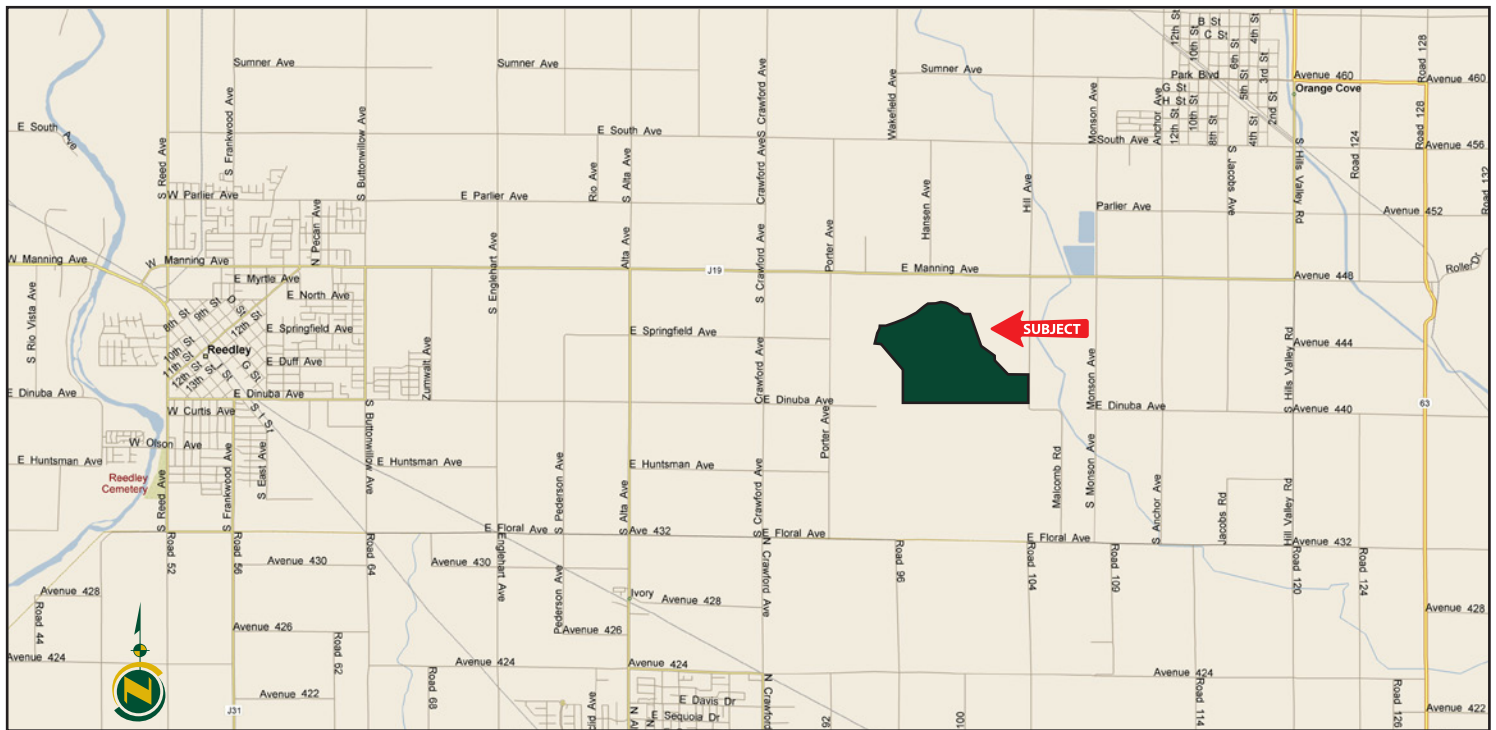
ASSESSOR'S PARCEL MAP



AERIAL MAP



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.

Offices Serving The Central Valley

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