

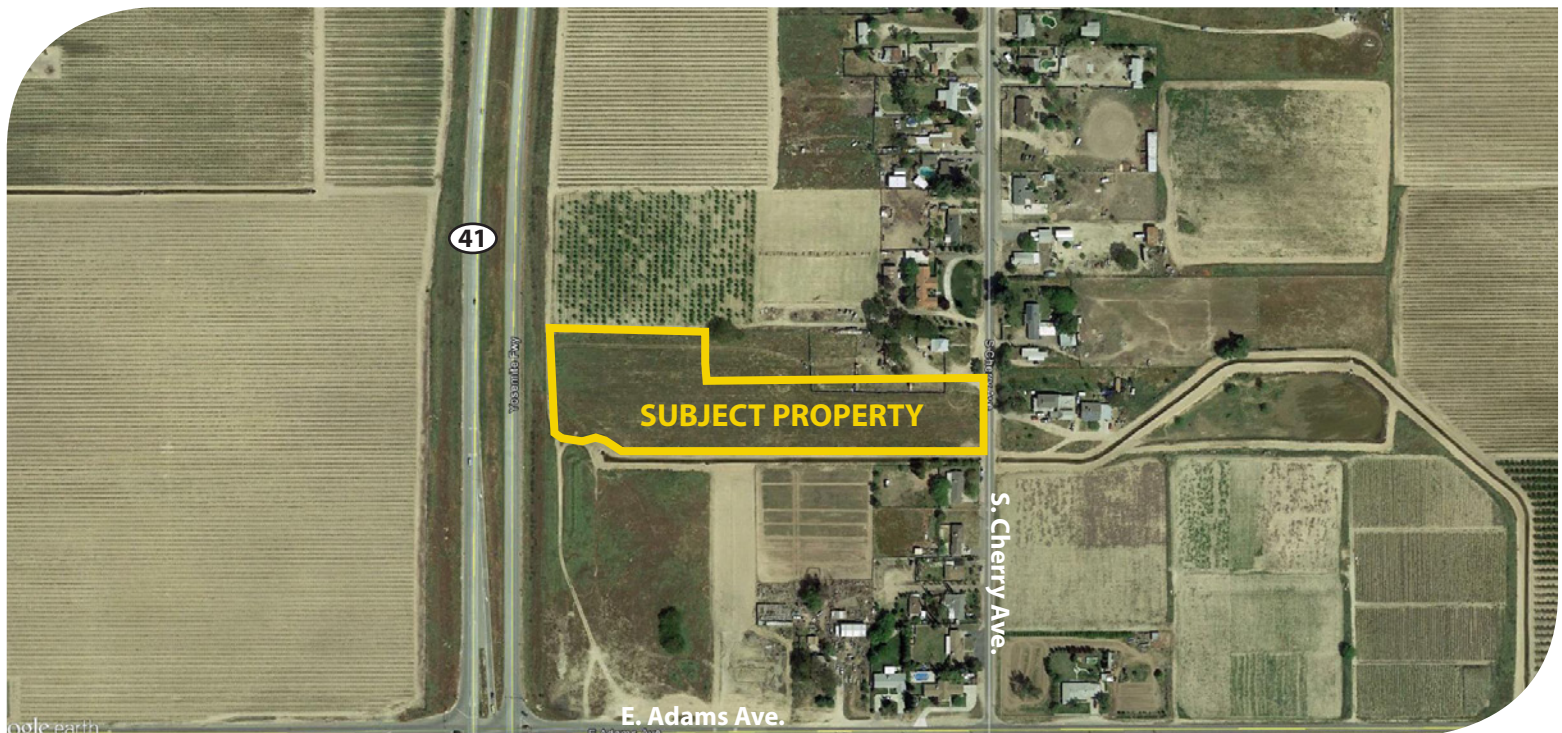
# FOR SALE



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## Cherry Avenue Lot



**5.03± Acres**  
**Fresno County, California**

- Minutes from State Route 41
- Deep vacant lot
- Fresno Irrigation District

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CA BRE #00020875



# Cherry Avenue Lot

**5.03± Acres**

**\$350,000**

**LOCATION:**

The subject property is located on the west side of South Cherry Avenue between Clayton and Adams Avenues, Fresno, CA. The property consists of a single vacant lot (with no address, zip code 93725) which is just minutes from State Route 41.

**DESCRIPTION:**

The property is a deep vacant lot which extends from Cherry Avenue to State Route 41.

**LEGAL:**

Fresno County APN: 334-270-60. Located in a portion of Section 10, T15S, R20E, M.D.B.&M.

**ZONING:**

Vacant land. Property is not in the Williamson Act.

**WATER:**

Property lies within the Fresno Irrigation District with an outlet at the southeast corner of the property.

**SOILS:**

Delhi sand, 0 to 3% slopes.

**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$350,000 cash or terms agreeable to Seller at the close of escrow.

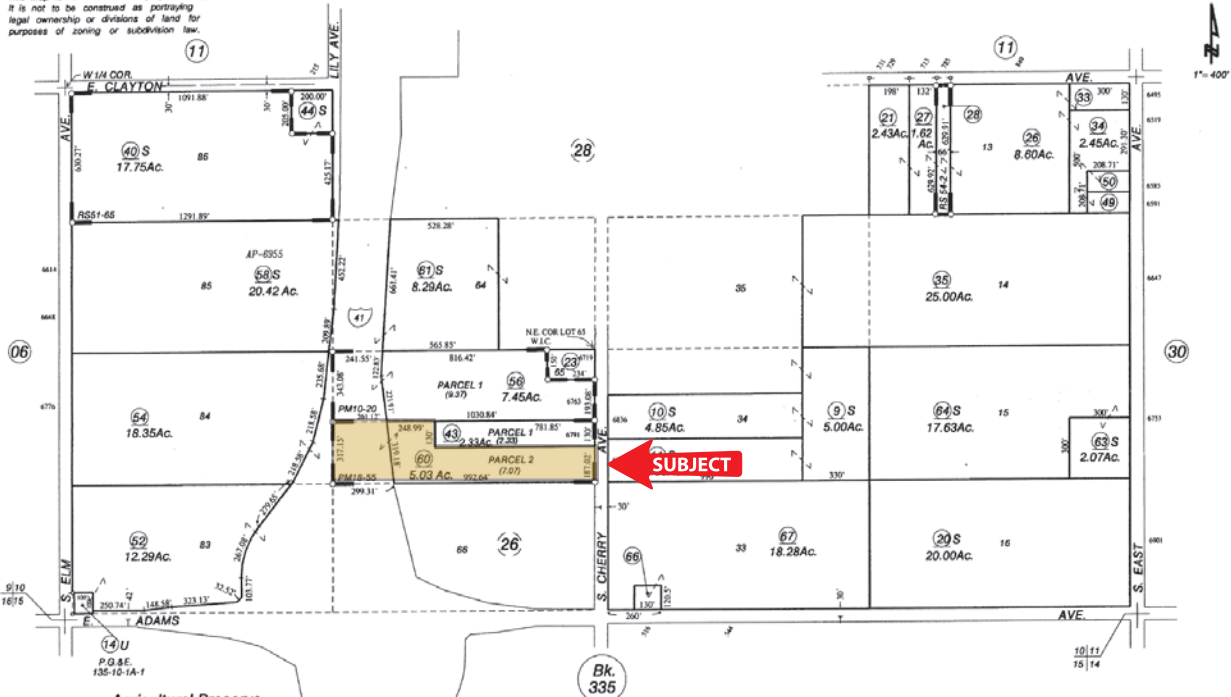
# ASSESSOR'S PARCEL MAP

--- 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. 10, T.15S., R.20E., M.D.B.&M.

Tax Rate Area  
195-000

334-27



Agricultural Preserve  
Washington Irrigated Colony - Plat Bk. 2, Pg. 4  
Parcel Map No. 1770 - Bk. 10, Pg. 20  
Parcel Map No. 2507 - Bk. 18, Pg. 55  
Record of Survey - Bk. 51, Pg. 65  
Record of Survey - Bk. 54, Pg. 2

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

SEP 25 2013  
Assessor's Map Bk. 334 - Pg. 27  
County of Fresno, Calif.

## PROPERTY PHOTO





# 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.

## Offices Serving The Central Valley

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7480 N Palm Ave, Ste 101  
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### VISALIA

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