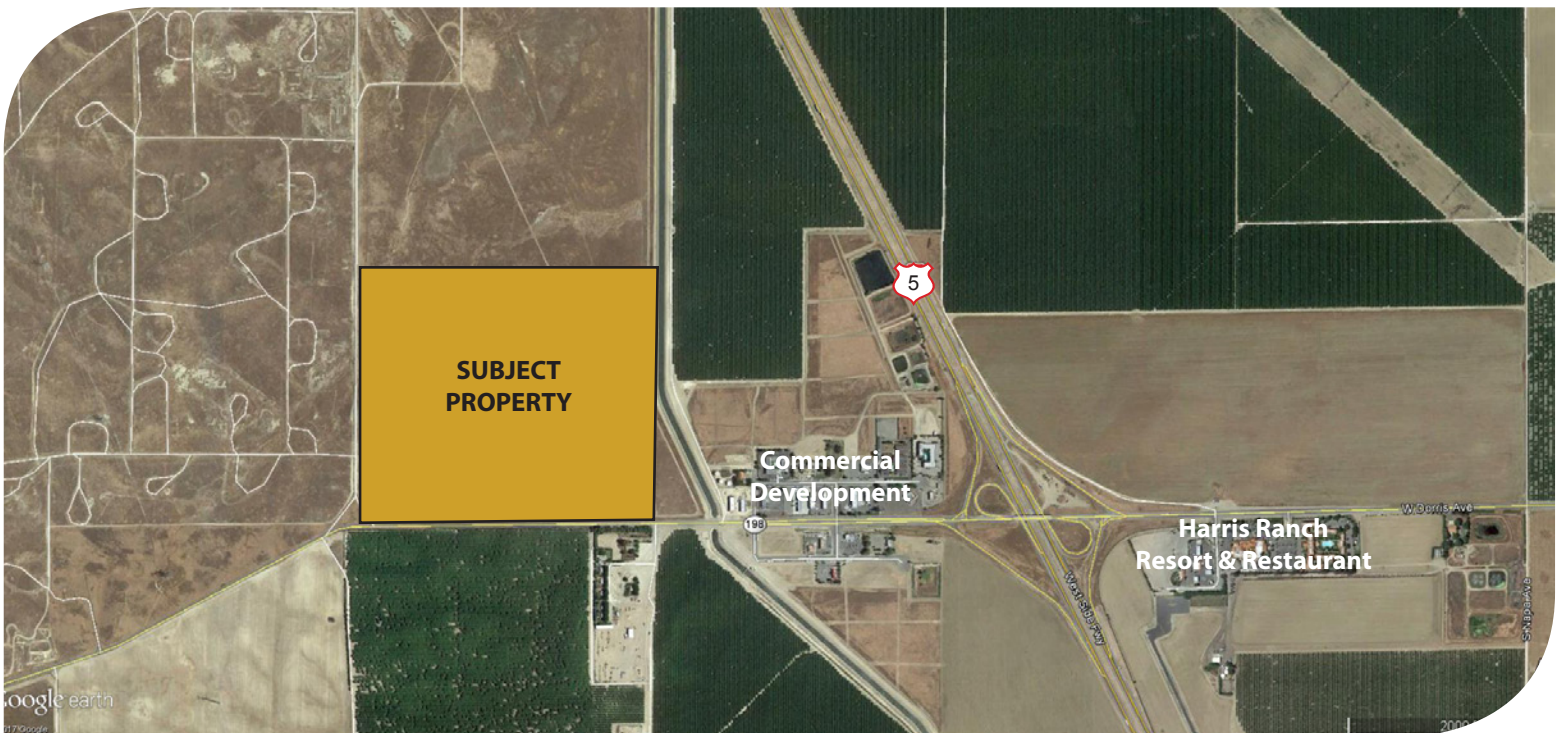


FOR SALE



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

Kimberlin Ranch



156.97± Acres
Fresno County, California

- Located near Interstate Interchange
- Primarily Class I Soils
- Property is not in the Agricultural Preserve

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Kimberlin Ranch

156.97± Acres

\$210,000

LOCATION:

The subject property is located at the northeast corner of Amador Avenue and CA 198 (Dorris Avenue), Fresno County, 93210. The property's east boundary is adjacent to the west boundary of the Pleasant Valley Canal on the north side of CA 198. The property is less than 5 minutes from the Interstate 5 interchange and the Harris Ranch Resort and Restaurant.

DESCRIPTION:

The Coalinga foothill property is currently being used for livestock grazing.

LEGAL:

Fresno County APN 065-260-35. SW ¼ of Section 20, T19S, R16E, M.D.B.&M.

ZONING:

AE-40. The property is not in the Williamson Act due to its proximity to commercial development at the CA 198 and I-5 interchange.

WATER:

No developed water.

SOILS:

Primarily Polvadero sandy loam, 2 to 5% slopes; also Polvadero sandy loam 0 to 2% slopes and Polvadero-Guajarral complex, 5 to 15% slopes.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$210,000 cash or terms agreeable to the Seller at close of escrow.
Cancellation of the current lease is subject to notice.

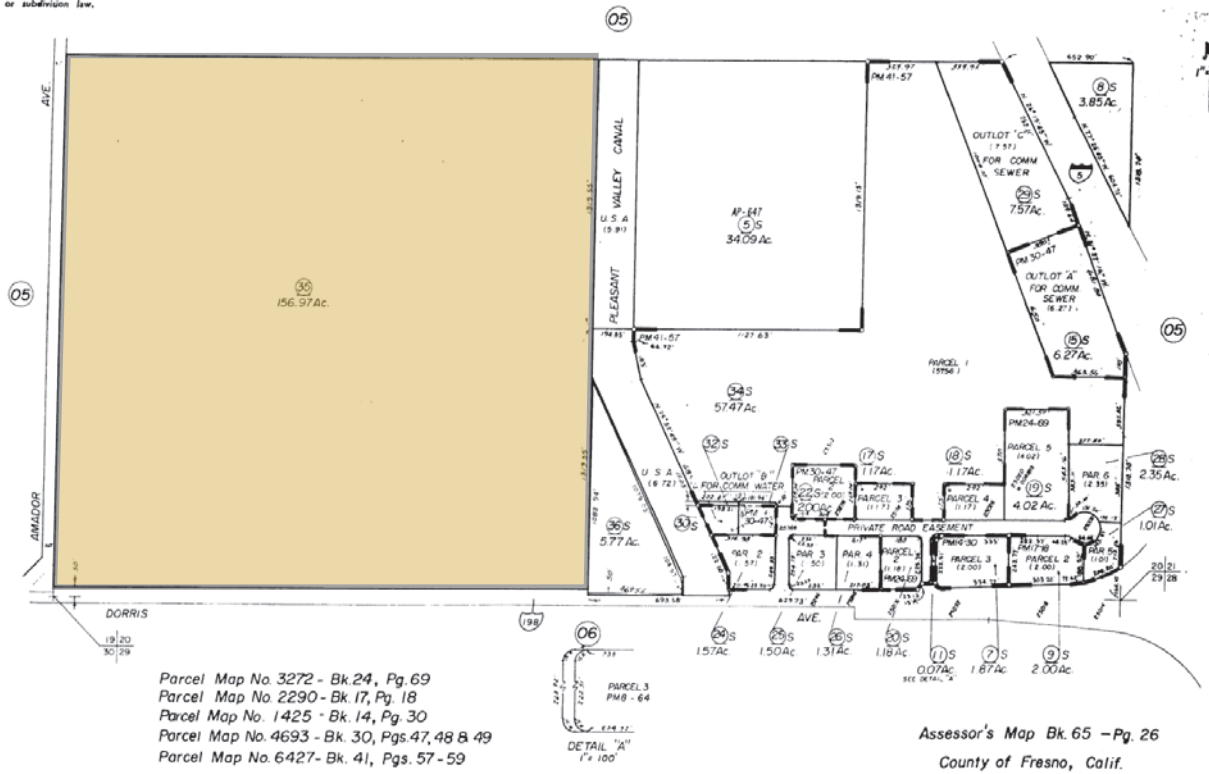
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND & POR. SEC. 20, T. 19S., R. 16E., M.D.B. & M.

Tax Rate Area
77-002
77-005

65-26!

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



- Parcel Map No. 3272 - Bk. 24, Pg. 69
- Parcel Map No. 2290 - Bk. 17, Pg. 18
- Parcel Map No. 1425 - Bk. 14, Pg. 30
- Parcel Map No. 4693 - Bk. 30, Pgs. 47, 48 & 49
- Parcel Map No. 6427 - Bk. 41, Pgs. 57 - 59

Assessor's Map Bk. 65 - Pg. 26
County of Fresno, Calif.

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

PROPERTY PHOTO



