

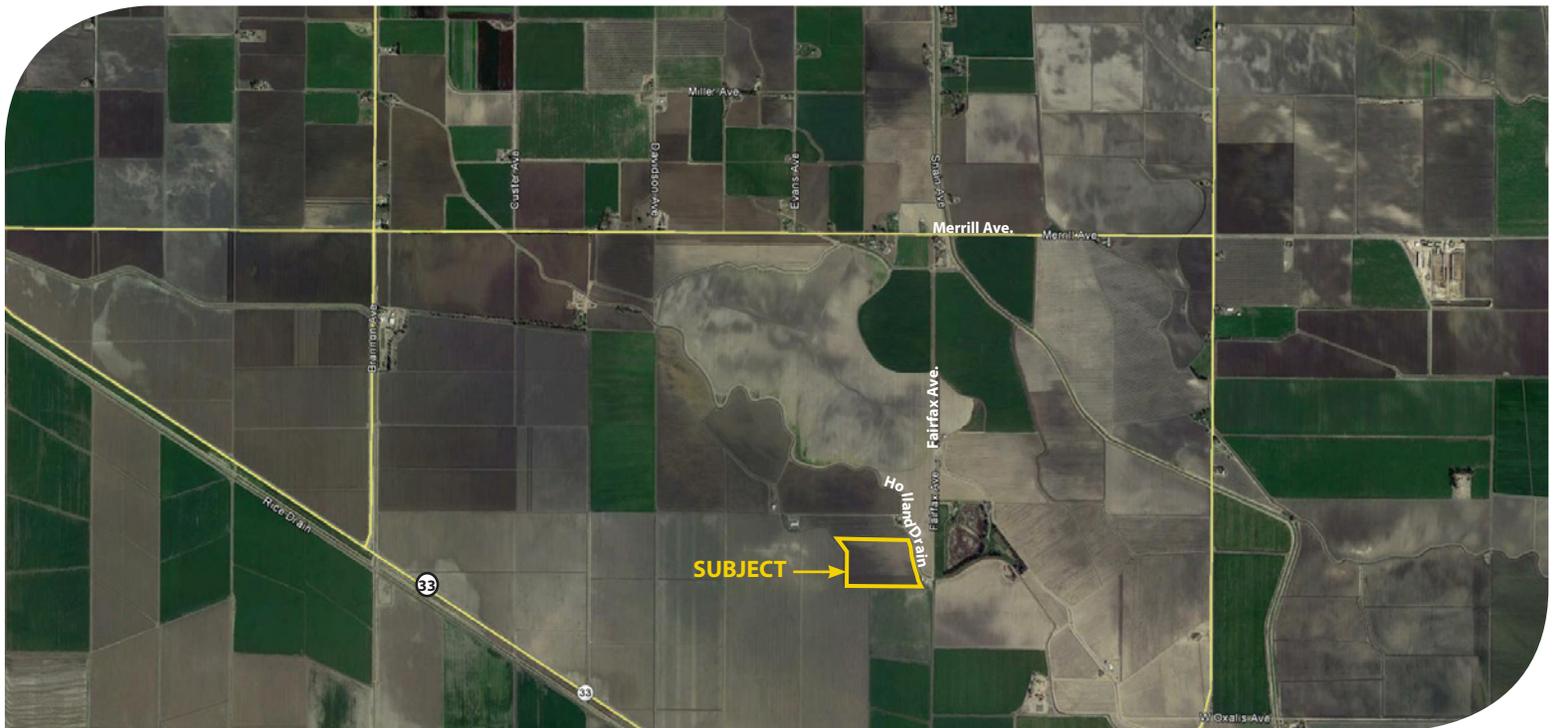
**FOR SALE**



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# Fairfax Ave. Ranch



**29.07± Acres**  
**Fresno County, California**

- C.C.I.D. water
- Leased for 2018 year
- Planted to row crops

**Exclusively Presented By:**  
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CA BRE #00020875



# Fairfax Ave. Ranch

29.07± Acres

\$485,120

**LOCATION:**

The property adjoins the west boundary of the intersection of Fairfax Avenue and the Holland Drain. It is south of Merrill Avenue and north of CA 33 between Firebaugh and Dos Palos in Fresno County.

**DESCRIPTION:**

The property is currently being used for row crops and is under a lease for 2018.

**LEGAL:**

Fresno County APN: 003-170-29 located in a portion of the NE 1/4 of Section 32, T11S, R13E, M.D.B.&M.

**ZONING:**

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is in the Williamson Act (the Agricultural Preserve).

**WATER:**

Property is within the boundaries of the Central California Irrigation District (CCID) and entitled to receive surface water from the district.

**SOILS:**

Primarily Gepford clay, 0-1% slopes; also Armona loam, partially drained, 0-1% slopes and Tachi clay, 0-1% slopes.

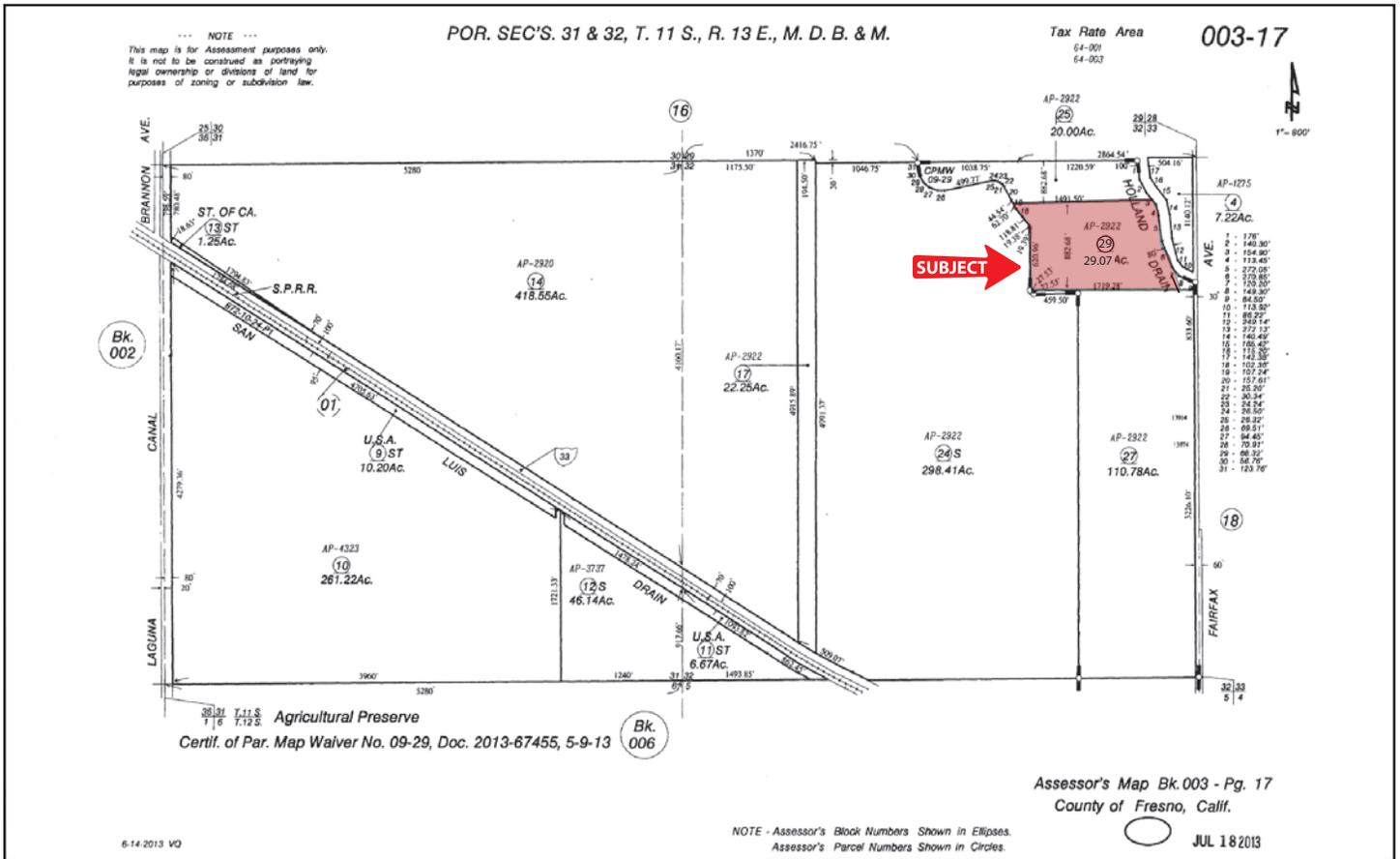
**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$485,120 cash or terms agreeable to the Seller at close of escrow.

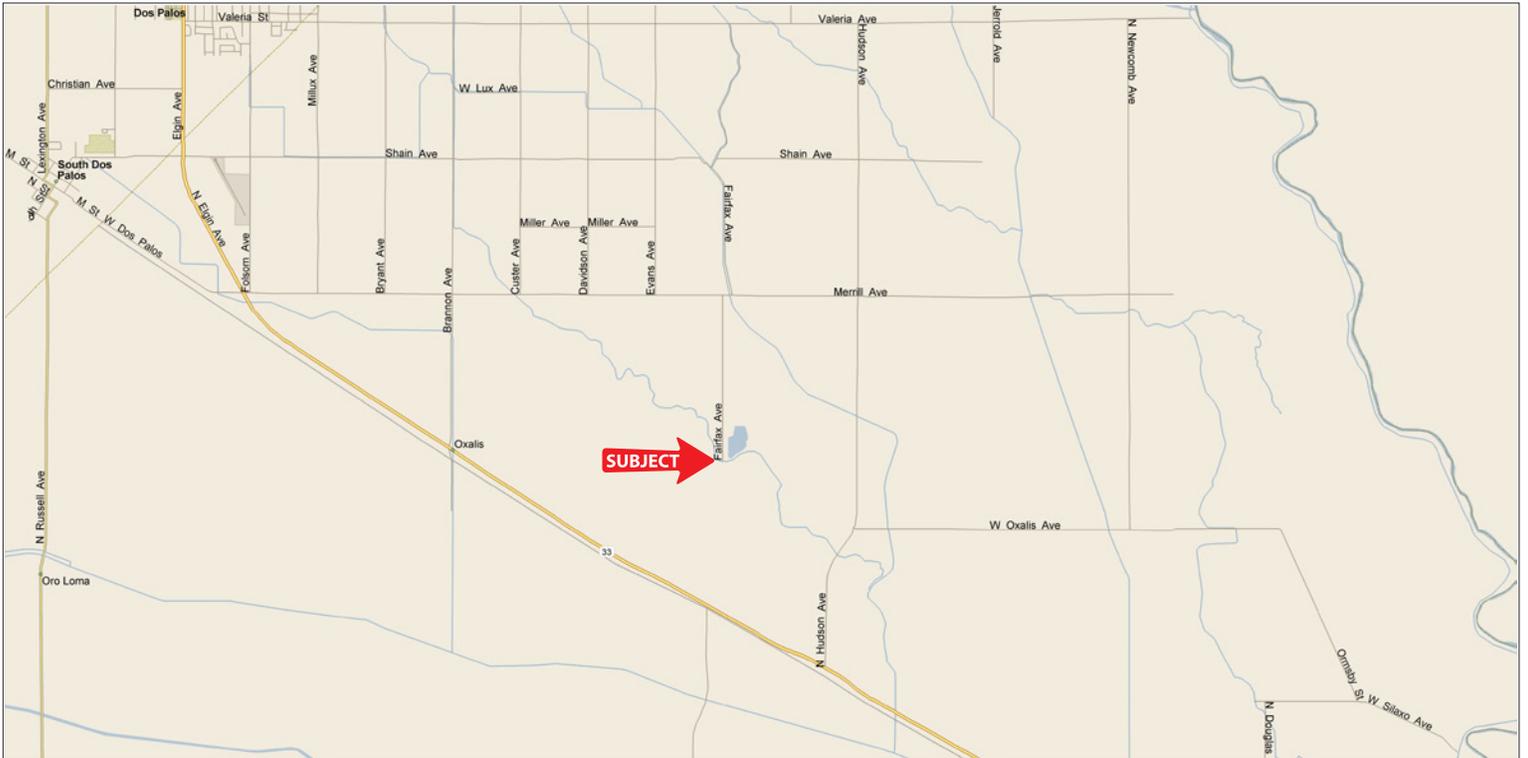
# ASSESSOR'S PARCEL MAP



# AERIAL PHOTO



# LOCATION MAP



# REGIONAL 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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