

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Hwy 180 Almonds & Open



43.38± Acres
Fresno County, California

- Nice home site
- Well suited for livestock operation
- Northeast of Reedley, CA

Exclusively Presented By:
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Hwy 180 Almonds & Open

43.38± Acres

\$365,000

LOCATION:

Kings Canyon Road approximately 3/4 mile east of Frankwood Avenue on the south side of the road, just northeast of the City of Reedley.

DESCRIPTION:

The subject property is well suited for a livestock operation as well as a very nice home site. The almonds were abandoned by the previous tenant and seller considers the land to be open land. There is a paved and gated driveway at the entrance to the property.

LEGAL:

Fresno County APN's: 333-100-14 and 333-100-47, Located in Section 14, T14S, R23E, M.D.B.&M.

ZONING:

AE-40. The 31.43 acre parcel is enrolled in the Agricultural Preserve and the 11.95 acre parcel does not appear to be enrolled.

PLANTINGS:

Almonds and open land.

WATER:

There is a pump and well on the property producing approximately 50 GPM. There is also an abandoned well on the property. The seller is in the process of installing a new pump and pressure system.

SOILS:

Mt. Olive clay, 3 to 9% slopes
Porterville clay, 0 to 3% slopes
Porterville clay, 0 to 15% slopes

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$365,000 All cash at close of escrow, or owner willing to carry back a note with a qualified buyer.

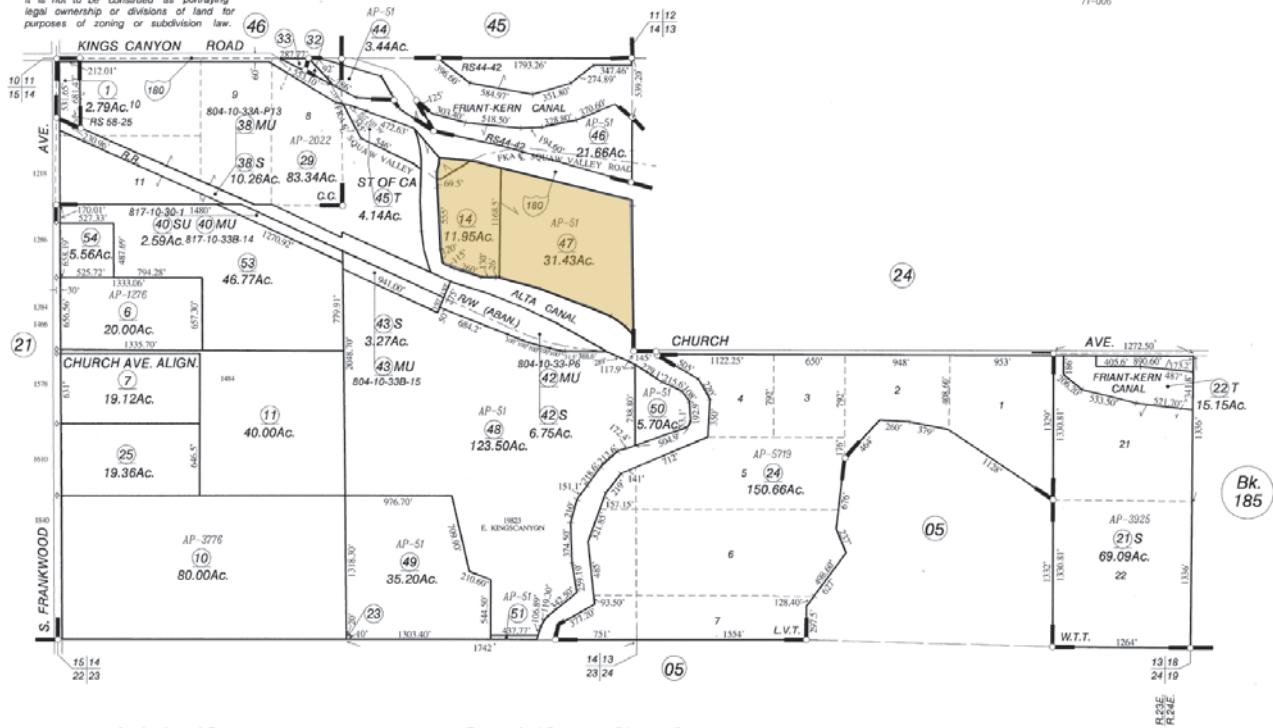
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND, SEC. 14 & POR. SEC. 13, T. 14 S., R. 23 E., M. D. B. & M.

Tax Rate Area

333-10

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.



Agricultural Preserve
Carmelita Colony - R.S. Bk.2, Pg.68
Linda Vista Tract - R.S. Bk.3, Pg.16
Wahtoke Thermal Tract - R.S. Bk.3, Pg.26

Record of Survey - Bk. 44, Pgs. 42-47
Record of Survey - Bk. 58, Pg. 25

Assessor's Map Bk.333 - Pg. 10
County of Fresno, Calif.

AERIAL MAP

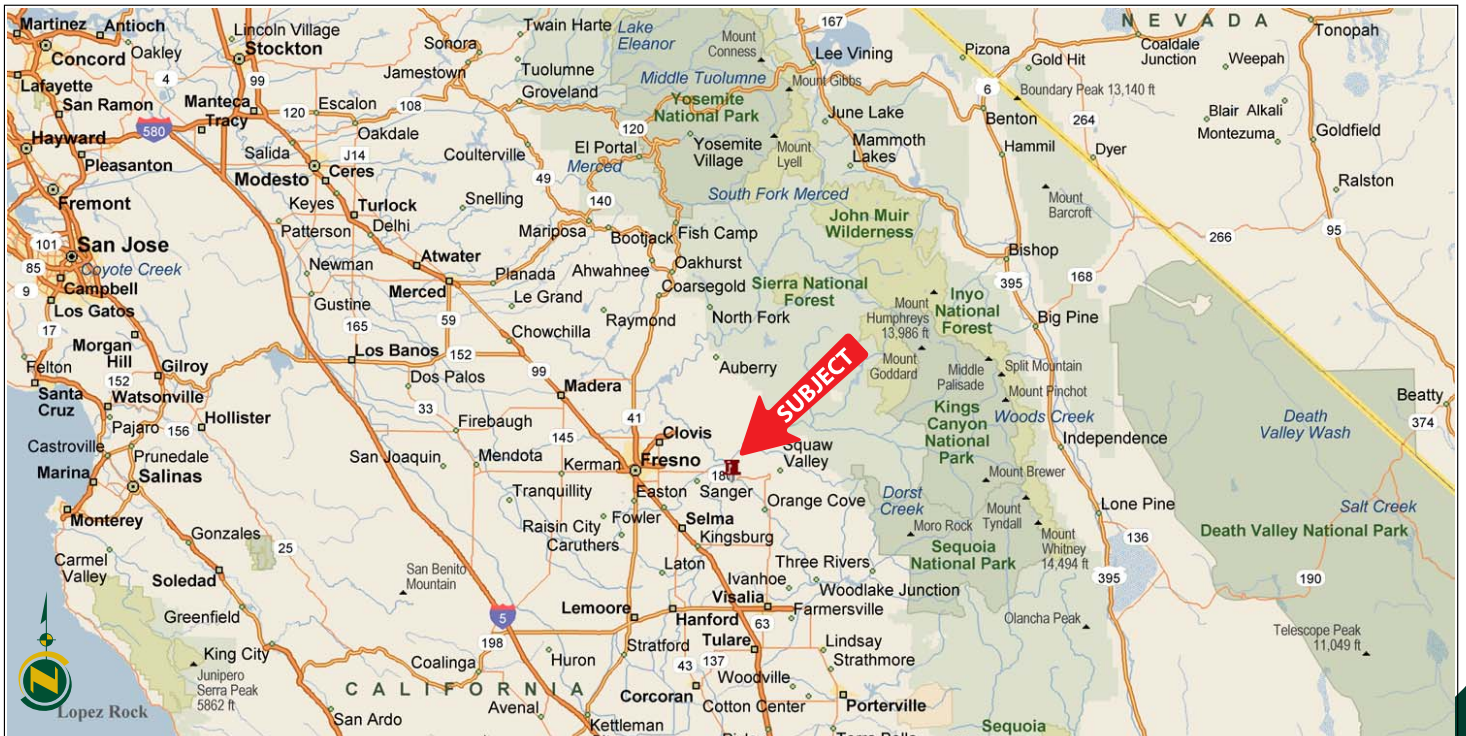


LOCATION MAP



REGIONAL MAP

California, United States, North America



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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