

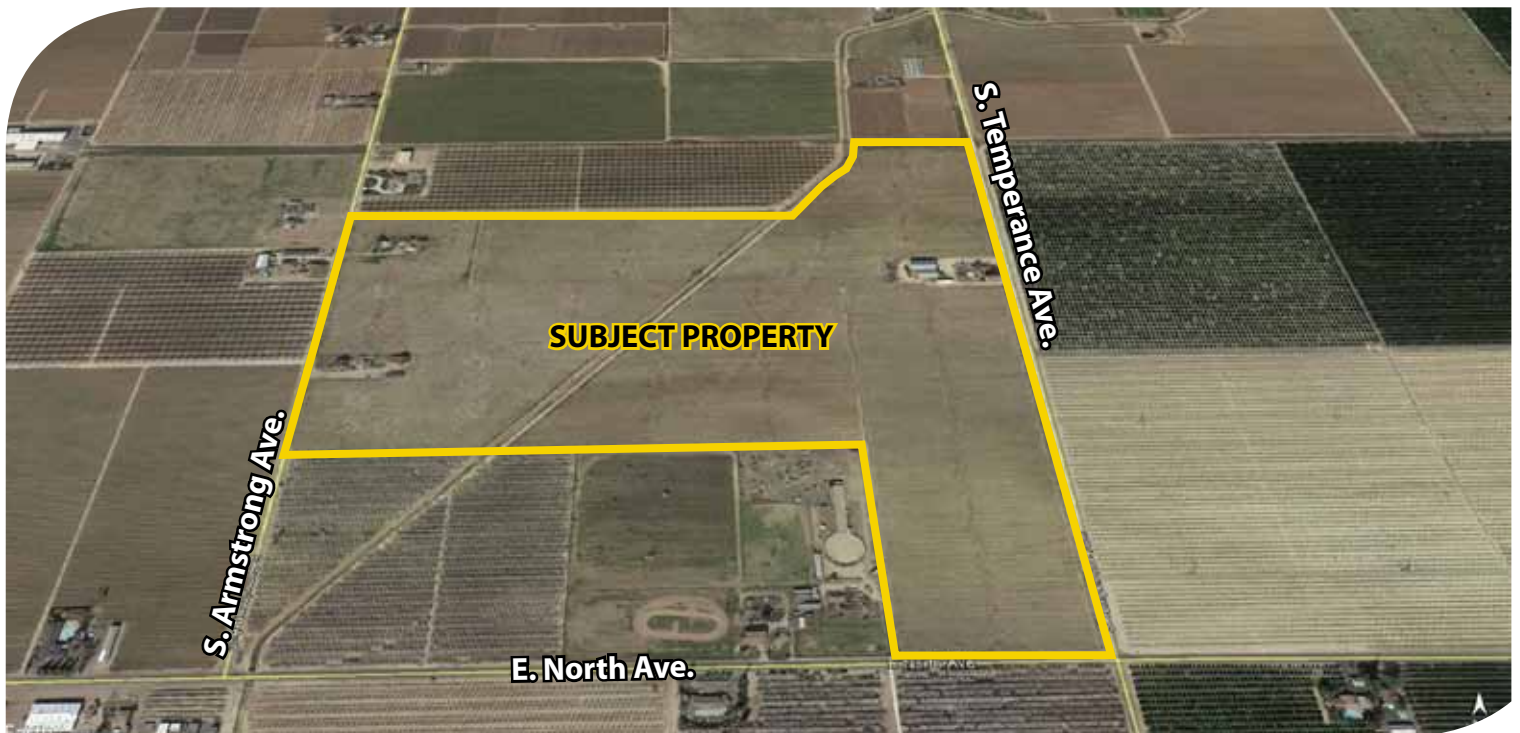
FOR SALE



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Zakarian Ranch



99.32± Acres
Fresno County, California

- (2) water districts
- Very good soils
- (3) Older rental homes

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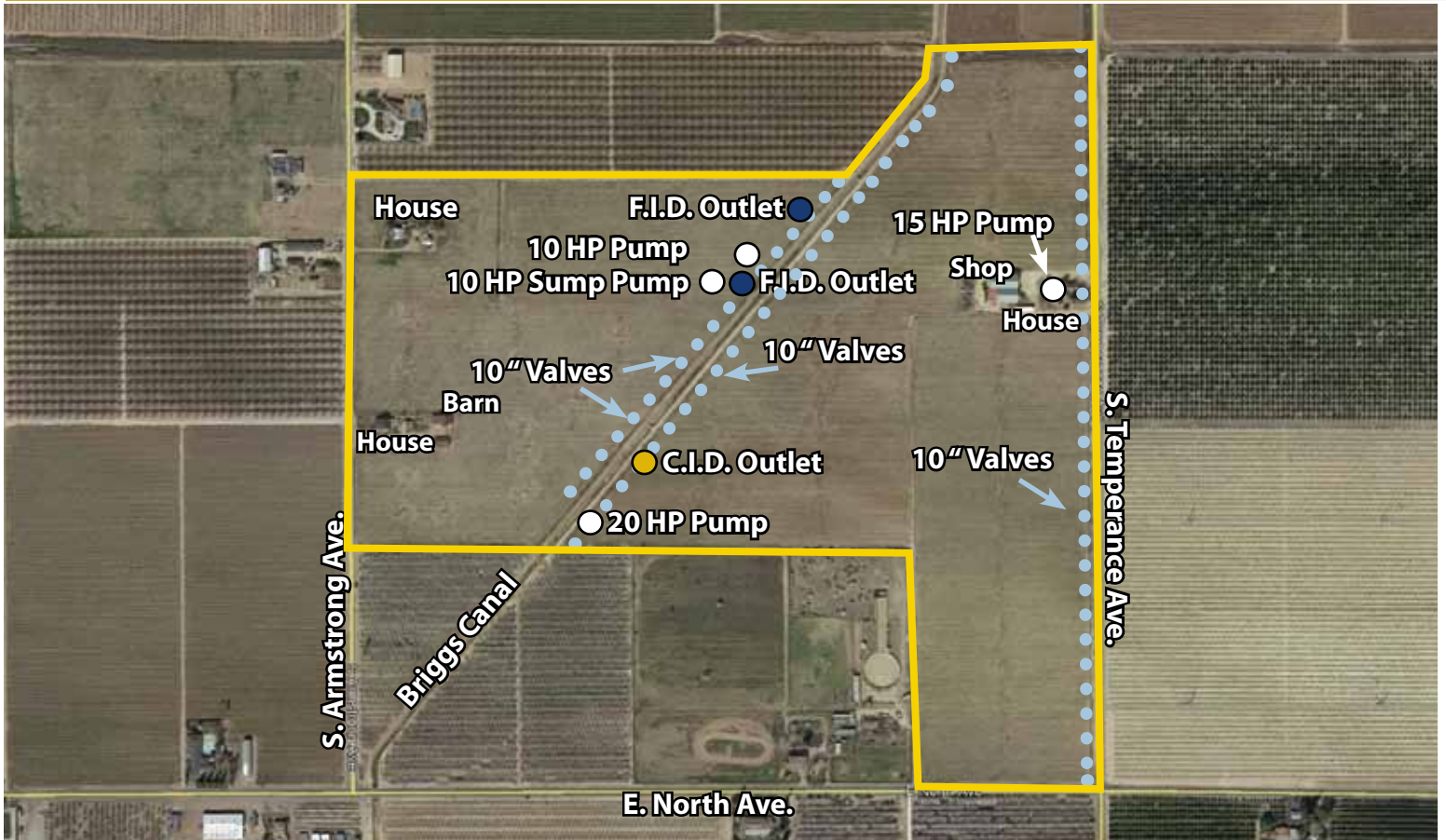
Zakarian Ranch

99.32± Acres

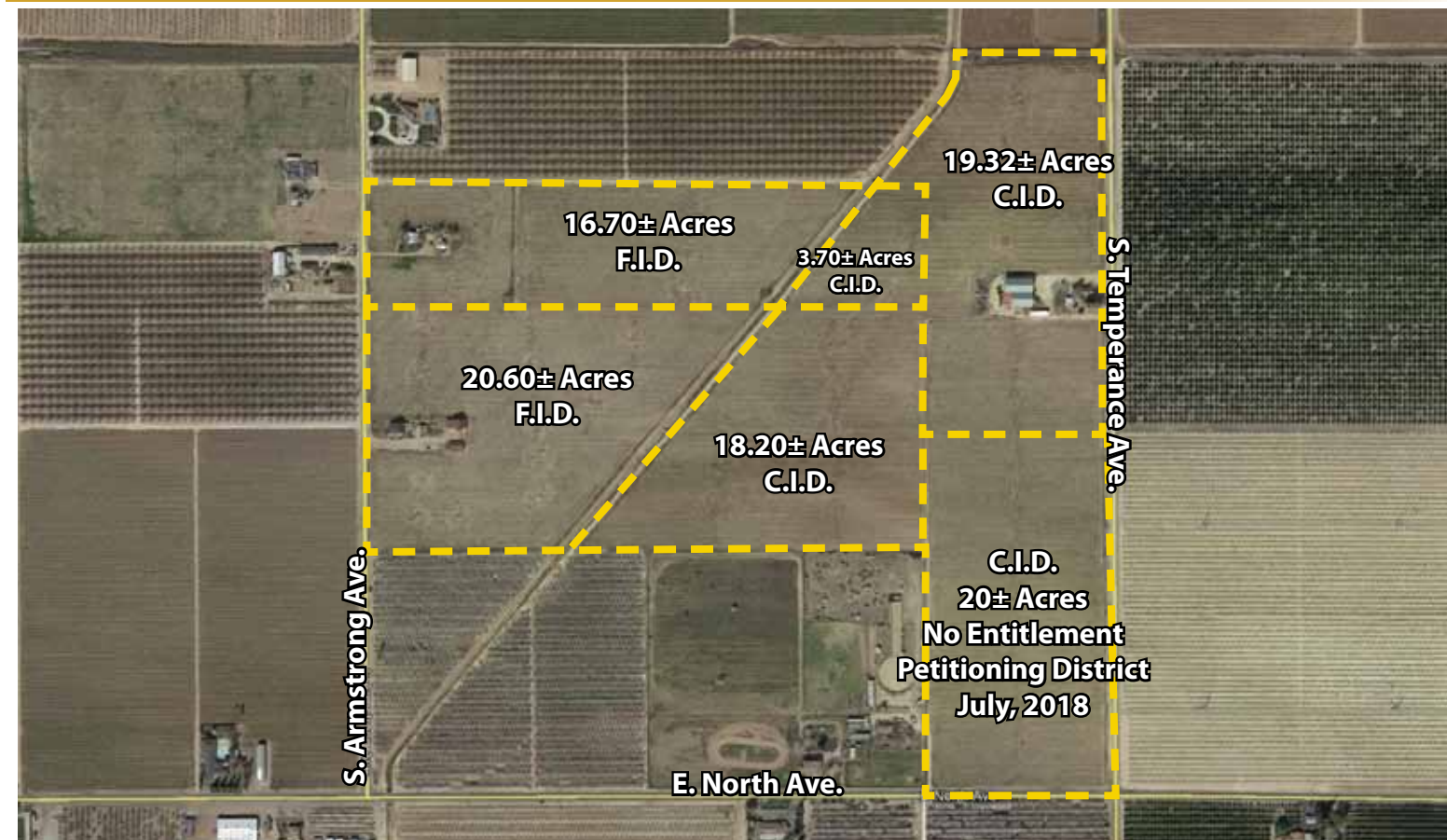
\$4,469,400
(\$45,000/acre)

LOCATION:	Northwest corner of North and Temperance Avenues, Fresno, Ca.
DESCRIPTION:	99.32± acres of open ground.
LEGAL:	Fresno County APN's: 316-051-40, 41, 42 & 43, located in a portion of Section 22, T14S, R21E, M.D.B.&M.
ZONING:	AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
WATER:	(3) domestic wells for houses 10 HP sump pump 10 HP deep well pump 15 HP deep well pump 20 HP deep well pump 37.32± acres in the Fresno Irrigation District 41.13± acres in the Consolidated Irrigation District Parcel 40 is in the C.I.D., but does not receive water. Owner is petitioning to receive district in water in August, 2018.
SOILS:	Greenfield sandy loam, 0-3% slopes Hanford sandy loam Hesperia fine sandy loam Exeter sandy loam Pollasky sandy loam, 2-9% slopes Greenfield sandy loam, moderately deep, 0-3% slopes Hanford sandy loam, hard substratum
BUILDINGS/ IMPROVEMENTS:	(3) older rental homes (1) steel pole barn 75' x 50' (1) steel pole barn 100' x 50', 600 amp, 440 power Raisin drying equipment
NOTE:	The entire property is in the Fresno Southeast Development Area designated for future annexation and development.
PRICE/TERMS:	\$4,469,400 All cash.

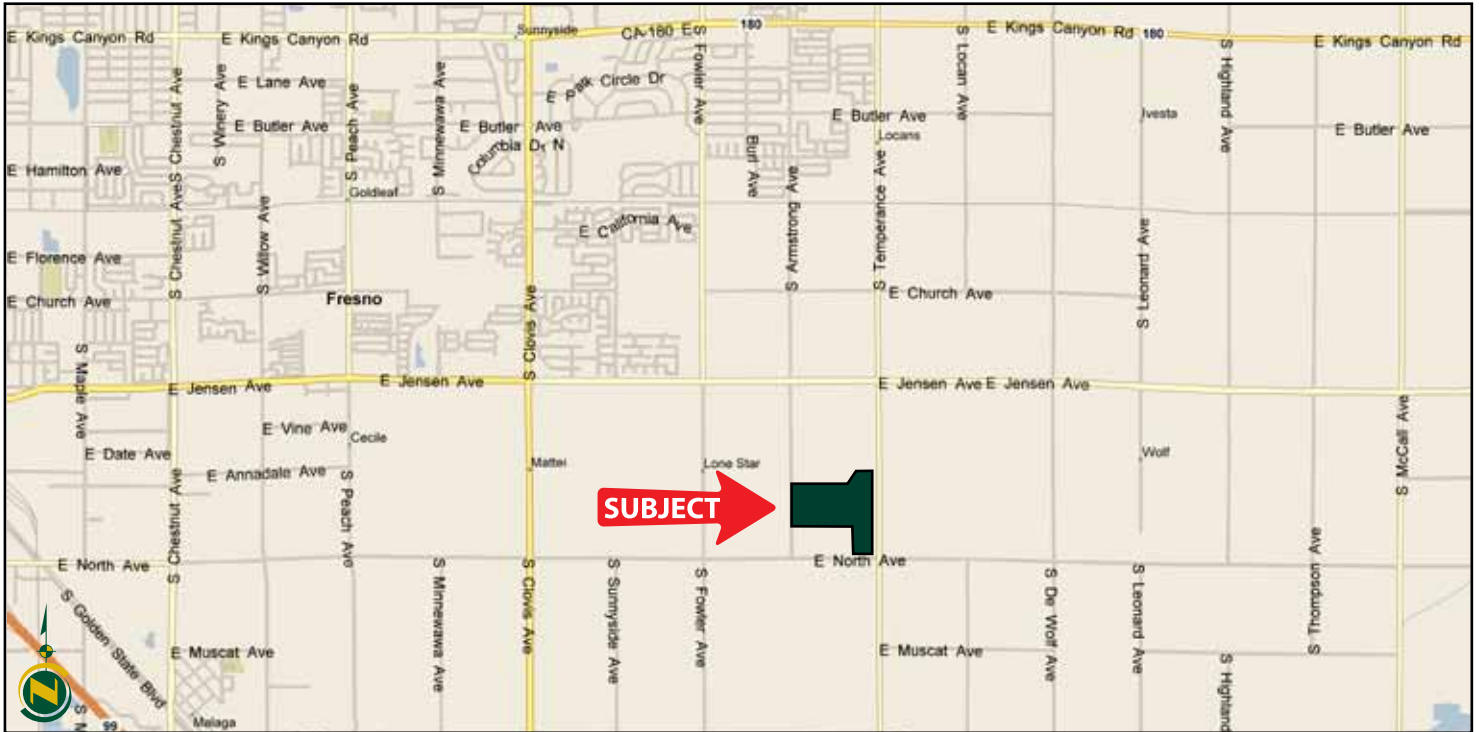
RANCH LAYOUT MAP



WATER DISTRICT MAP



LOCATION MAP



SOILS MAP

SOILS LEGEND

GtA = Greenfield sandy loam, 0-3% slopes,
Grade 1 - Excellent (56.6± Acs.)

Hc = hanford sandy loam,
Grade 1 - Excelent (16.6± Acs.)

Hsr = Hesperia fine sandy loam,
Grade 1 - Excellent (9.5± Acs.)

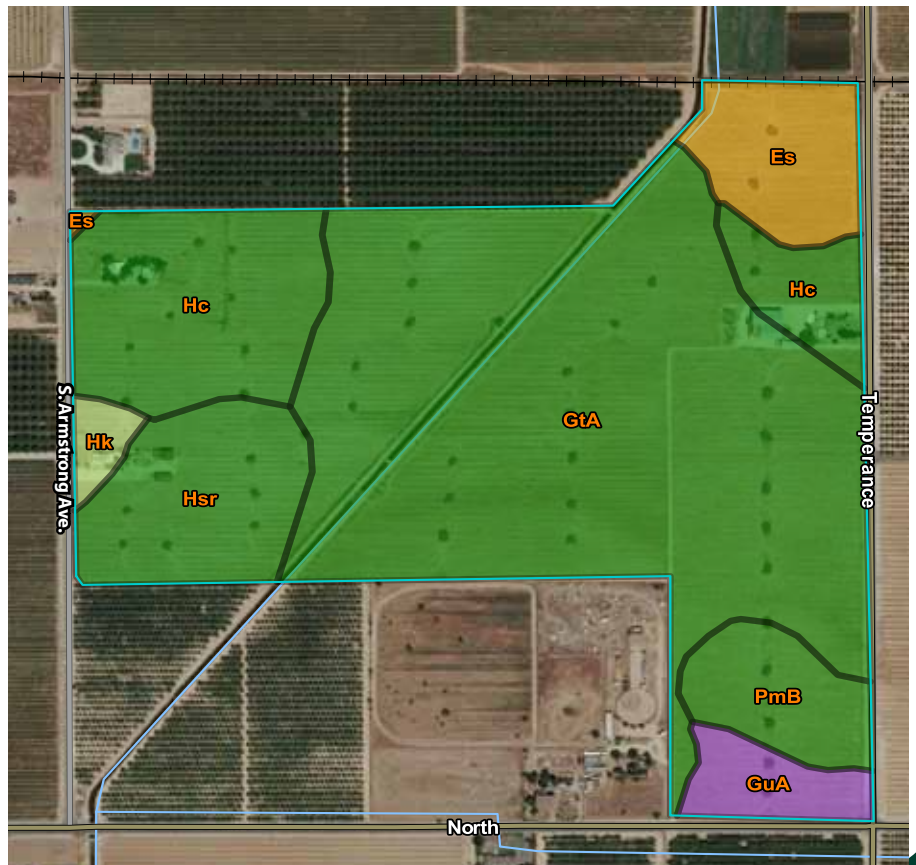
Es = Exeter sandy loam,
Grade 4 - Poor (6.6± Acs.)

PmB = Pollasky sandy loam, 2-9% slopes
Grade 1 - Excellent (5.4± Acs.)

GuA = Greenfield sandy loam, moderately dee,
0-3% slopes
Grade 3 - Fair (3.4± Acs.)

Hk = Hanford sandy loam, hard substratum,
Grade 2 - Good (1.3± Acs.)

Approximate Acres



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