



PEARSON REALTY

AGRICULTURAL PROPERTIES
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DESCRIPTION: Great opportunity to purchase 40.29± acres of farmable land with several potential home site locations. This ranch is only 11± miles from downtown Clovis and 9± miles from Sanger. It has 9± acres of Moringa trees, multiple greenhouses, a few storage sheds and a reservoir. Surrounding properties are planted to almonds and citrus. Sanger school district.

LOCATION: Property is located at the end of Zediker Ave., just north of Shaw Ave. Physical address is 5392 N. Zediker Ave., Sanger, CA 93657.

LEGAL: Fresno County APN: 308-021-37

SOILS: Predominately Porterville clay and Mt. Olive clay with a small amount of Cibo extreme rocky clay.

WATER: Property has the right to purchase water from Fresno Irrigation District for 20 acres. The 2018 price is \$150/acre foot. Parcel also has one irrigation pump and well.

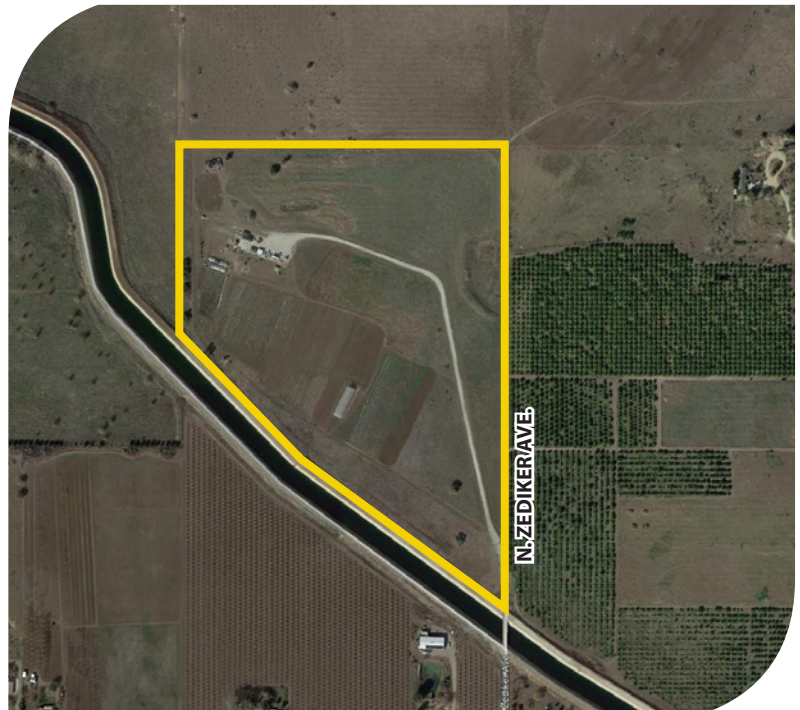
PRICE/TERMS: \$400,000. Cash sale subject to U.S. Bankruptcy Court Eastern District of California - Fresno Division Case NO. 8-12091-A-7 Chapter 7 D.C. #TMT-1 overbid hearing. Property being sold "as is"

NOTE: View by appointment only.

40.29± Acres, \$400,000
Fresno County, California

FOR SALE

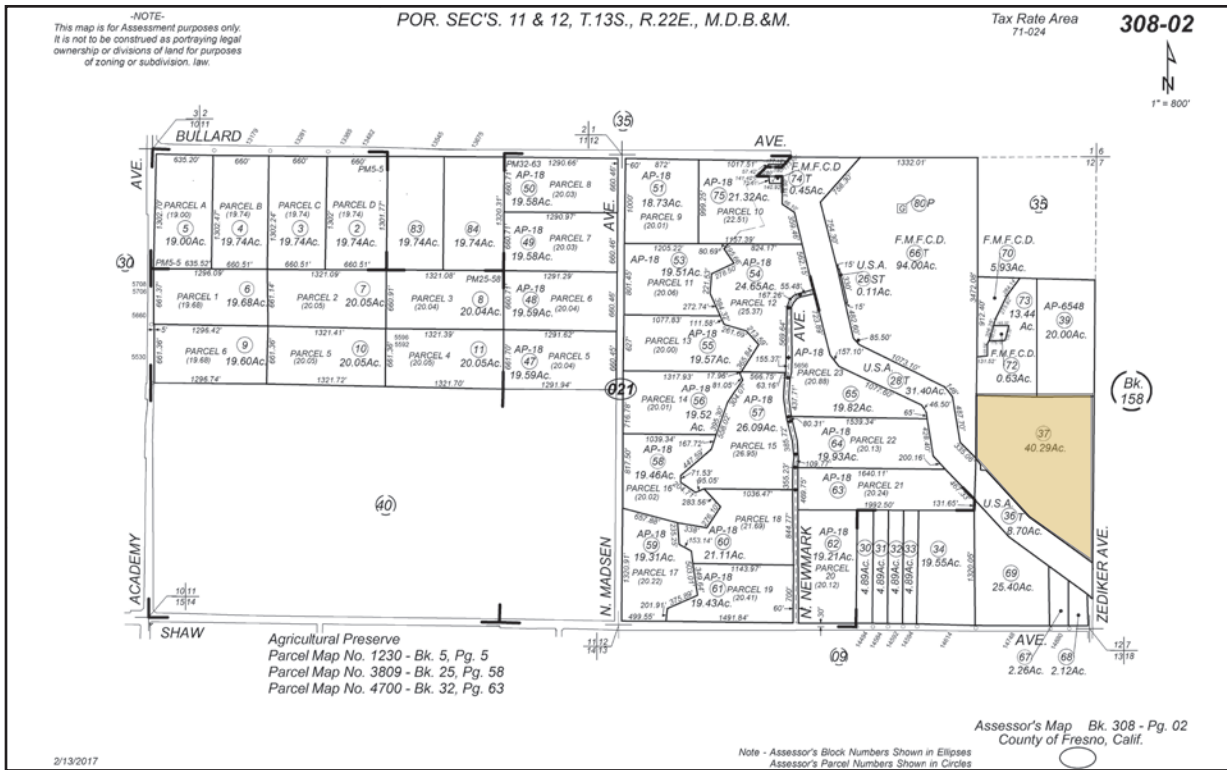
Zediker Farmland & Home Site



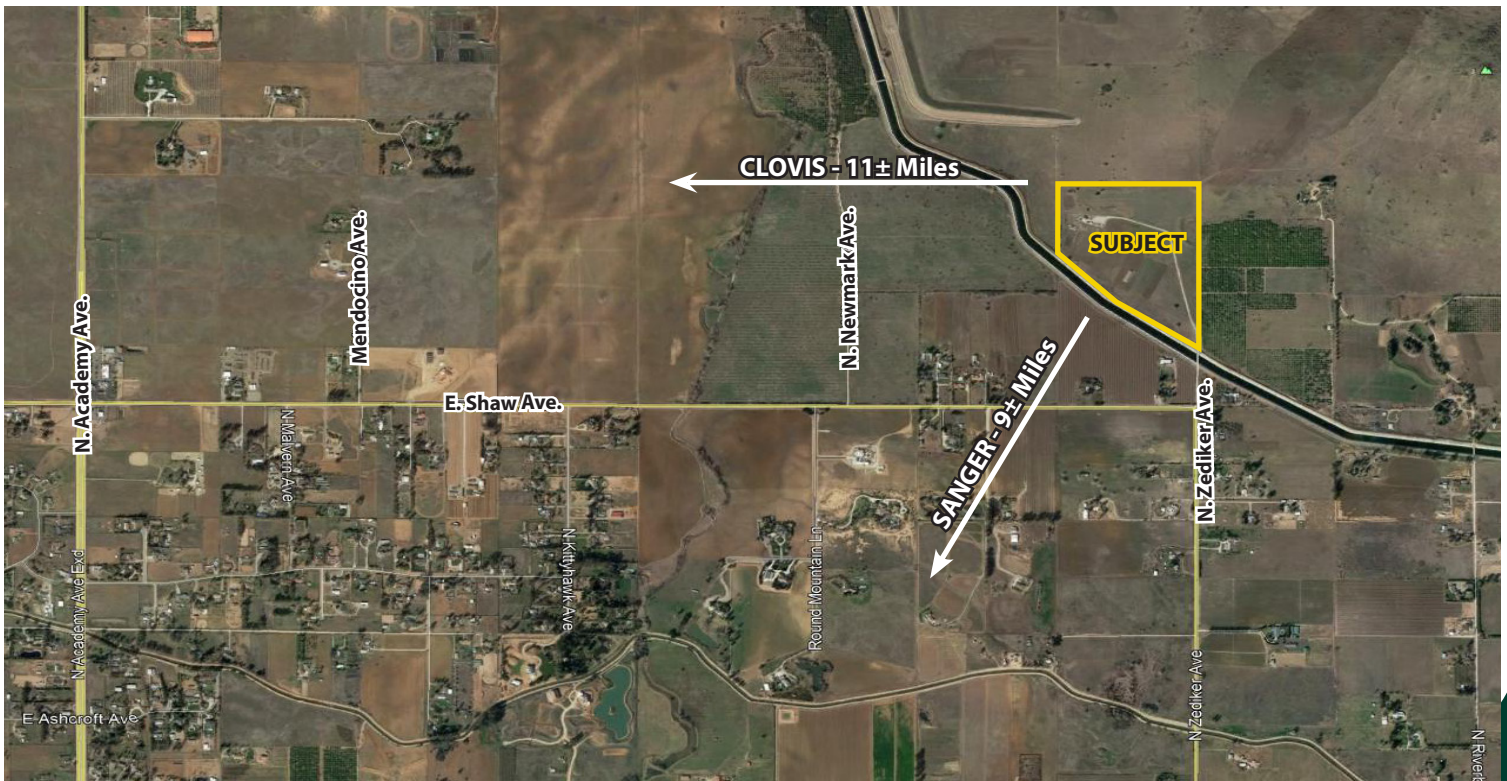
Exclusively Presented By:
Pearson Realty



APN MAP



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.

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FRESNO
7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

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3447 S Demaree Street
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