

MCKINLEY ESTATE & CITRUS

9734 E. McKinley Avenue, Fresno, CA 93737

9.7± Acres
Fresno County

\$1,595,000

PRICE REDUCED



- 3,175± S/F Home Recently Remodeled
- 6.5± Acs. Organic Mandarins
- 1 mile from proposed Terry Bradley Education Center



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PROPERTY INFORMATION

DESCRIPTION

4 bedroom, 3 1/2 bath 3,175 sq/ft craftsman style home built in 1934. There is a delightful drive through the citrus trees to get to the front of the house. The beautiful property includes a pool with a pool house, a 4-car garage, and a 600 sq/ft basement. The basement includes a sizeable custom home theater. The living room offers a comforting feel with a wood burning fireplace inlaid with new stonework.

LOCATION

West of N. McCall Avenue on the north side of E. McKinley Avenue. The property is located within Fresno's Sphere of Influence. Address: 9734 E. McKinley Avenue, Fresno, CA 93737.

LEGAL

Fresno County APN: 309-210-17s. Located in a portion of Section 30, T13S, R22E, M.D.B.&M.

PLANTINGS

6.5± Acs. of Gold Nugget Mandarins (1,241 trees). Planted in 2017. Certified organic in 2021.

IMPROVEMENTS

2015

- Kitchen completely remodeled
- Custom home theater room built by Future Home of Fresno
- Newly installed hardwood floor in the living room
- New stone inlay around the fireplace

2018

- New roof was installed on the house including the breezeway, pool house and garage

2019

- Solar installed by Sunpower. The solar is leased.

WATER

New 7.5 HP submersible pump and bowls. The bowls are set at 85' and the standing water level is 65± feet. Approximately 250 GPM.

SOILS

Atwater sandy loam, clay substratum, 0-3% slopes, Grade 1
Atwater sandy loam, 3-9% slopes, Grade 1

PRICE/TERMS

\$1,595,000 all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2022 crop. Shown by appointment only.

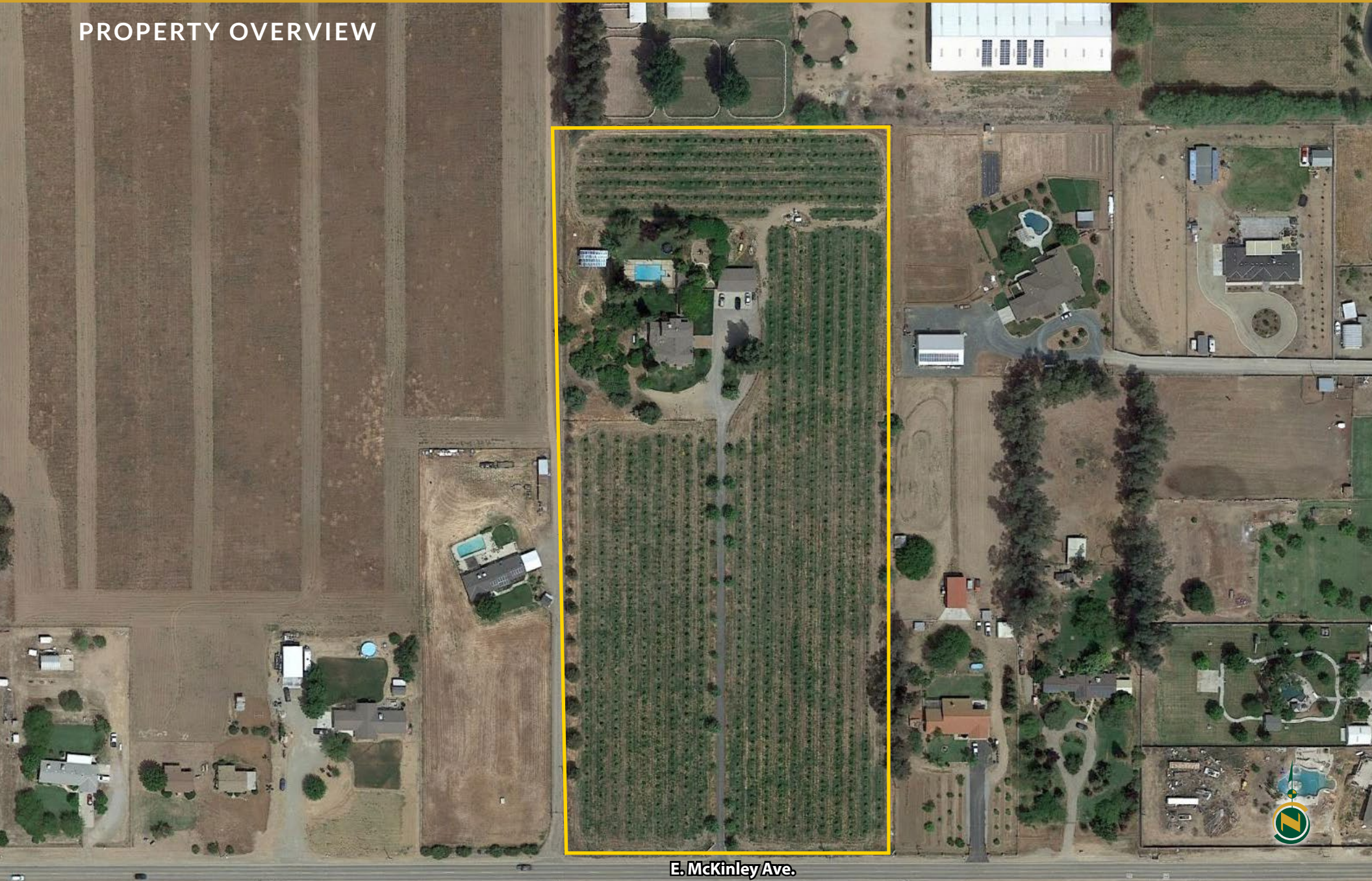


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PROPERTY OVERVIEW



E. McKinley Ave.

SOILS MAP

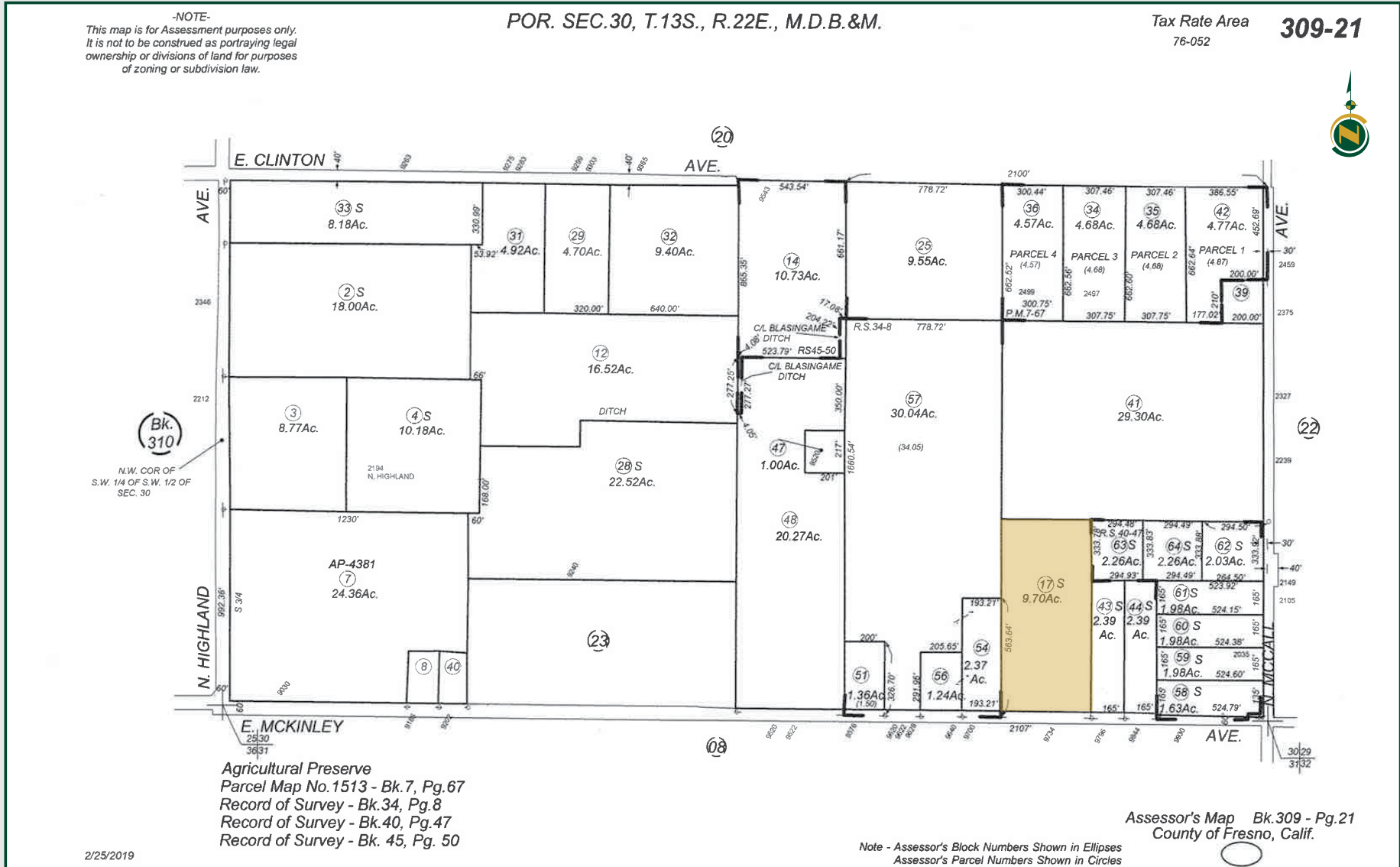
SOILS MAP LEGEND

**AsA = Atwater sandy loam,
clay substratum
0 to 3 percent slopes
Grade 1 - Excellent**

**ArB = Atwater sandy loam
3 to 9 percent slopes
Grade 1 - Excellent**



PARCEL MAP



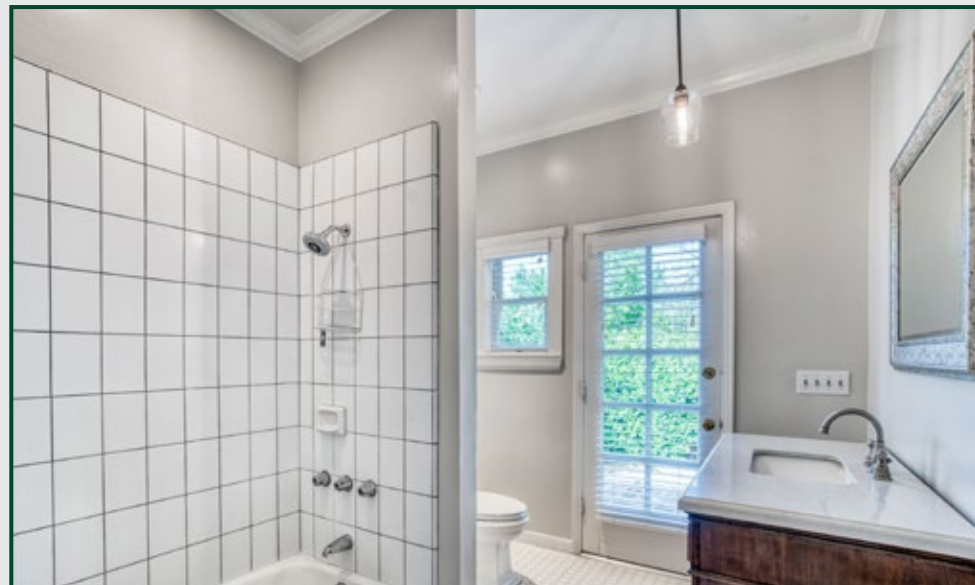
PROPERTY PHOTOS



RESIDENCE PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:

California Department of Water Resources Sustainable Groundwater Management Act Portal

<https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791

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.