

SANGER VINEYARD

\$550,000
Fresno County, California



9.55± Acres

- Located within Sanger Sphere of Influence
- Future Development Potential
- Consolidated Irrigation District
- Grade 1 Soils

Exclusively Presented by:

Pearson Realty *A Tradition in Trust Since 1919*



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

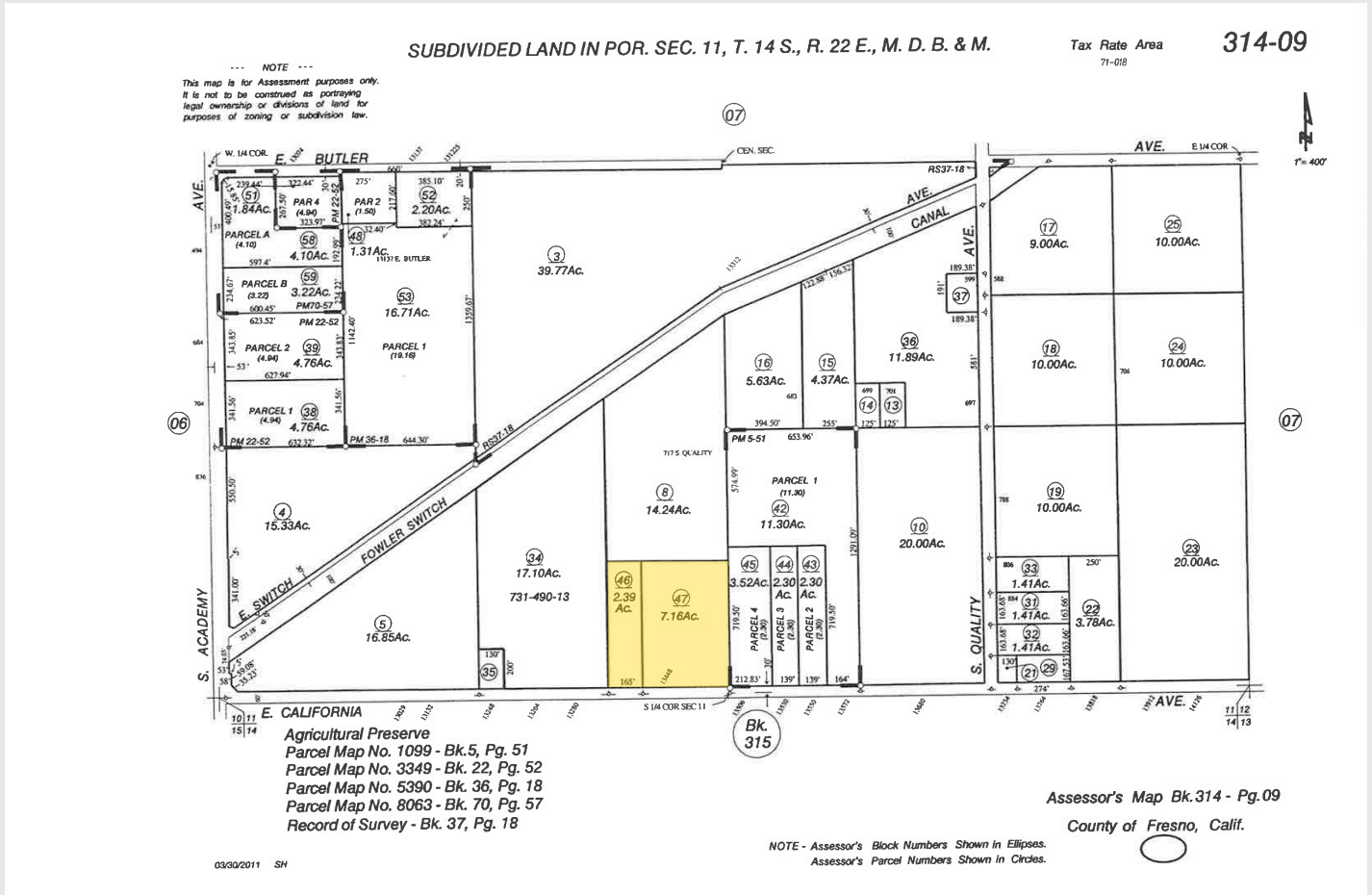
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

ASSESSOR'S PARCEL MAP



SOILS MAP

SOILS MAP LEGEND

**Ra = Ramona sandy loam
Grade 1 - Excellent**

**Rc = Ramona loam
Grade 1 - Excellent**



not to be valid at this scale.

SANGER VINEYARD

9.55± Acres
Fresno County, CA



PROPERTY INFORMATION

LOCATION

The property sits on the edge of the city limits and is within the City of Sanger's Sphere of Influence with future development potential.

Address: 13448 E. California Ave., Sanger, CA 93657

LEGAL

Fresno County APN's: 314-090-46 & 47. Located in a portion of Section 11, T14S, R22E, M.D.B.&M.

LAND USE

Thompson Seedless vineyard

WATER

Consolidated Irrigation District
(2) pumps and wells

SOILS

Ramona sandy loam, Grade 1 - Excellent
Ramona loam, Grade 1 - Excellent

BUILDINGS

1,756 sq. ft. home, 2 bedrooms, 2 baths.

PRICE/TERMS

\$550,000 cash at the close of escrow

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:

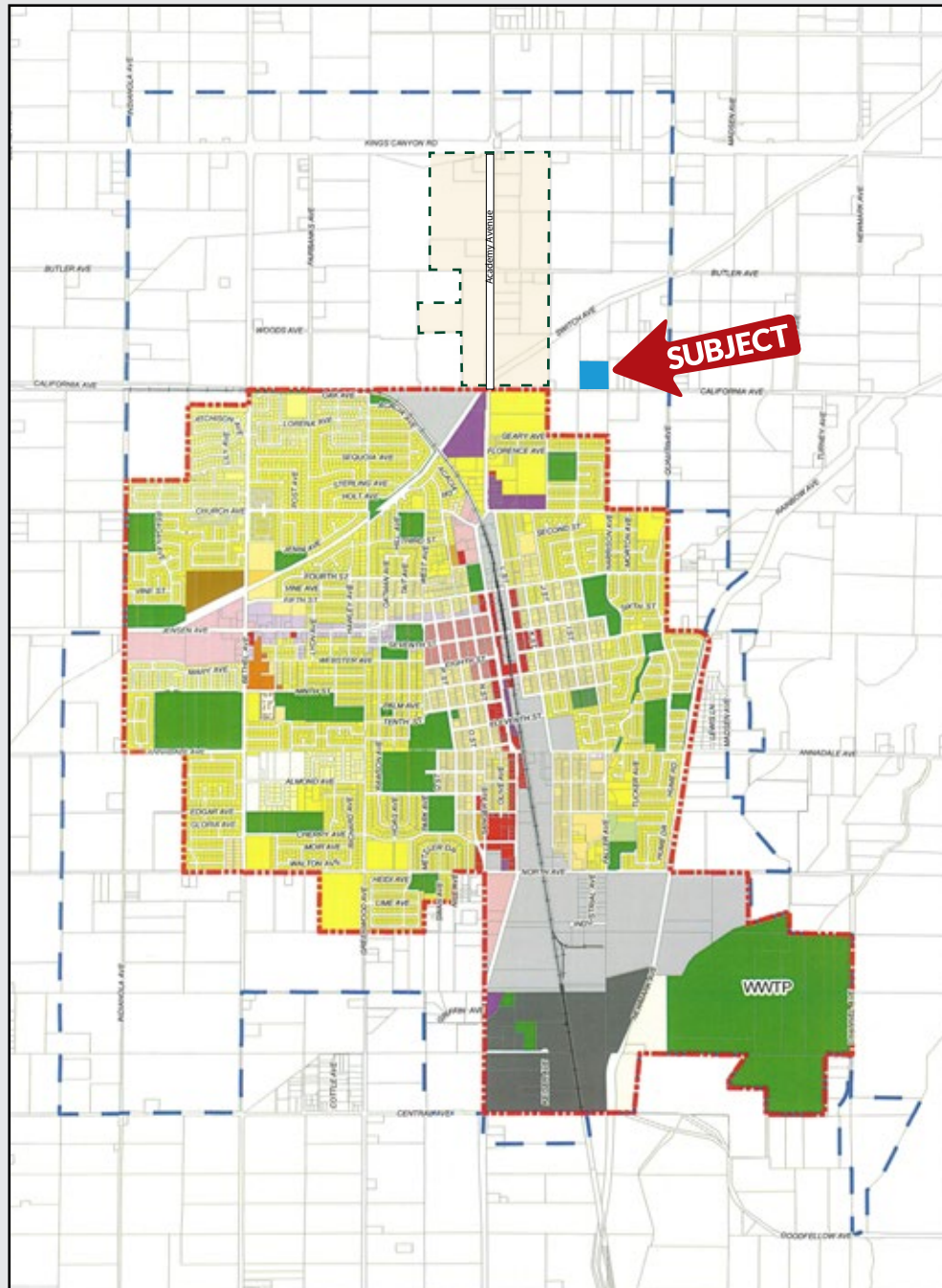
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

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.



SANGER VINEYARD

9.55± Acres
Fresno County, CA



North Academy
Corridor Master Plan
Proposed Area
of Annexation

Sanger Sphere
of Influence



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



Offices Serving The Central Valley

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

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875