

# C.I.D. OPEN

Fresno County, California

**\$2,855,680**

(\$32,000/Acre)

**PRICE REDUCED**

Highland Ave

**89.24± Acres**

- Consolidated Irrigation District
- Agricultural Wells + C.I.D. Water
- Open Ground

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CA DRE #00020875

## PROPERTY INFORMATION

### LOCATION

East side of Highland Ave. south of Central Ave. and north of American Ave.

Address: 4444 S. Highland Ave., Del Rey, CA 93616

### LEGAL

Fresno County APN's: 332-051-05s & 06s. Located in a portion of Section 31, T14S, R22E, M.D.B.&M.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). Property is in the Williamson Act.

### WATER

The property has 2 agricultural deep wells and Consolidated Irrigation District service. Water service has been granted to the entire property subject to an agreement with C.I.D.

### PLANTINGS

Fallow. The property was fumigated in February, 2022.

### SOILS

Hanford sandy loam

Dello loamy sand

Delhi sand, 0-3% slopes

Delhi loamy sand 0 to 3% slopes & 3 to 9% slopes

### BUILDINGS

None.

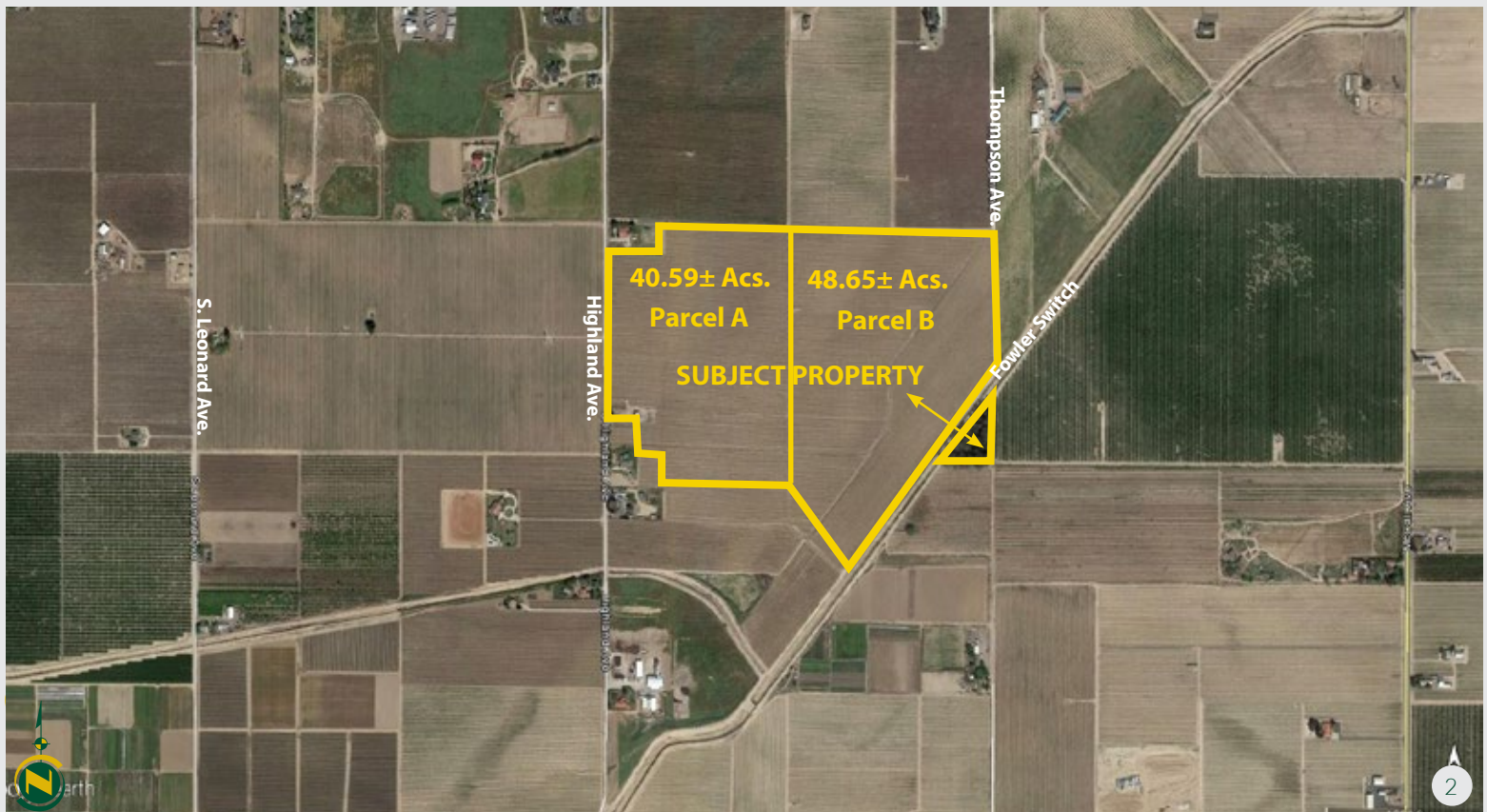
### PRICE/TERMS

\$2,855,680 cash to the Seller at close of escrow.

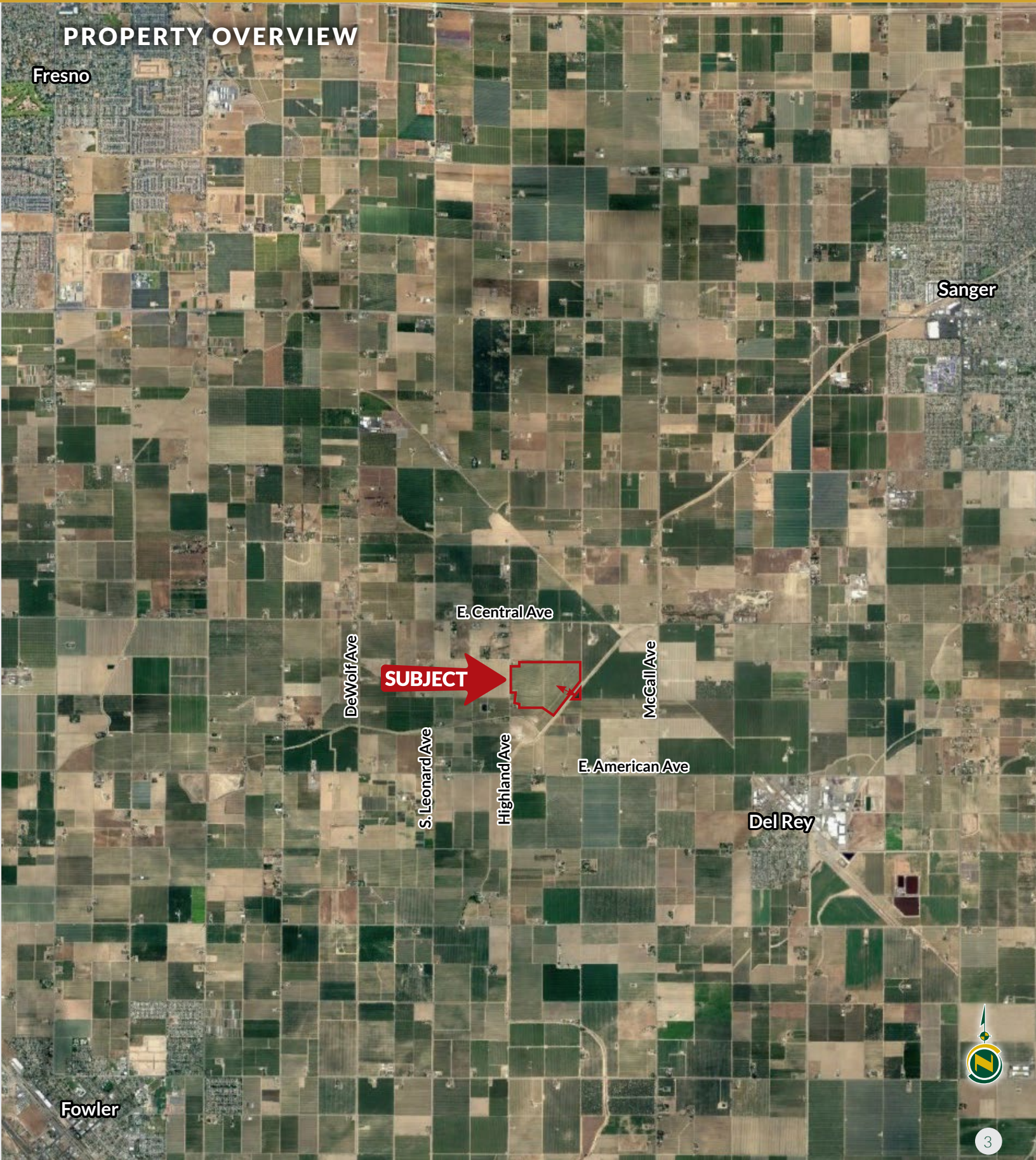
Parcels can be purchased together or separately at the price of:

Parcel A: \$1,298,880 Parcel B: \$1,556,800

## PROPERTY LOCATION

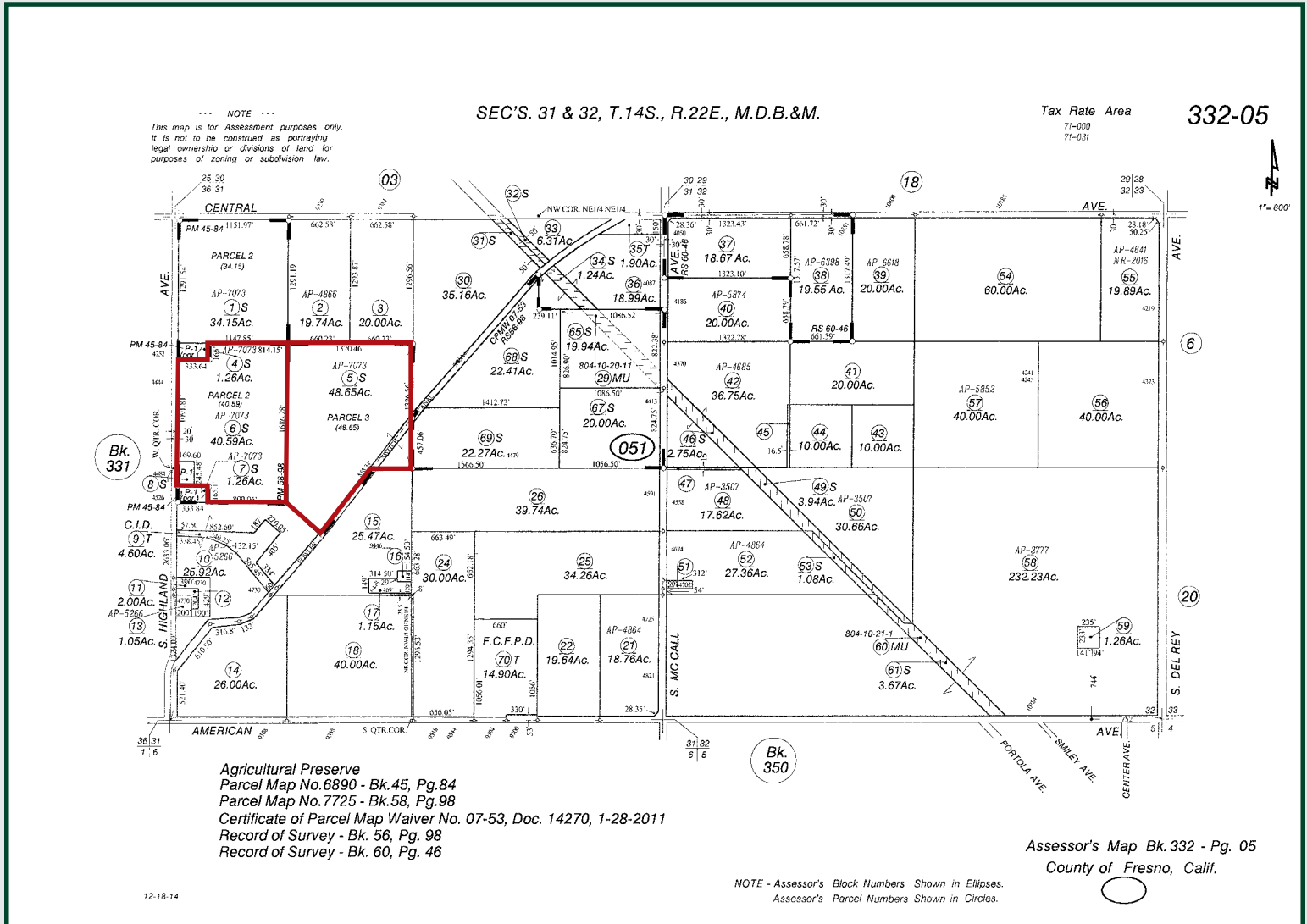


## PROPERTY OVERVIEW



**SUBJECT**

## APN MAP



**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.**



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