

TRANQUILLITY OPEN LAND 160.00± Acres

Fresno County, California

\$800,000
(\$5,000/Acre)



W Jefferson Avenue

- One Well in Unknown Condition
- Open Land Previously Farmed
- Located Within Westland Water District



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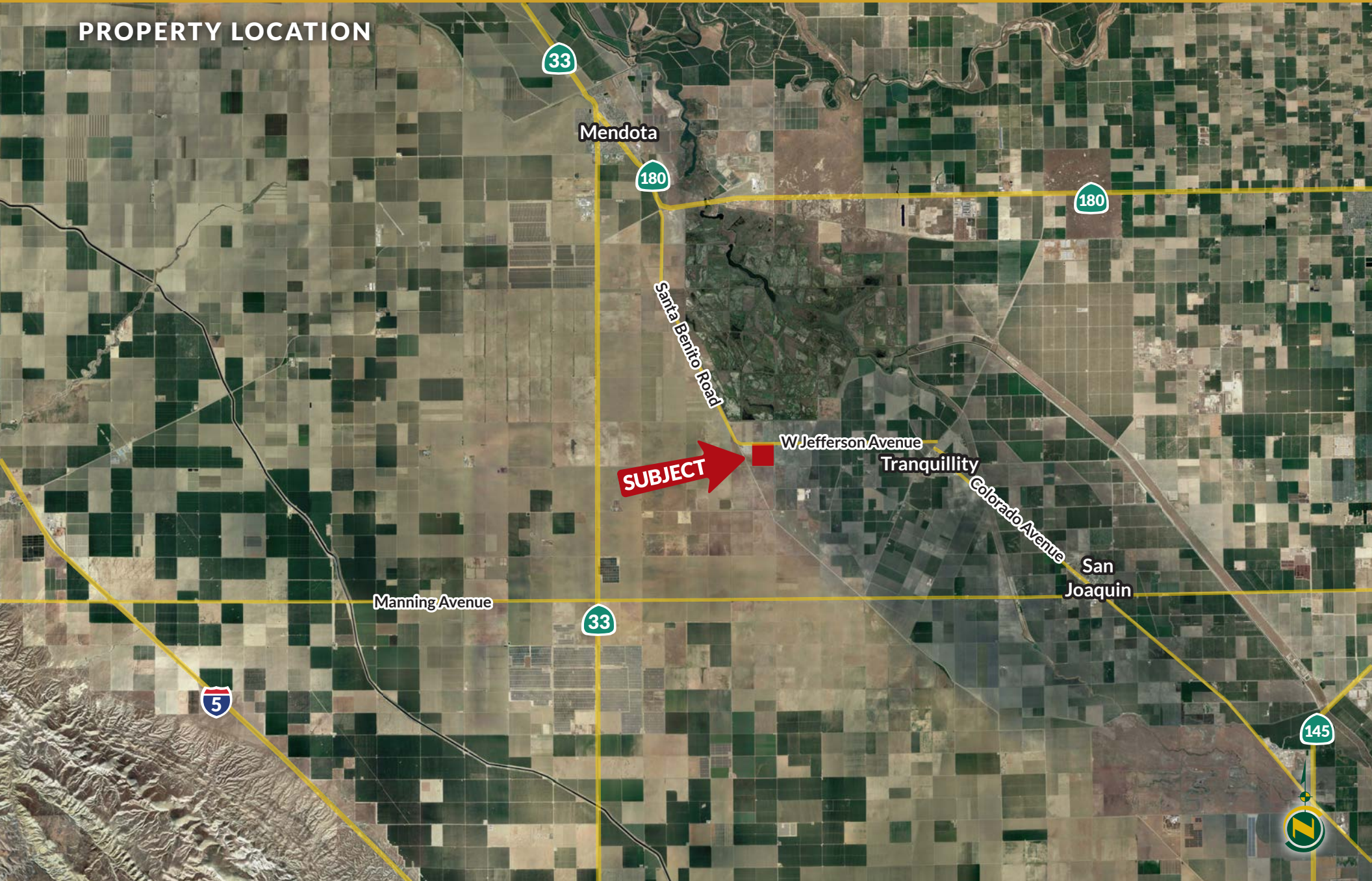


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

160± acres of open land located in Tranquillity, California.

LOCATION

The property is located on the southwest corner of W. Jefferson Avenue and S. San Mateo Avenue in Tranquillity, CA 93668.

LEGAL

Fresno County APN: 028-041-33s

Located in a portion of southeast 1/4 Section 3, Township 15S, Range 15E, M.D.B.&M.

ZONING

Zoning is AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). The property is located within the Williamson Act.

PLANTINGS

Open land previously farmed to field crops.

SOILS

Lethent silt loam, 0 to 1 percent slopes.

Lillis clay, 0 to 1 percent slopes.

WATER

The property is within Westlands Water District but does not receive a surface water allocation. There is (1) one well in unknown condition.

PRICE/TERMS

\$800,000 (\$5,000/acre) cash at the close of escrow.



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PROPERTY OVERVIEW

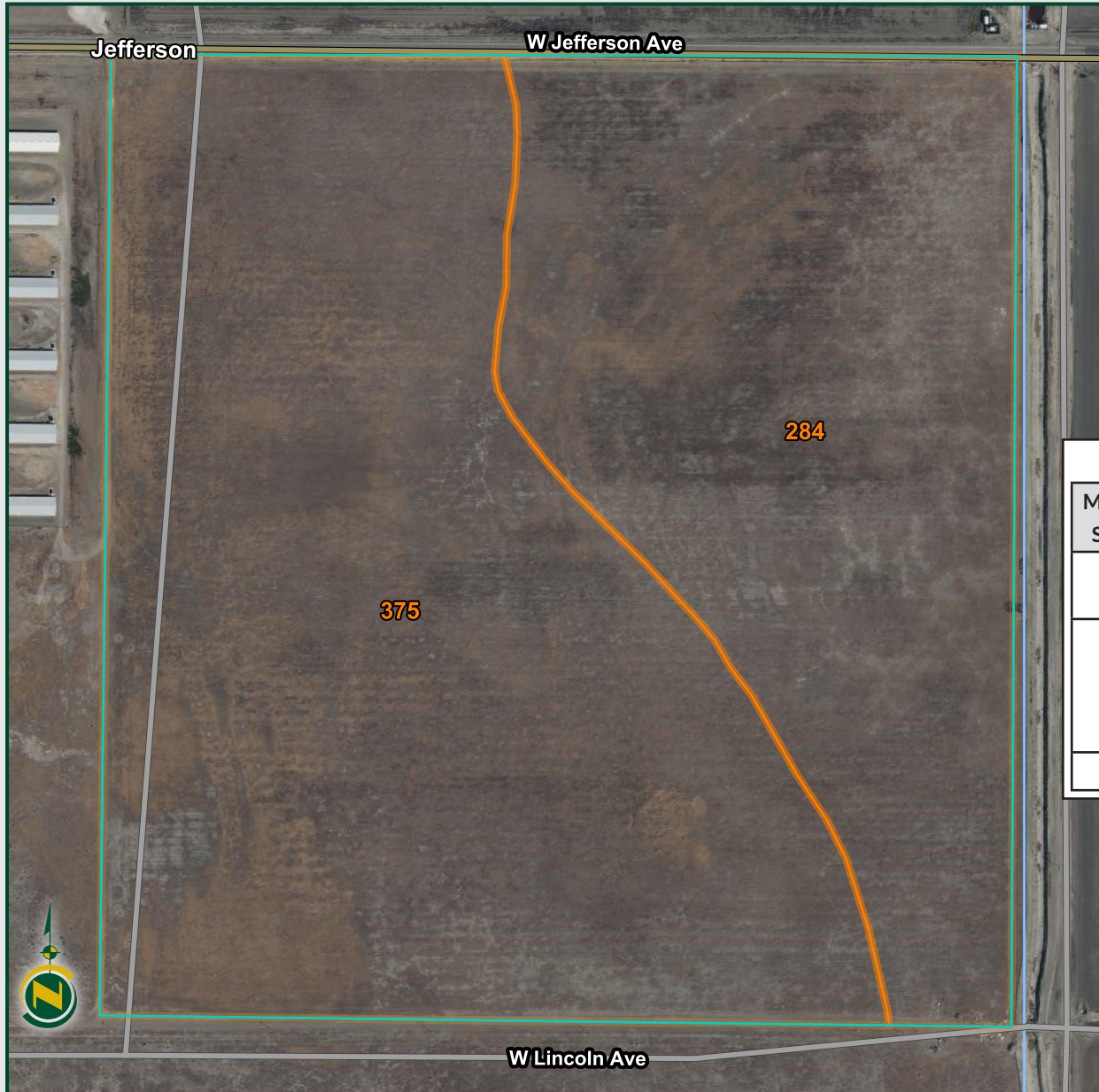


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SOILS MAP



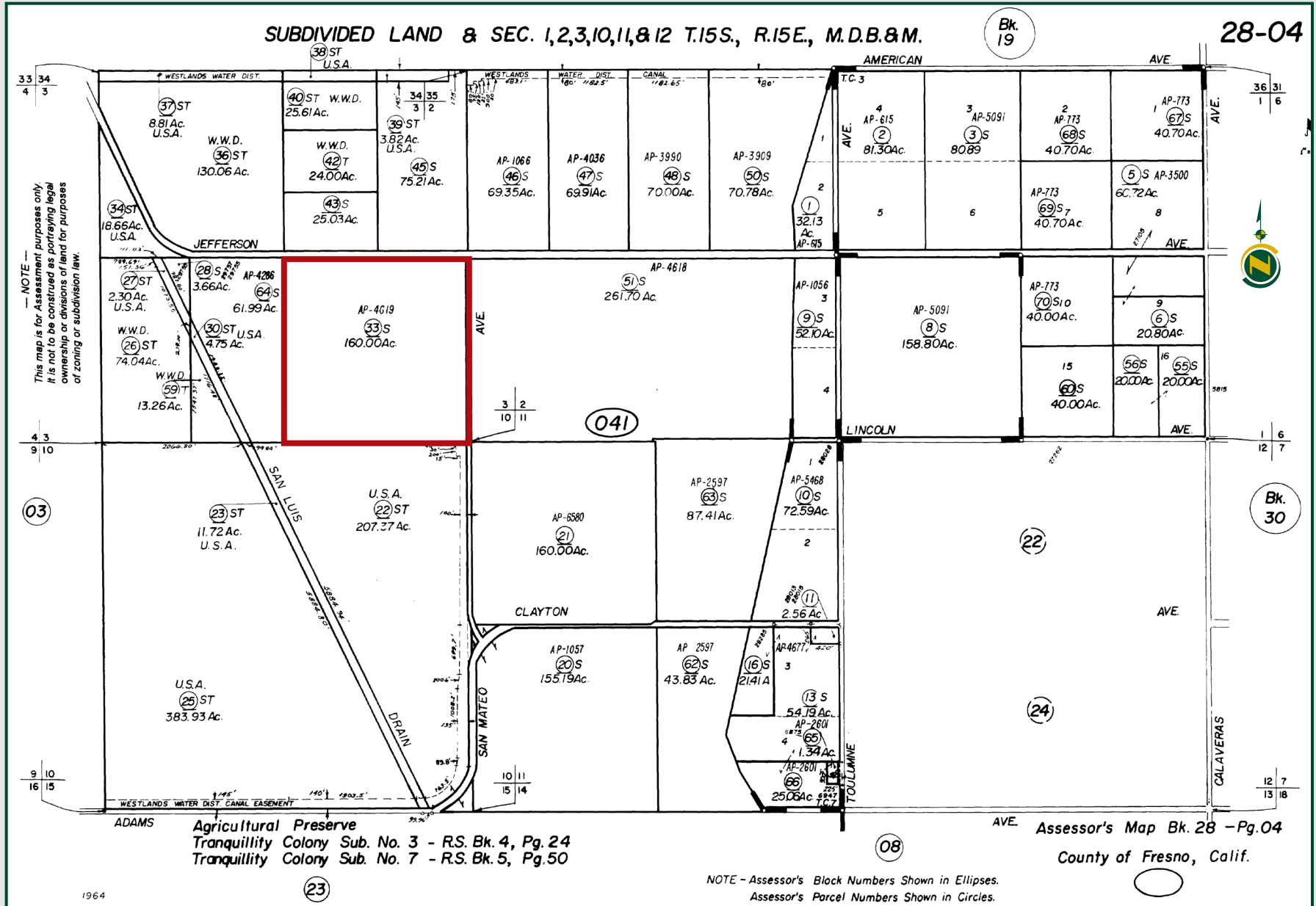
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
284	Lillis clay, 0 to 1 percent slopes	Grade 6 - Nonagricultural	40.9%
375	Lethent silt loam, 0 to 1 percent slopes, poorly drained, MLRA 17	Grade 6 - Nonagricultural	59.1%
Totals for Area of Interest			100.0%

TRANQUILITY OPEN LAND

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PARCEL MAP



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PROPERTY PHOTO



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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.