

# COALINGA HOME SITE

Fresno County, California

\$20,000

## LOCATION

The property is a half mile south of highway 198 on S. Eldorado Avenue.

## LEGAL

Fresno County APN: 065-101-13  
N 1/4 of the SW 1/4 of SW 1/4 of Sec. 26, T19S, R16E,  
M.D.B.&M.

## ZONING

A1

## PLANTINGS

There are almonds currently planted on the property.

## BUILDINGS

There are no buildings on the property.

## WATER/IRRIGATION

There are no pumps or wells on the property.  
The property is in Westland's Water District but does not have a turnout to receive water.

## PRICE/TERMS

\$20,000 cash at the close of escrow.



**1.00± Acre**

- El Dorado Avenue Frontage
- Build Your Dream Home
- Close to Highway 5 & Huron

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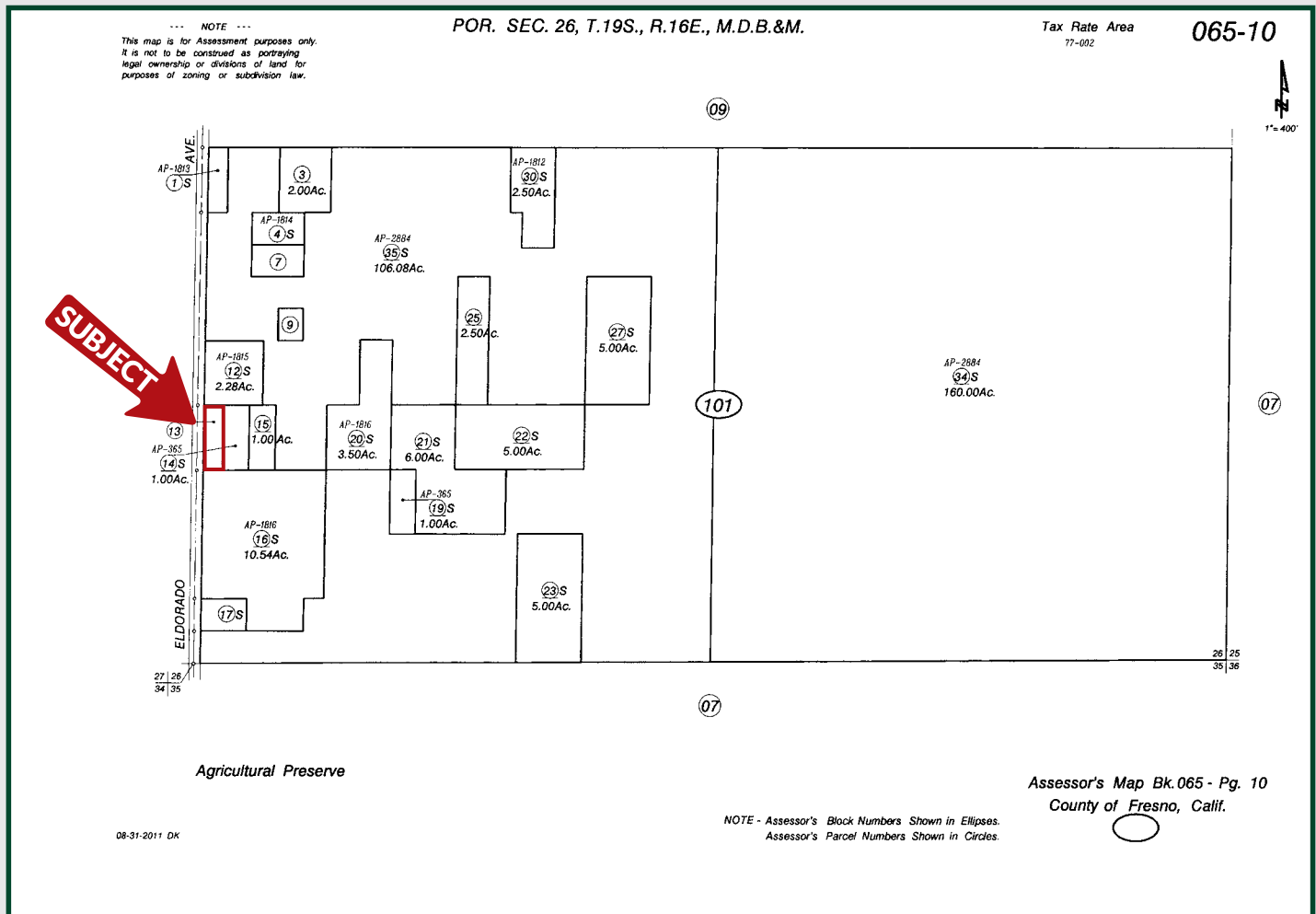
CA DRE #00020875

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1.00± Acre  
Fresno County, CA



## 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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