

PINE FLAT LAKE HOME SITE

Fresno County, California

\$95,000

LOCATION

The property is on East Trimmer Springs Road just north of Pine Flat Lake. The neighboring property to the west is 32451 E Trimmer Springs Rd, Sanger, CA 93657.

LEGAL

Fresno County APN: 153-190-04.
8.41± acs. in the S 1/2 of Sec 24, T12S, R24

ZONING

RC 40

LAND USE

8.41 acres of lake front property

BUILDINGS

None.

WATER/IRRIGATION

There are no pumps or wells on the property.
The property does not receive water from an irrigation district.

PRICE/TERMS

\$95,000 cash at the close of escrow.

PRICE REDUCED

SUBJECT

8.41± Acres

- Lake Front Property
- Build Your Dream Home

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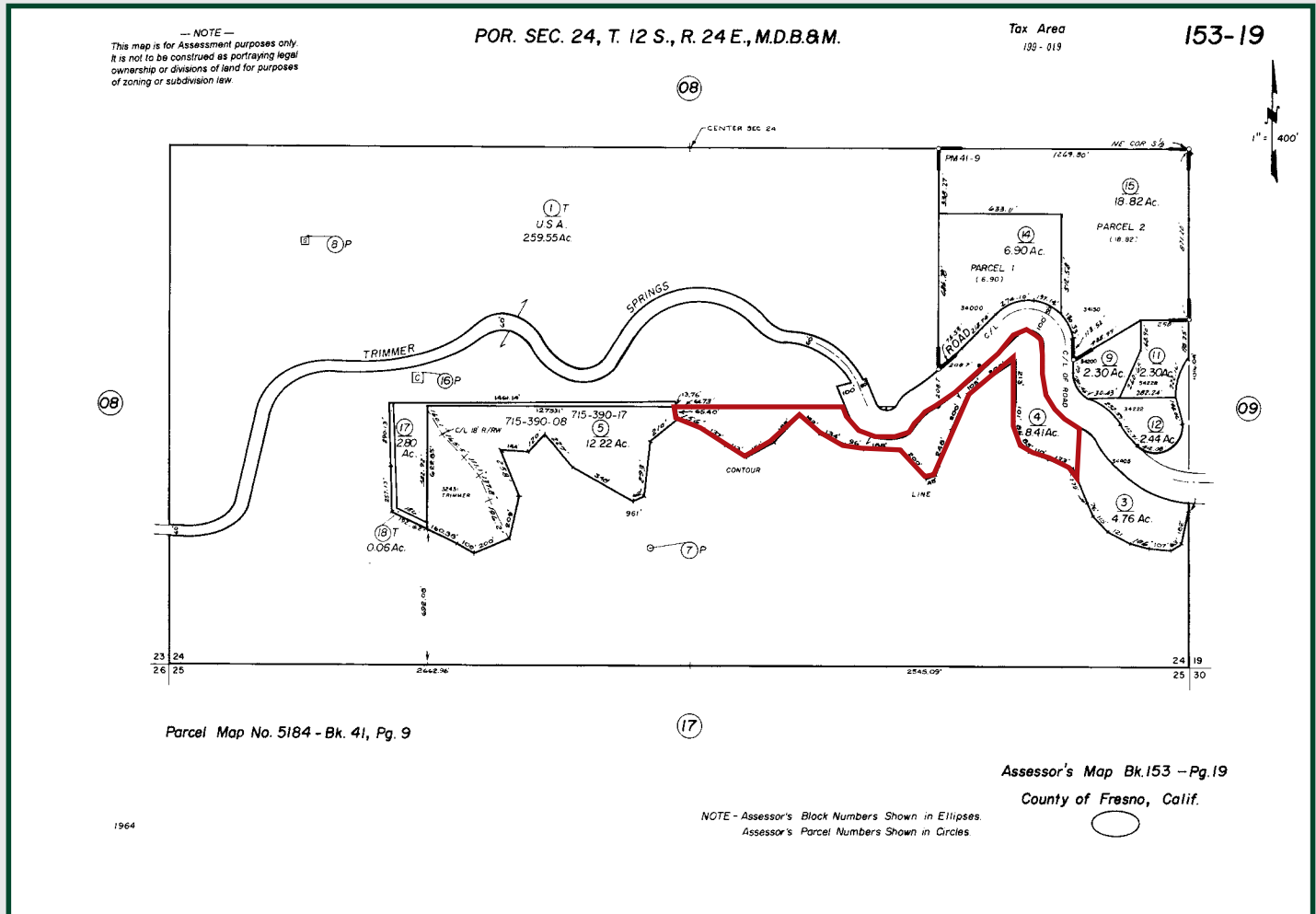
CA DRE #00020875

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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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