

# PINE FLAT LAKE HOME SITE

Fresno County, California

\$125,000

## 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

\$125,000 cash at the close of escrow.



**8.41± Acres**

- Lake Front Property
- Build Your Dream Home

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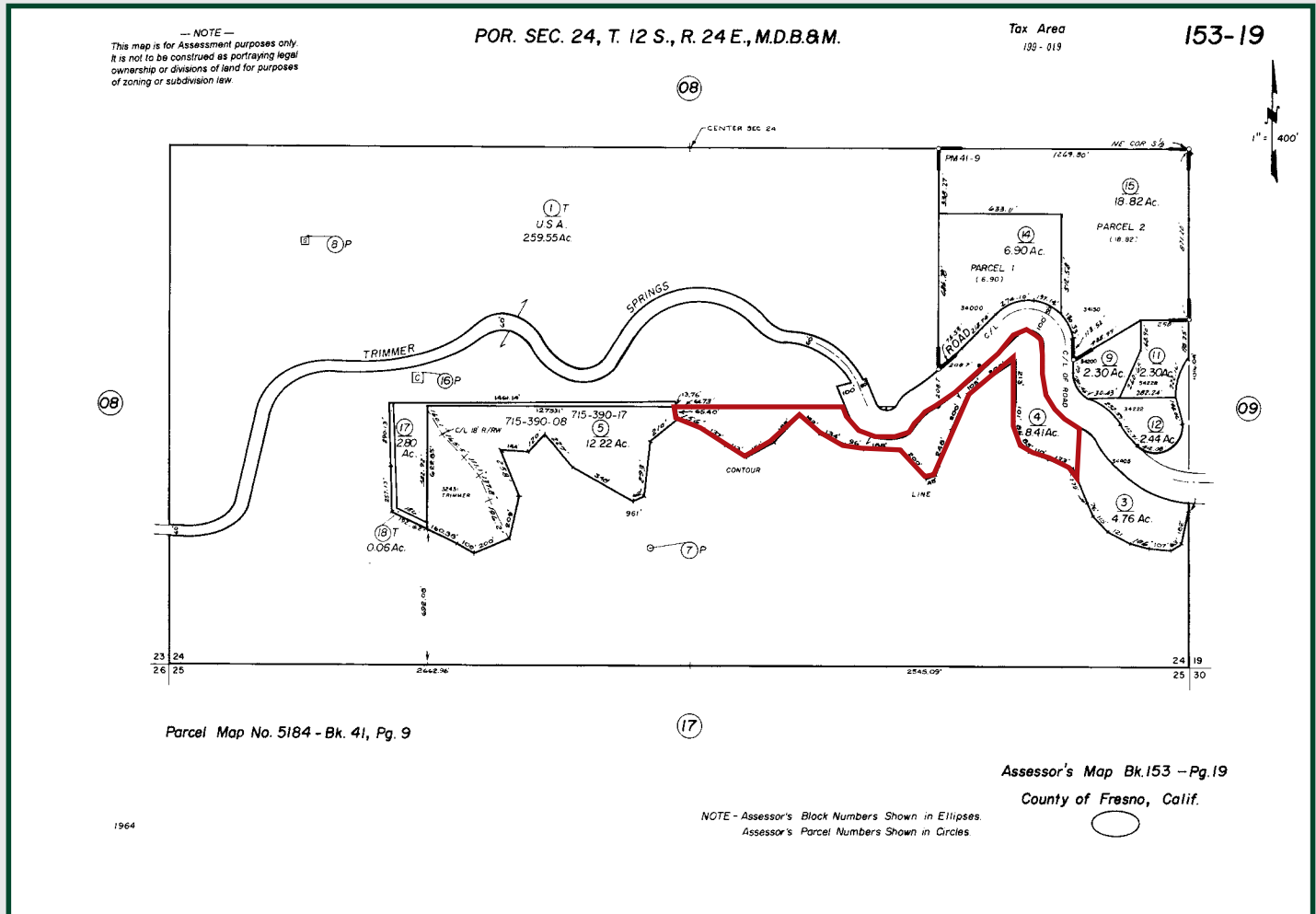
CA DRE #00020875

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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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