

TRANQUILLITY I.D. OPEN LAND

Fresno County, California

41.98± Acres

\$815,167
(\$19,418/Acre)



- Tranquillity Irrigation District
- Open Land with Farming Capabilities



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

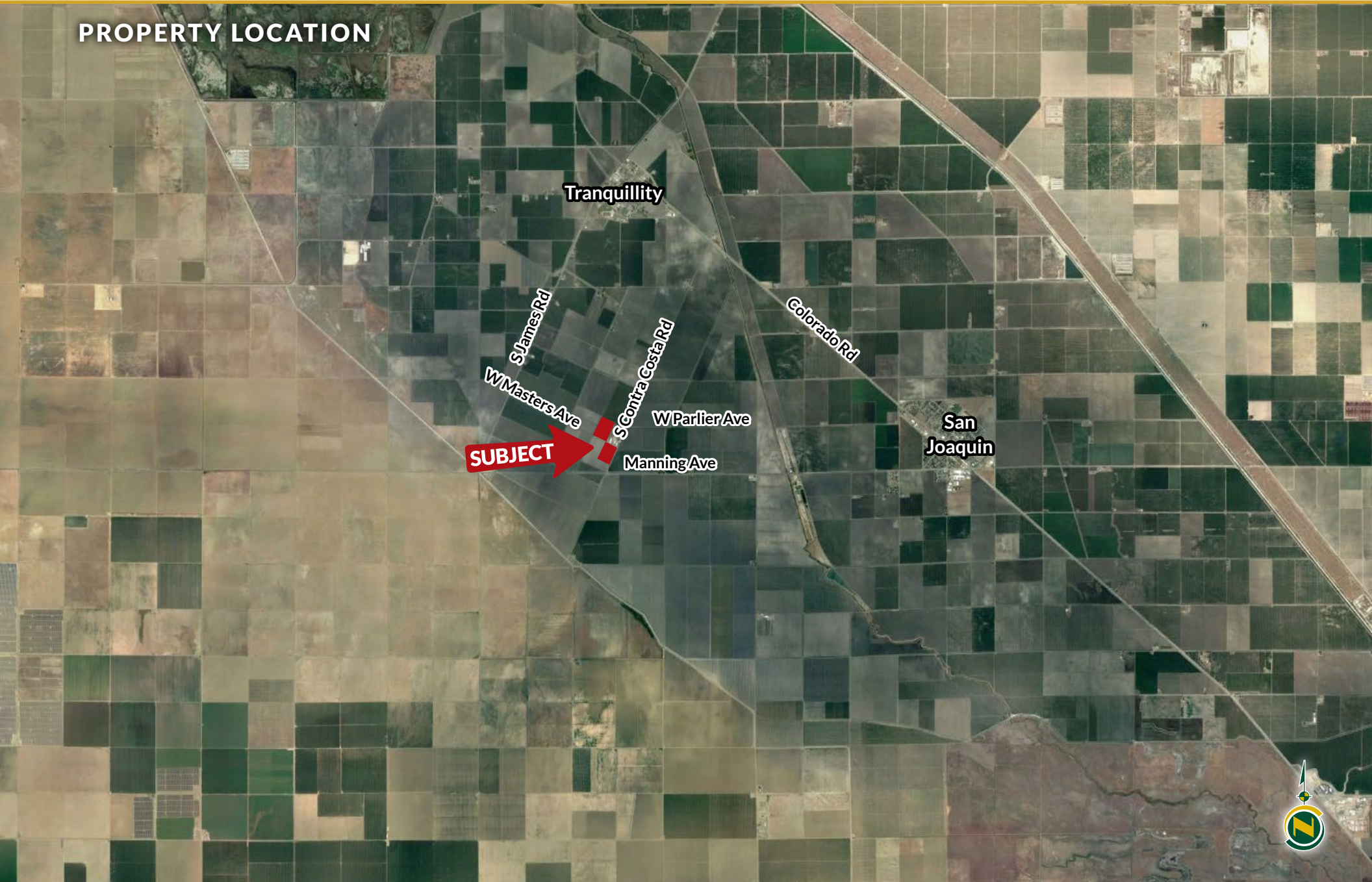


TRANQUILLITY I.D. OPEN LAND

41.98± Acres
Fresno County, CA



PROPERTY LOCATION



TRANQUILLITY I.D. OPEN LAND

41.98± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

This offering is 41.98± acres of open land in Tranquillity Irrigation District that has been historically farmed to various field crops and been used to store cotton modules.

LOCATION

2 parcels located on the west side of Contra Costa Road, just north of Manning Avenue. The property just north of the 030-210-16s parcel has an address of 8587 S. Contra Costa Road, Tranquillity 93668.

LEGAL

Fresno County APN: 030-210-16S and 38S. Located in a portion of Section 20, T15S, R16E, M.D.B.&M.

ZONING

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

PLANTINGS

Open ground.

WATER

Tranquillity Irrigation District.

SOILS

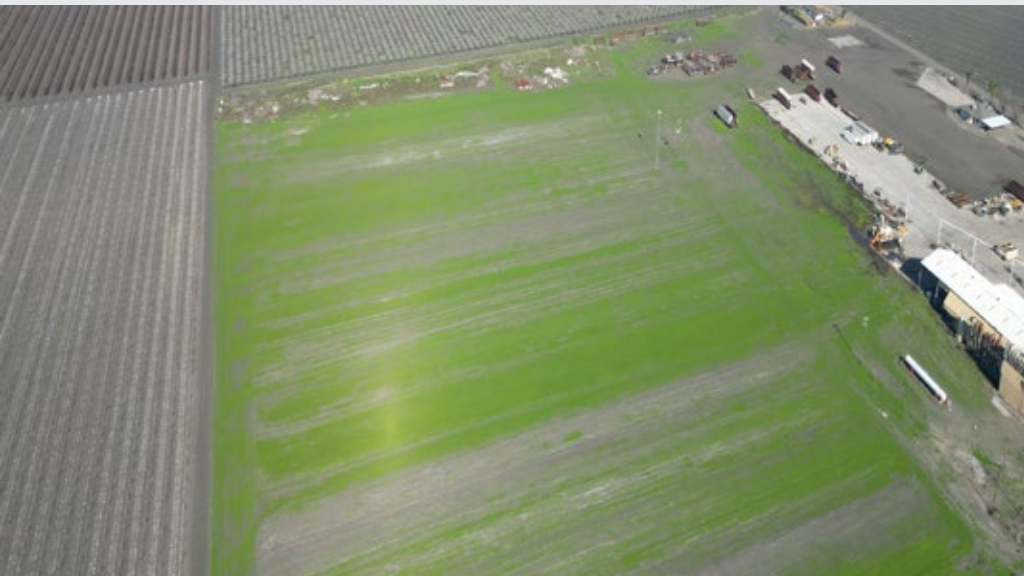
Tachi clay.

BUILDINGS

None

PRICE/TERMS

\$815,167 all cash at close of escrow.



TRANQUILLITY I.D. OPEN LAND

41.98± Acres
Fresno County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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.



www.pearsonrealty.com

DRE# 00020875



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>

