

FID OPEN GROUND WITH DEVELOPMENT POTENTIAL

31.75± Acres
Fresno County, California

\$1,270,000
(\$40,000/Acre)



- Open Ground
- Fresno Irrigation District



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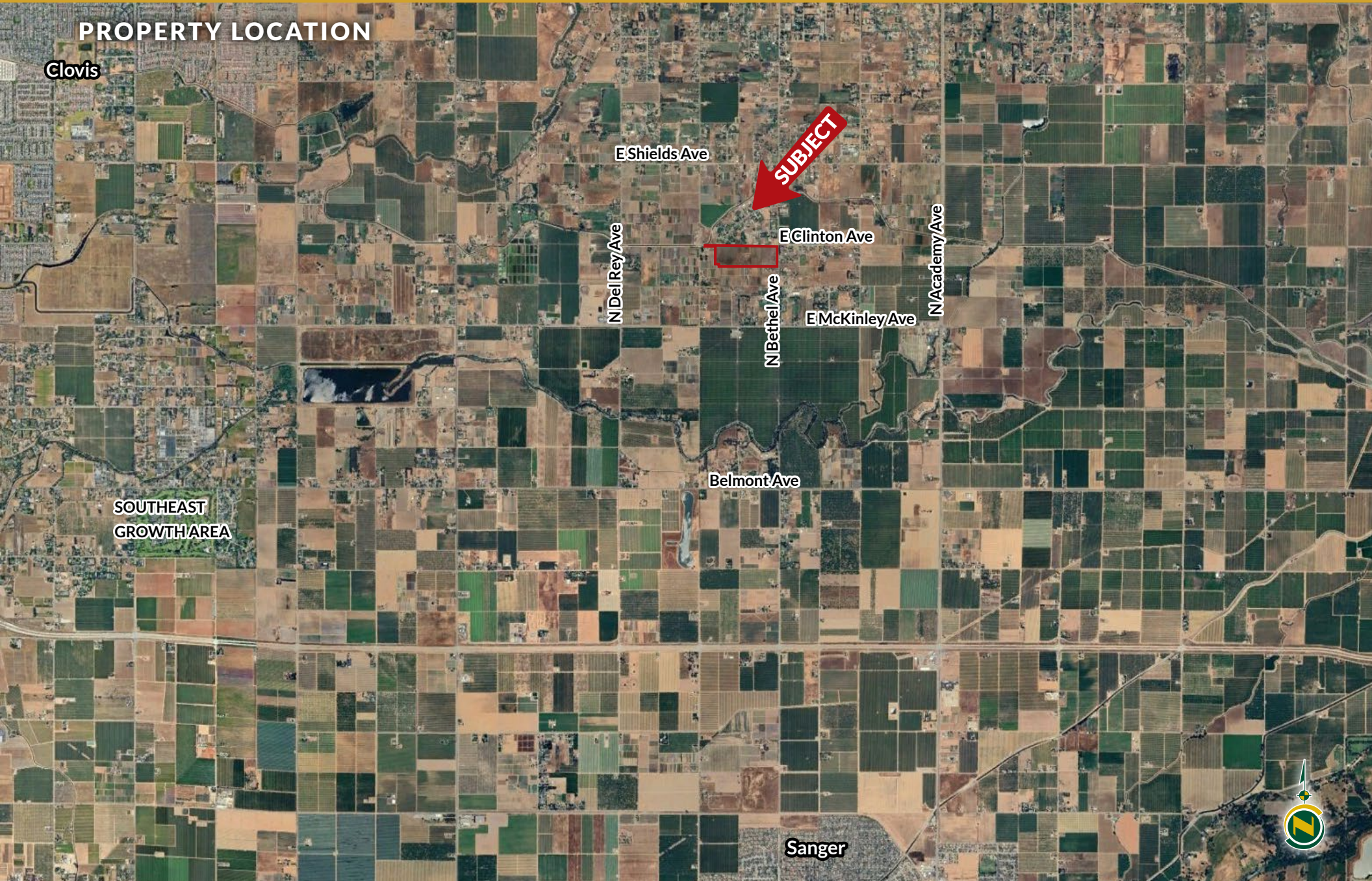


F.I.D. OPEN GROUND WITH DEVELOPMENT POTENTIAL

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

31.75± acres of open ground within Fresno Irrigation District. There are multiple 2± acre home site parcels surrounding the property in addition to permanent plantings nearby. Potential for development of multiple homesites.

LOCATION

The property is located at the SWC of N. Bethel Avenue and E. Clinton Avenue.

Address: 2421 N. Bethel Ave Sanger, CA 93657.

LEGAL

Fresno County APNs: 309-140-25.

Located in a portion of Section 28, T13S, R22E, M.D.B&M.

The property is not enrolled within the Williamson Act.

ZONING

RR (Rural Residential)

WATER

The property is located within Fresno Irrigation District and entitled to receive surface water. There is one (1) abandoned domestic well on the property.

SOILS

San Joaquin loam

Atwater sandy loam, moderately deep

Alamo clay

PRICE/TERMS

\$1,270,000 cash at the close of escrow.



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PROPERTY OVERVIEW

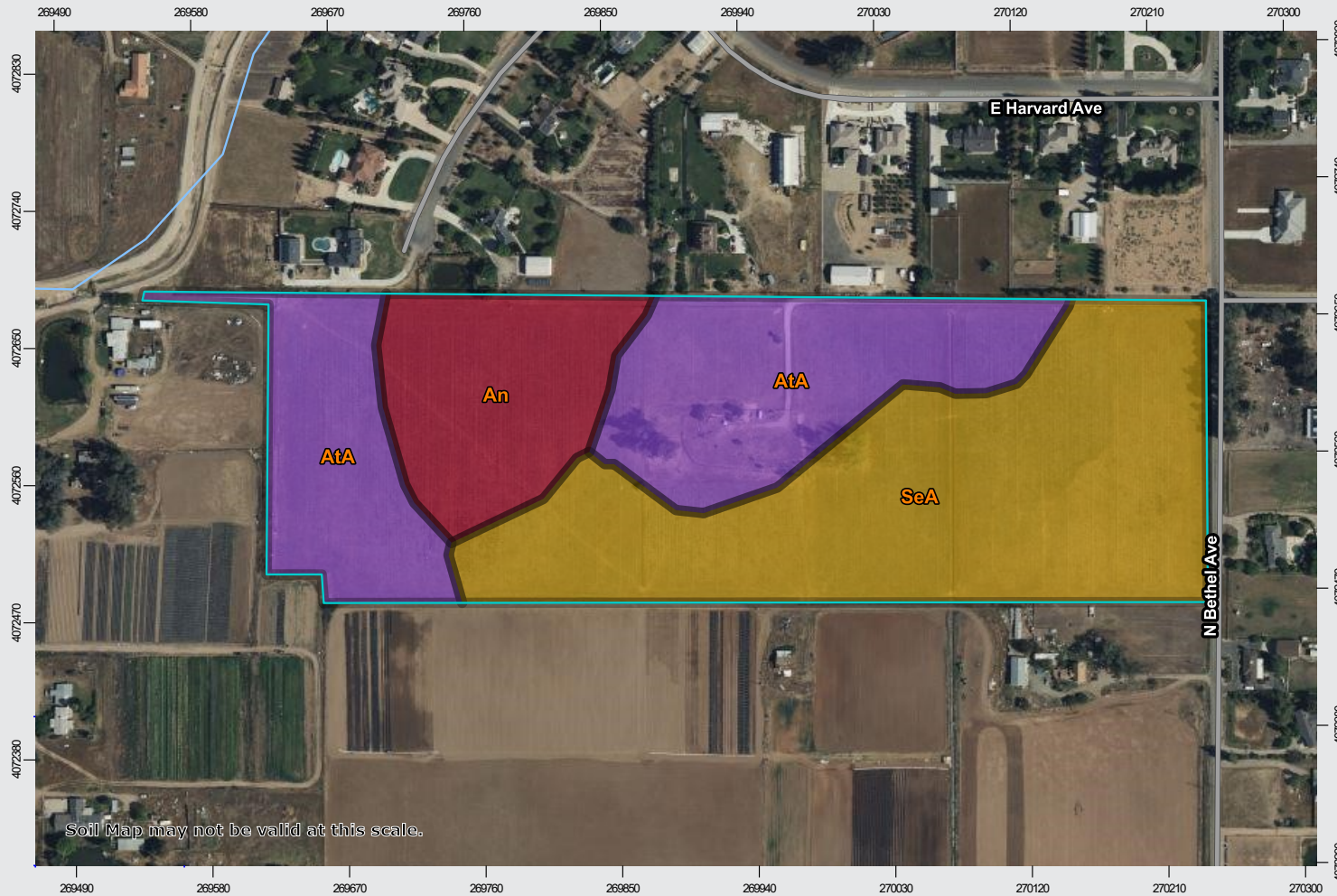


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SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
SeA	San Joaquin loam, 0-3% slopes
AtA	Atwater sandy loam, moderately deep, 0-3% slopes
An	Alamo clay

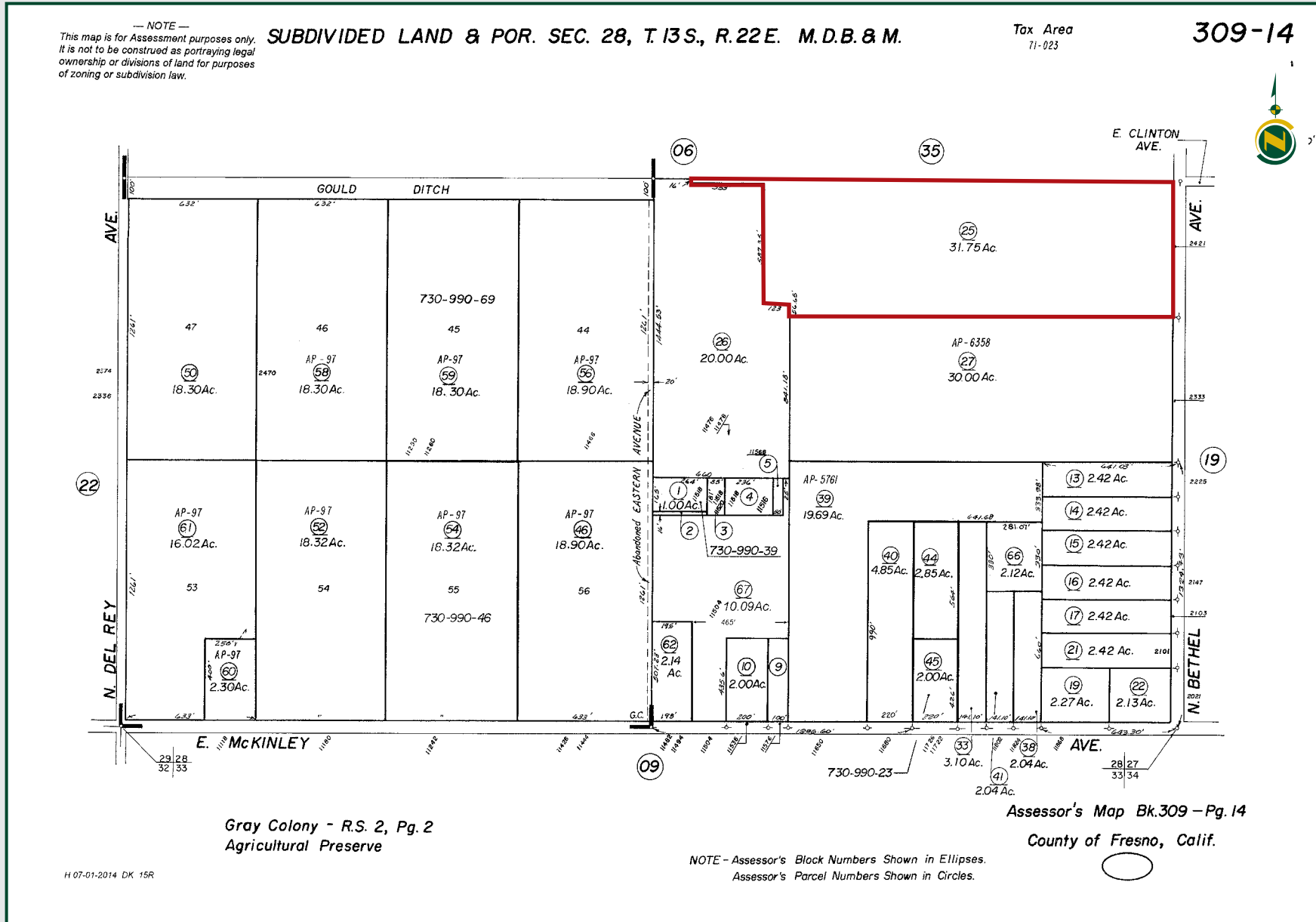


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PARCEL MAP



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PROPERTY PHOTOS



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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.**