

PEACH AVENUE LOT

Fresno County, California

\$250,000

DESCRIPTION

This 3.61± acre lot is perfect for building 1 or 2 single family homes, or any other use allowed in A1 zoning.

LOCATION

Located south of E. Conejo Ave. between S. Peach Ave. and S. Topeka Ave.

LEGAL

Fresno County APN: 385-200-20

Located in a portion of Section 30, T16S, R21E, M.D.B.&M.

ZONING

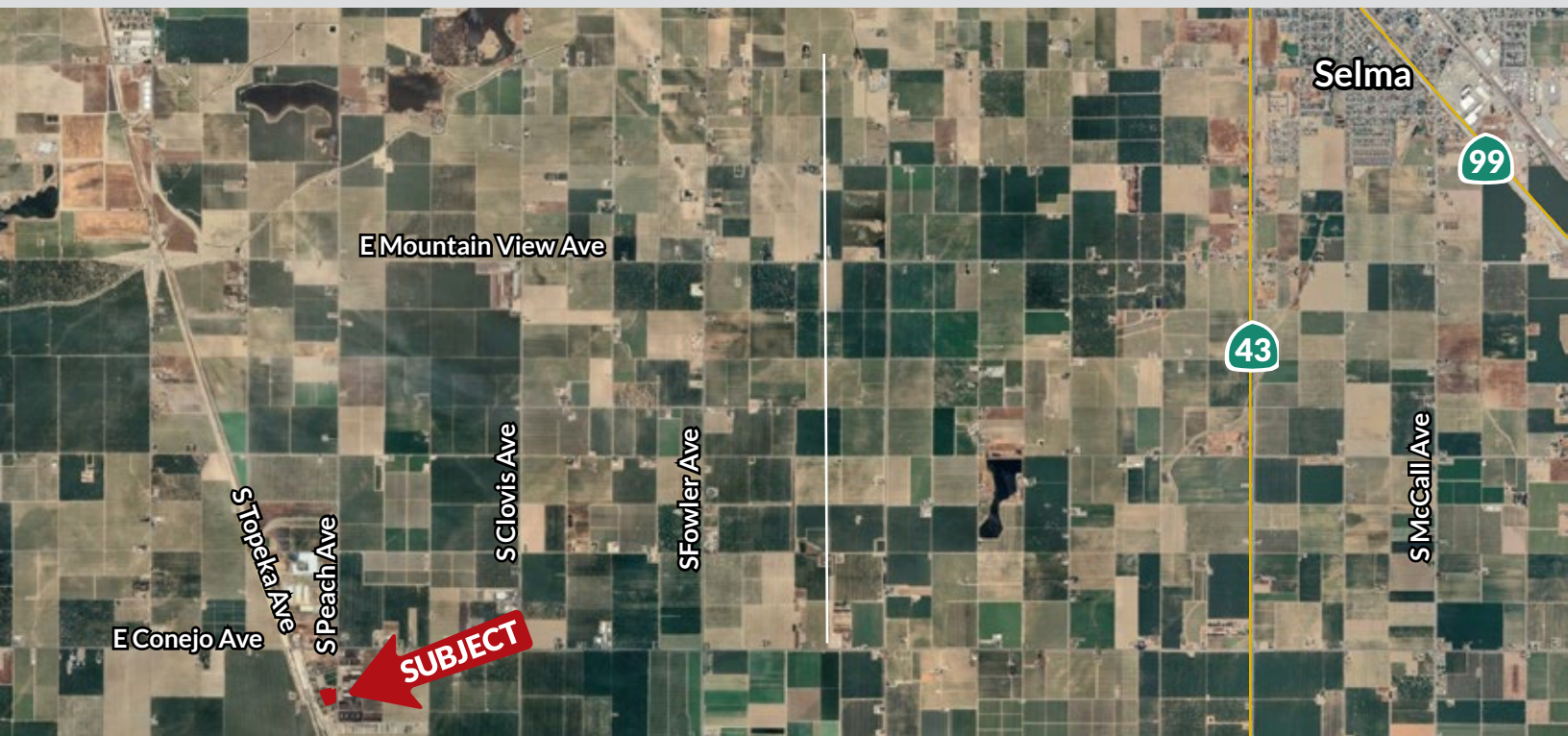
A - 1

WATER

One well with a 3 HP submersible pump designed to pump 45± GPM

PRICE/TERMS

\$250,000 cash at the close of escrow.



3.61± Acres

- Potential 1 or 2 homesites
- Located between Caruthers & Kingsburg
- Quick access to Highways 41 & 43

Exclusively Presented by:

Pearson Realty



**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

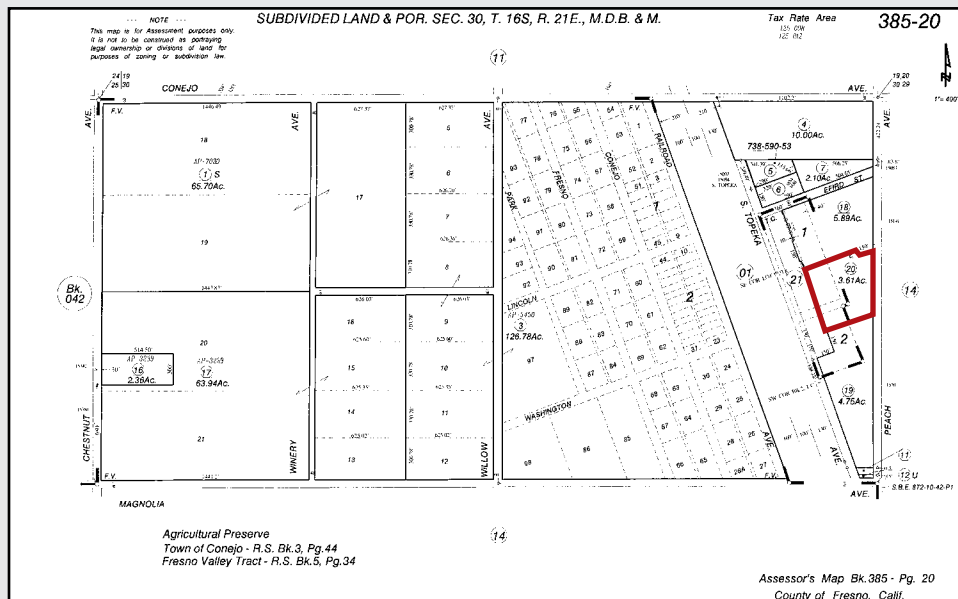
www.pearsonrealty.com

CA DRE #00020875

PROPERTY OVERVIEW



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.



Download Our Mobile App!
<http://pearsonrealty.com/mobileapp>



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

CA DRE #00020875