

# F.I.D. OPEN GROUND

Fresno County, California

57.42± Acres

\$2,296,800

(\$40,000/acre)

**PRICE REDUCED**

- Open Ground
- Fresno Irrigation District
- Adjacent to Central Unified High School



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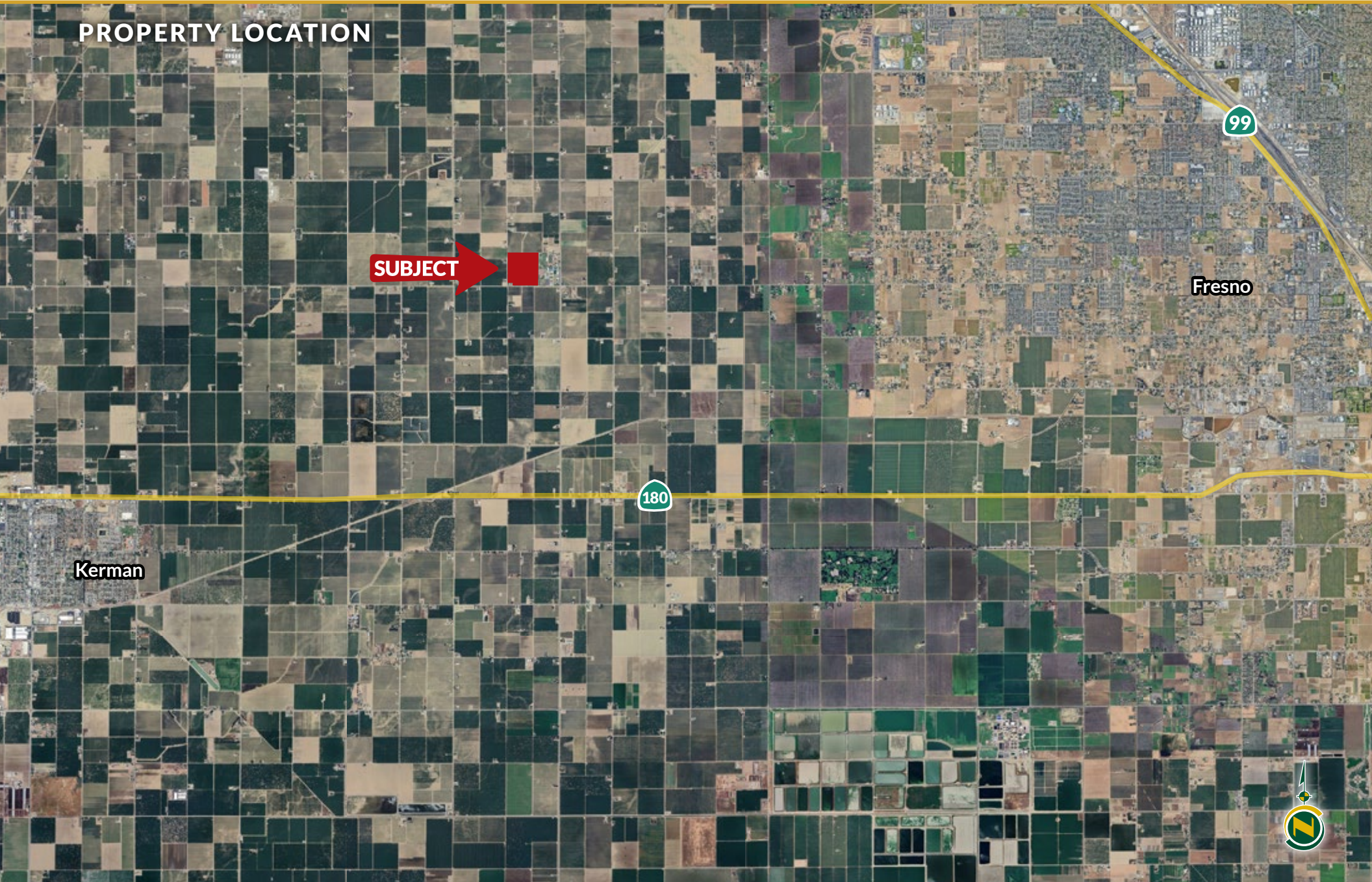


# F.I.D. OPEN GROUND

57.42± Acres  
Fresno County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

Opportunity to purchase 57.42± assessed acres of open ground located within Fresno Irrigation District. The subject property is adjacent west of Central High School West.

### LOCATION

Physical Address: 10200 W. McKinley Avenue Fresno, CA 93723. Subject property is located adjacent west of Central High School and is approximately 8± miles northeast of Kerman and 6.5± miles west of Fresno.

### LEGAL

Fresno County APN: 016-150-45.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

### WATER/IRRIGATION

Property is located within Fresno Irrigation and receives water from the district. Subject property has (2) domestic wells and (1) agricultural deep well.

### BUILDINGS/STRUCTURES

(2) Rental homes located on the property.

### PRICE/TERMS

\$2,296,800 cash at the close of escrow.

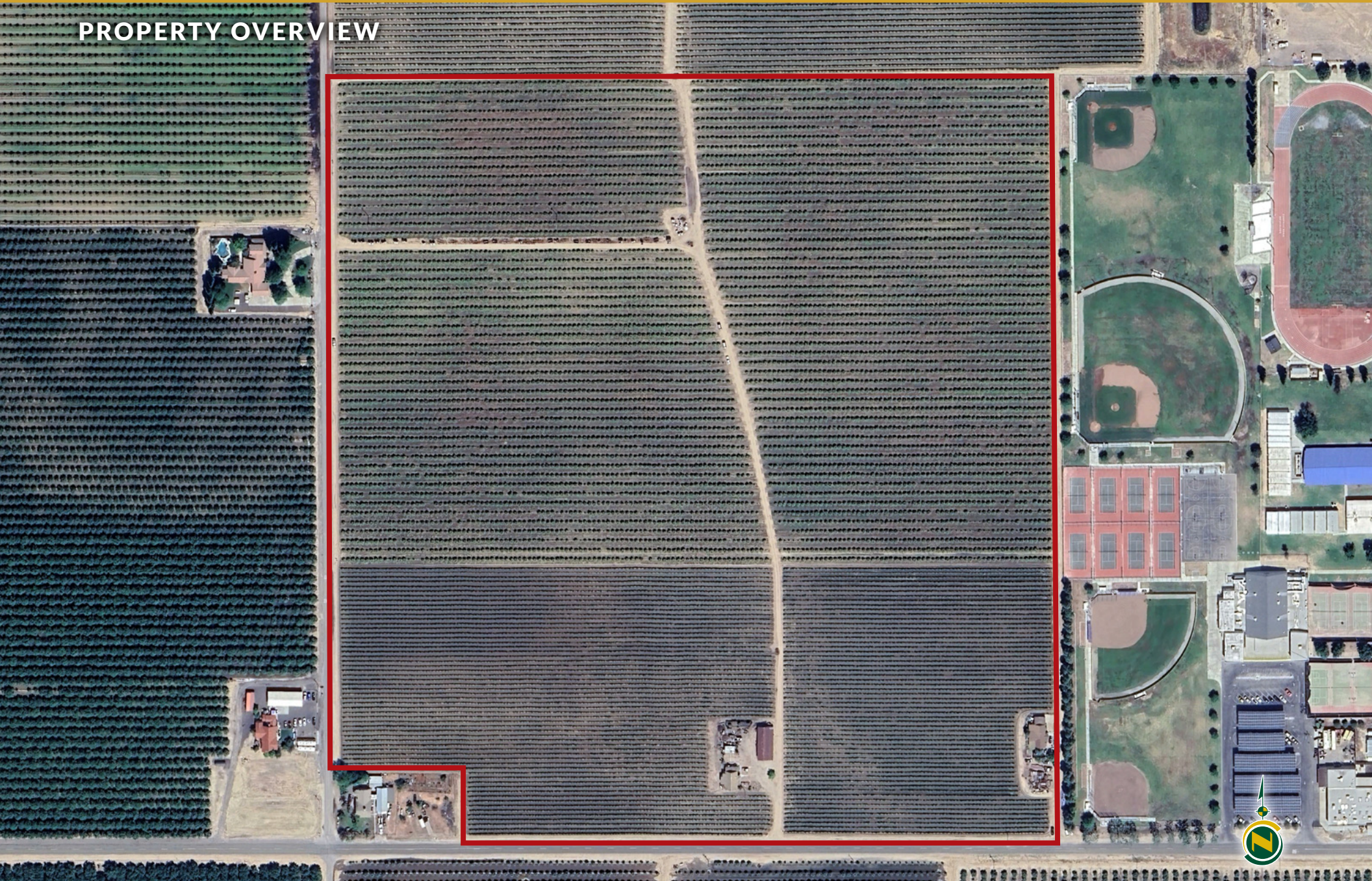


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## PROPERTY OVERVIEW

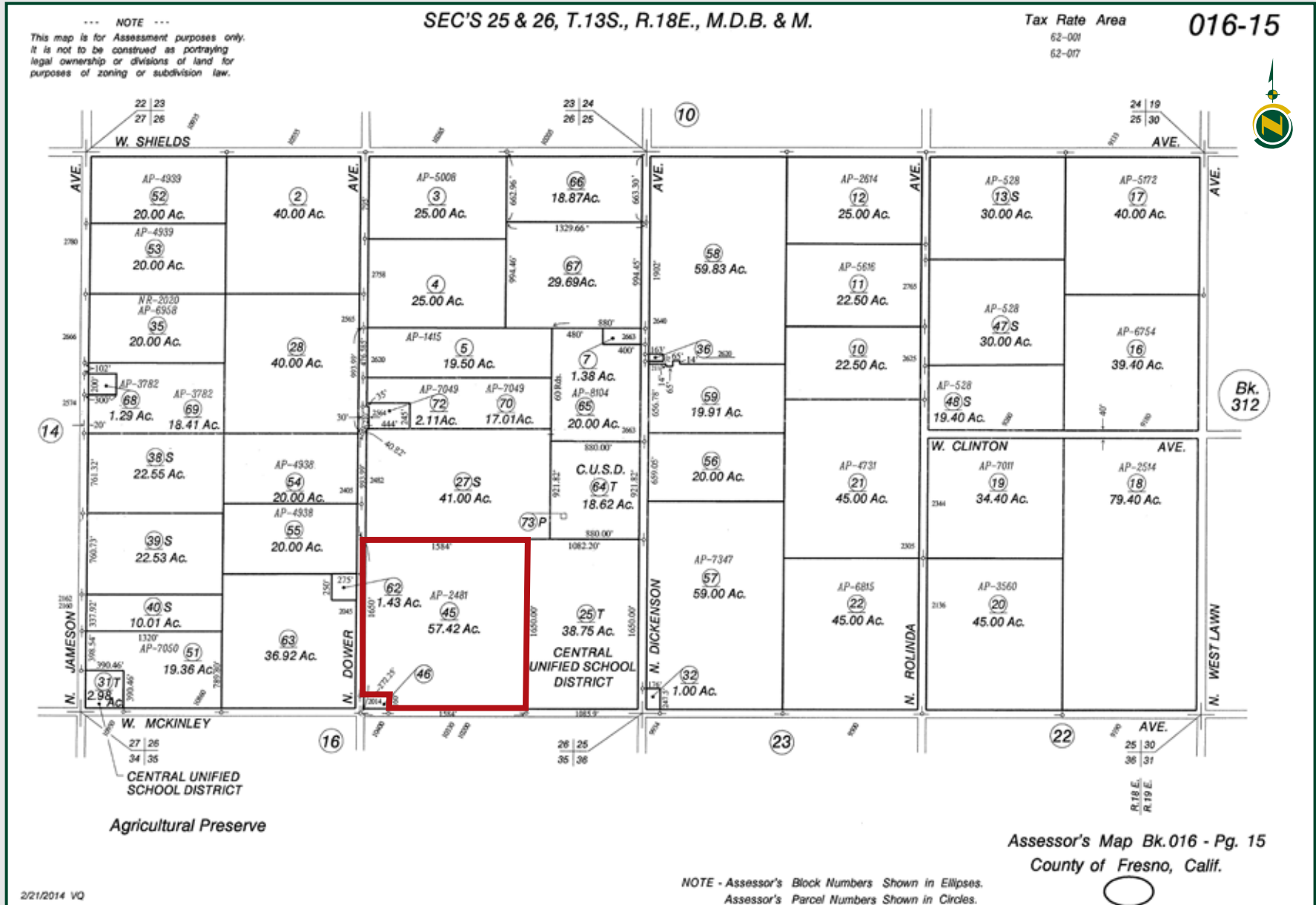


## SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
Ha	Hanford coarse sandy loam	Grade 1 - Excellent	11.2%
Hg	Hanford sandy loam, silty substratum	Grade 1 - Excellent	63.8%
Ho	Hanford fine sandy loam, silty substratum	Grade 1 - Excellent	25.0%
<b>Total</b>			100.0%

## 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.**