

MT WHITNEY HOUSING COMPLEX

19.4± ACRES | FRESNO COUNTY, CALIFORNIA

\$975,000

(\$50,258/Acre)



PROPERTY HIGHLIGHTS

- (17) HOMES
- (2) LARGE SHOPS
- EQUIPMENT STORAGE
- WESTLANDS WATER DISTRICT



Independently Owned And Operated
Corporate License #00020875
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Bakersfield, CA 93309
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Here is an opportunity to purchase a property that provides much needed housing for people working on the west-side and greater areas. Most of the homes are rented. The shops are vacant currently.

LOCATION

The property is located on the SEC of W Mt Whitney Ave. and S Sonoma Ave in Five Points, CA. Property Address: 24927 Mt Whitney Avenue.

ZONING

Zone AE20 (Agricultural Exclusive - 20 acre minimum). The property is not within the Williamson Act.

WATER

The property is within Westlands Water District. A well on the neighboring property supplies water to the property. There is a handshake agreement that expires if the property is sold. Buyer will need to negotiate a new agreement or drill a new domestic well.

BUILDINGS

There are (5) homes that are 3 bed, 2 bath, (2) home that are 1 bed, 1 bath, and (10) homes that are 3 bed, 1 bath. There are two barn/storage buildings.

PLANTINGS

None.

PRICE/TERMS

\$975,000 (\$50,258 / acre) all cash at the close of escrow. No equipment is included with the sale. View by appointment only. Do not disturb tenants.

*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.

POLICY ON AGENT COOPERATION

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RENTAL INFORMATION

#	ADDRESS	CITY	NAME	SIZE	RENT
11	24073 W. Mt. Whitney	Five Points		3 bed/2 ba	600
12	24057 W. Mt. Whitney	Five Points		3 bed/2 ba	600/Applications submitted
13	24015 W. Mt. Whitney	Five Points		3 bed/2 ba	600
14	24015 W. Mt. Whitney	Five Points		3 bed/2 ba	600/Applications submitted
15	NW 28-17-26	Five Points		3 bed/1 ba	600
16	NW 28-17-26 NW	Five Points	VACANT	3 bed/2 ba	600
17	11004 S. Susoma	Five Points	VACANT	3 bed/1 ba	1000/24001 W. Mt. Whitney #7
18	24027 W. Mt. Whitney	Five Points	VACANT	3 bed/1 ba	600
19	24027 W. Mt. Whitney	Five Points	VACANT	3 bed/1 ba	600
20	24027 W. Mt. Whitney	Five Points		3 bed/1 ba	600
21	24027 W. Mt. Whitney	Five Points		3 bed/1 ba	600 aka 24001 W. Mt. Wh. #10
42	24024 W. Mt. Whitney	Five Points		3 bed/1 ba	600
43	NW NW 28-17-26	Five Points		3 bed/1 ba	600
44	24073 W. Mt. Whitney	Five Points		3 bed/1 ba	600/24027 Mt. Whitney #14
45	NW NW 28-17-26	Five Points		3 bed/1 ba	600
46	NW NW 28-17-26	Five Points	VACANT - burkhouse	1 bed/1 ba	400
47	NW NW 28-17-26	Five Points	VACANT - burkhouse	1 bed/1 ba	400
48	24003 W. Mt. Whitney #8	Five Points		3 bed/1 ba	600

PARCEL INFORMATION

LEGAL

APN: 050-100-46s
 Located in a portion of Section 28, Township 17s,
 Range 16E, M.D.B.&M.



PROPERTY MAP







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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