

# ACADEMY & HERNDON AVES

Fresno County, California

18.23± Acres

\$911,500



- NEC of Herndon & Academy Aves
- 3 Separate Parcels
- Close Proximity to Clovis City Limits



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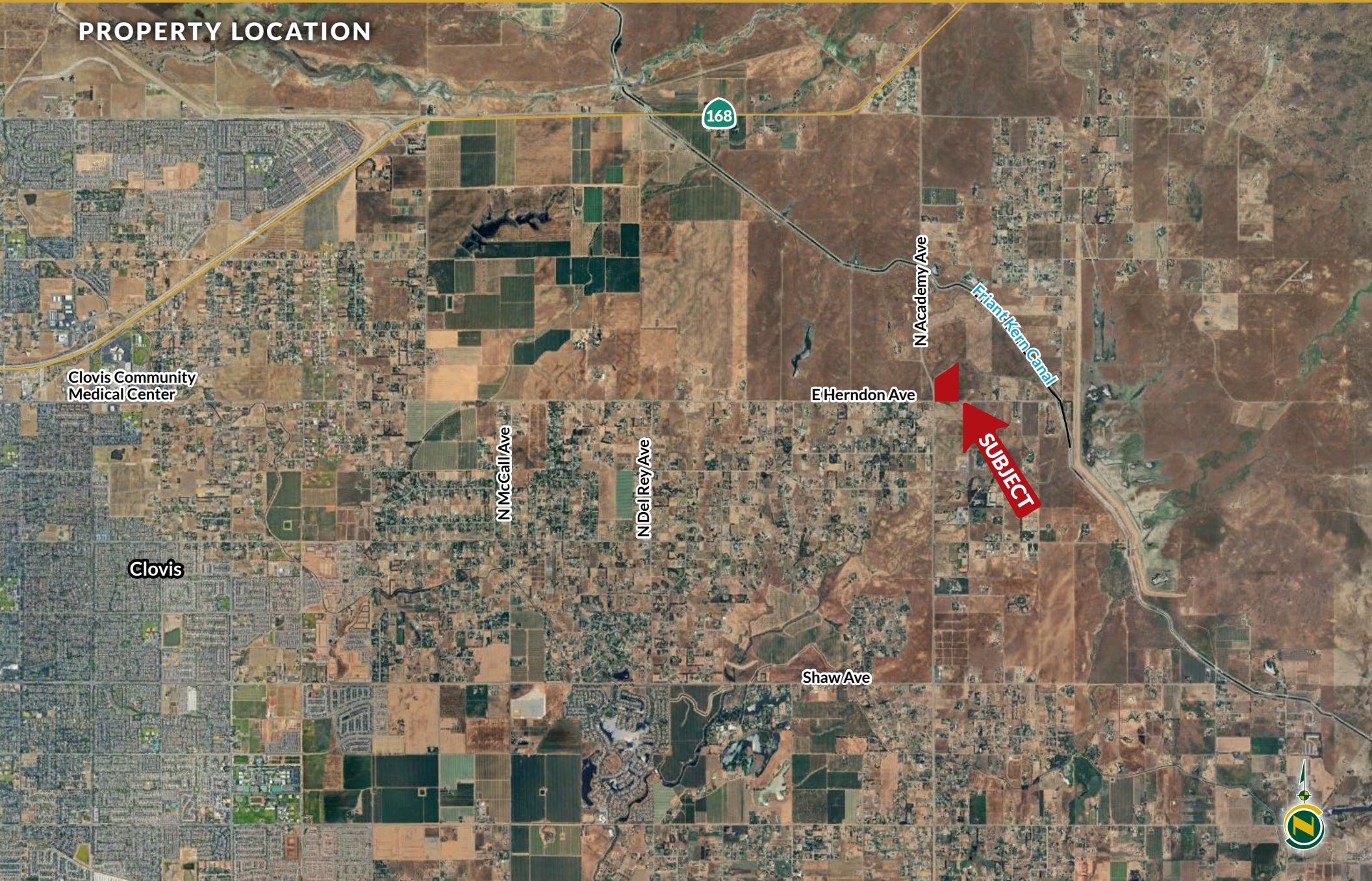


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Fresno County, CA



## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

The subject property is located on the northeast corner of Herndon and Academy Avenues in northeast Clovis. This offering consists of three adjacent parcels all with Academy Ave frontage. The property is in the largely desired eastern Clovis region, nearing the edge of the foothills. It is a quaint and quiet area of town that provides comfort and security for homeowners nearby.

### LOCATION

Northeast corner of Herndon and Academy Aves., approximately 5.5± miles east of Clovis Community Medical Center.

### LEGAL

Fresno County APN's: 150-190-23, 24 & 25. Located in a portion of Section 34, T12S, R22E, M.D.B.&M.

### ZONING

AE-20, Agricultural Exclusive - 20 acres.  
The property is NOT enrolled in the Williamson Act.

### WATER/IRRIGATION

None.

### SOILS

See soils map included.

### BUILDINGS

None.

### PRICE/TERMS

\$911,500 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             |
|-----------------|---------------------------|
| AaB             | Academy loam, 3-9% slopes |
| Hu              | Hidreth clay              |



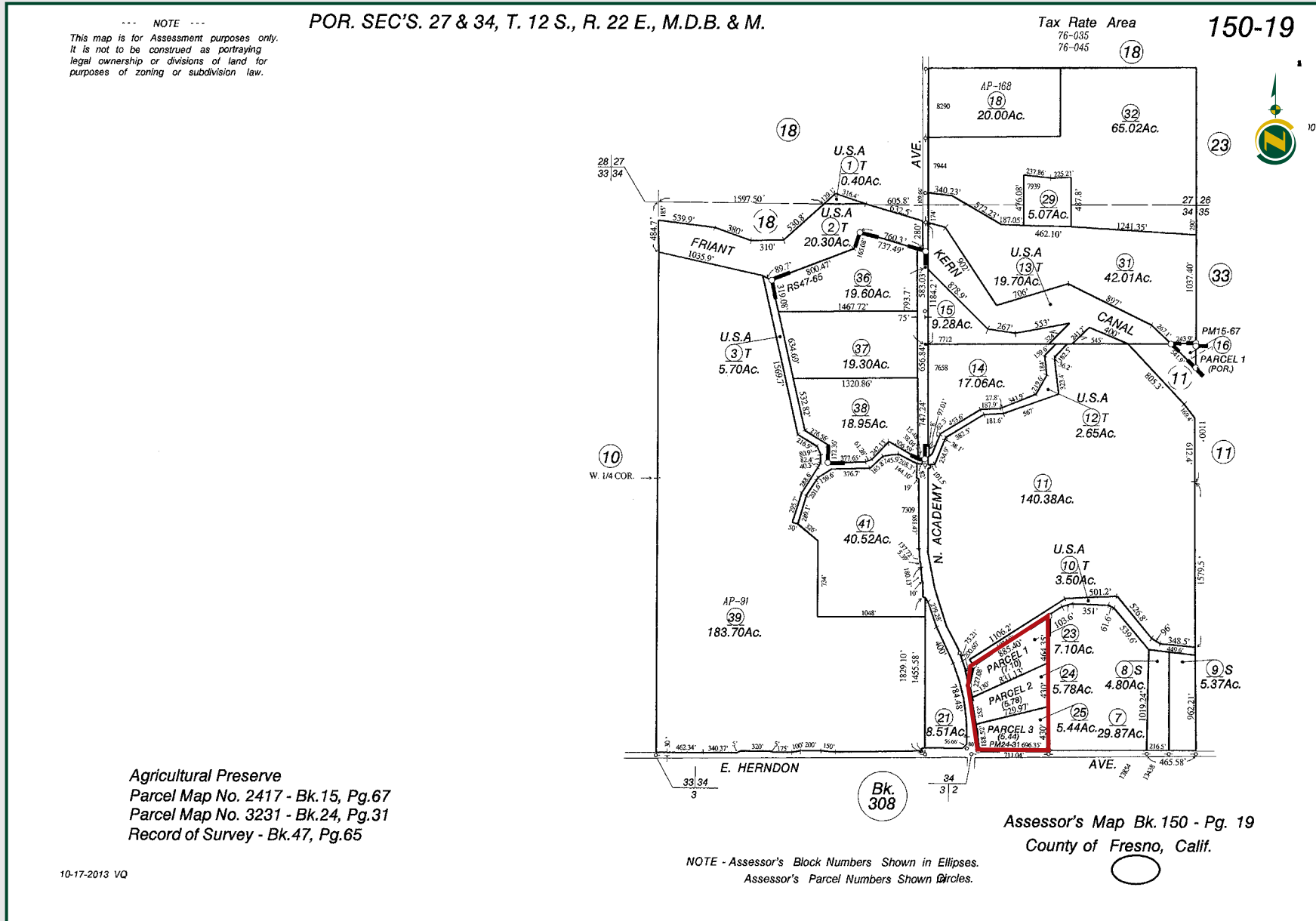


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## PARCEL MAP

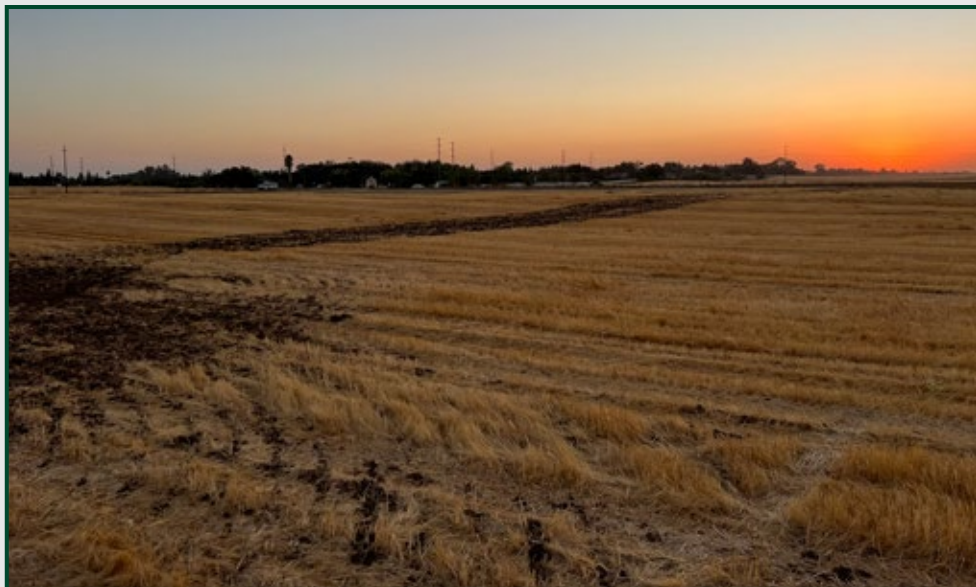


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## PROPERTY PHOTOS





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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.**