

# FOWLER SPHERE OF INFLUENCE LAND

**\$599,900**  
(\$59,990±/Acre)



**10.00± Acres**  
**Fresno County, California**

- Homesite Ready
- Future Development Potential
- Great Location

Exclusively Presented by:  
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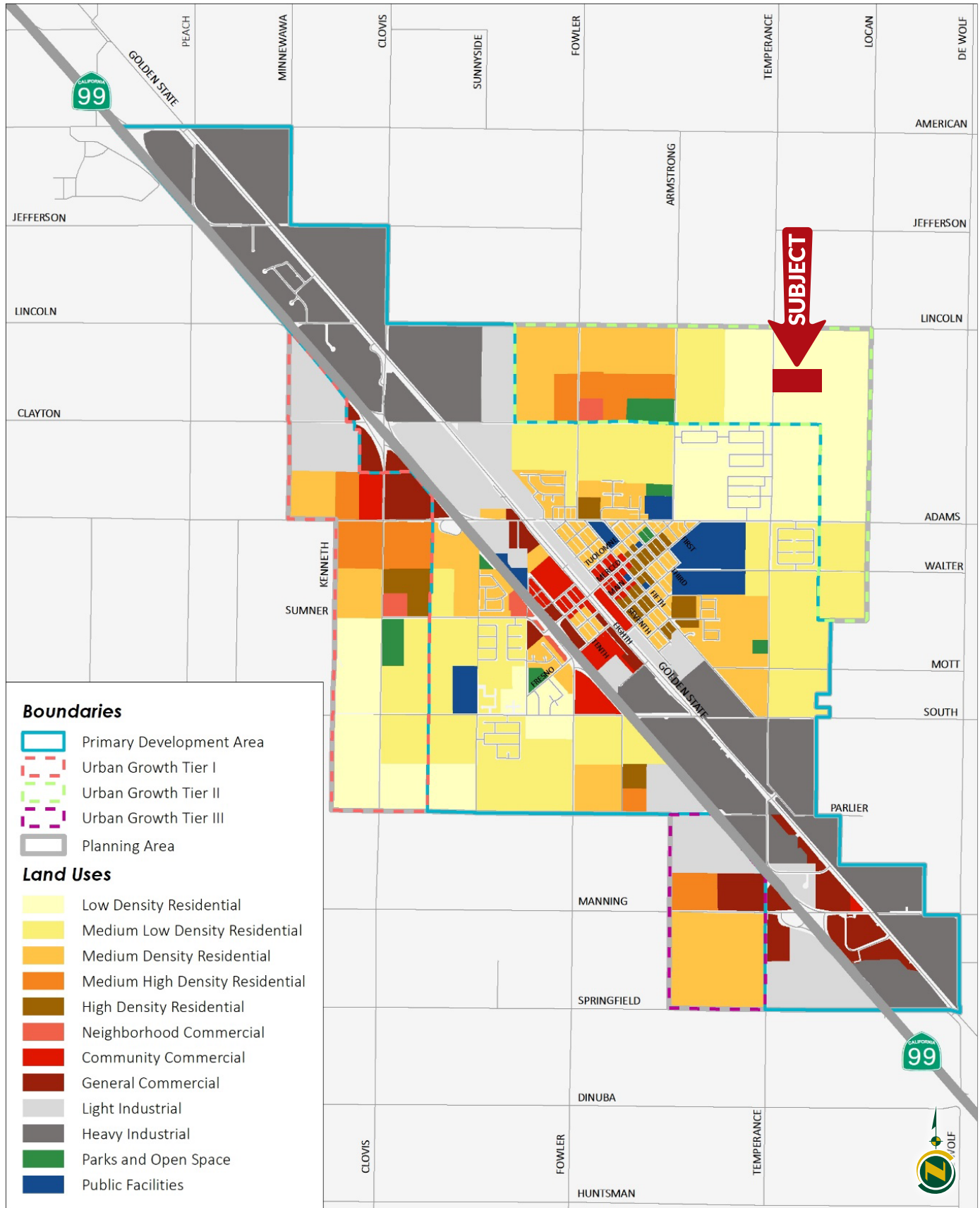
CA DRE #00020875

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10.00± Acres  
Fresno County, CA



## FOWLER GENERAL PLAN MAP



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## PROPERTY INFORMATION

### DESCRIPTION

This 10.00± acre parcel sits just outside the city limits of Fowler, CA. The land currently has an AG zoning however, the property is in the sphere of influence within the Fowler General Plan. This designation is for future low density residential. The ranch is currently planted to 8± acres of Zinfandel Primitivo wine grapes with approximately 2± acres of an open land homesite for your future residence.

### LOCATION

The street address is 6190 S. Temperance Avenue, Fowler, CA 93625. The property is on the east side of S. Temperance Avenue, between E. Adams Avenue and E. Lincoln Avenue.

### LEGAL

Fresno County APN 340-050-48, approximately 10± acres. Property is located in the south 1/2 of the south 1/2 of the northwest 1/4 of Section 11, Township 15S, Range 21E.

### ZONING

The property is currently zoned AE-20 (Agricultural Exclusive), with future Fowler General Plan Designation of Low Density Residential. The property is not under the Williamson Act.

### PLANTINGS

There are 8± acres of the wine grapes Zinfandel Primitivo, planted in 2012 on 10'x6' spacing. The grapes are irrigated with a pump and well that feeds a drip irrigation system. The system is set up to inject fertilizers into the drip system.

### WATER

The farm has a 10HP pump with approximately 150GPM for irrigation. The ranch is located in The Consolidated Irrigation District, but does not currently have access to district water.

### SOILS

Hanford fine sandy loam  
Hesperia fine sandy loam, deep.

### BUILDINGS

There are no buildings on the property. There is an approximate 2± acre homesite of open ground for a future residence.

### PRICE/TERMS

\$599,900 cash or terms acceptable to Seller.

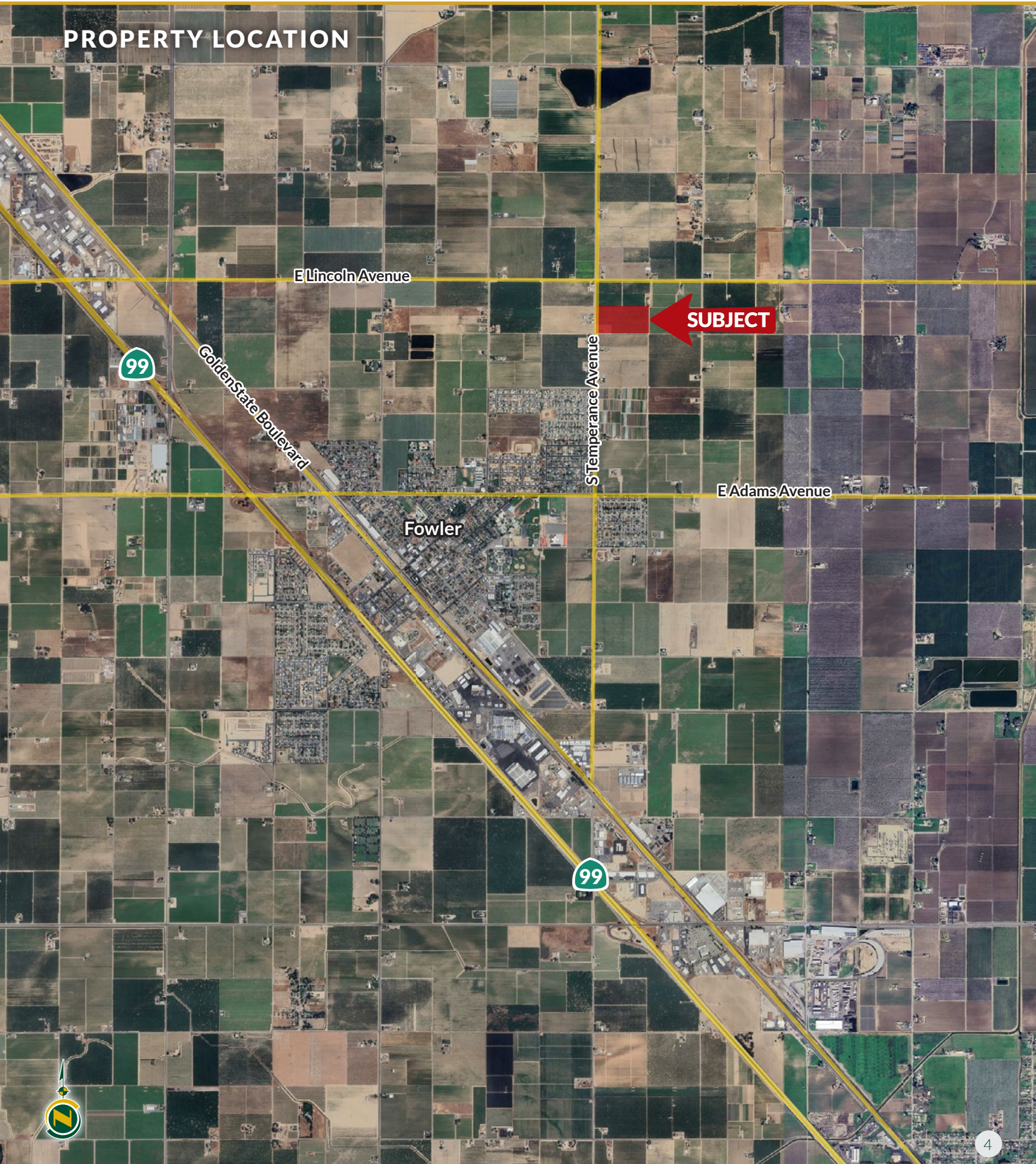


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## PROPERTY LOCATION

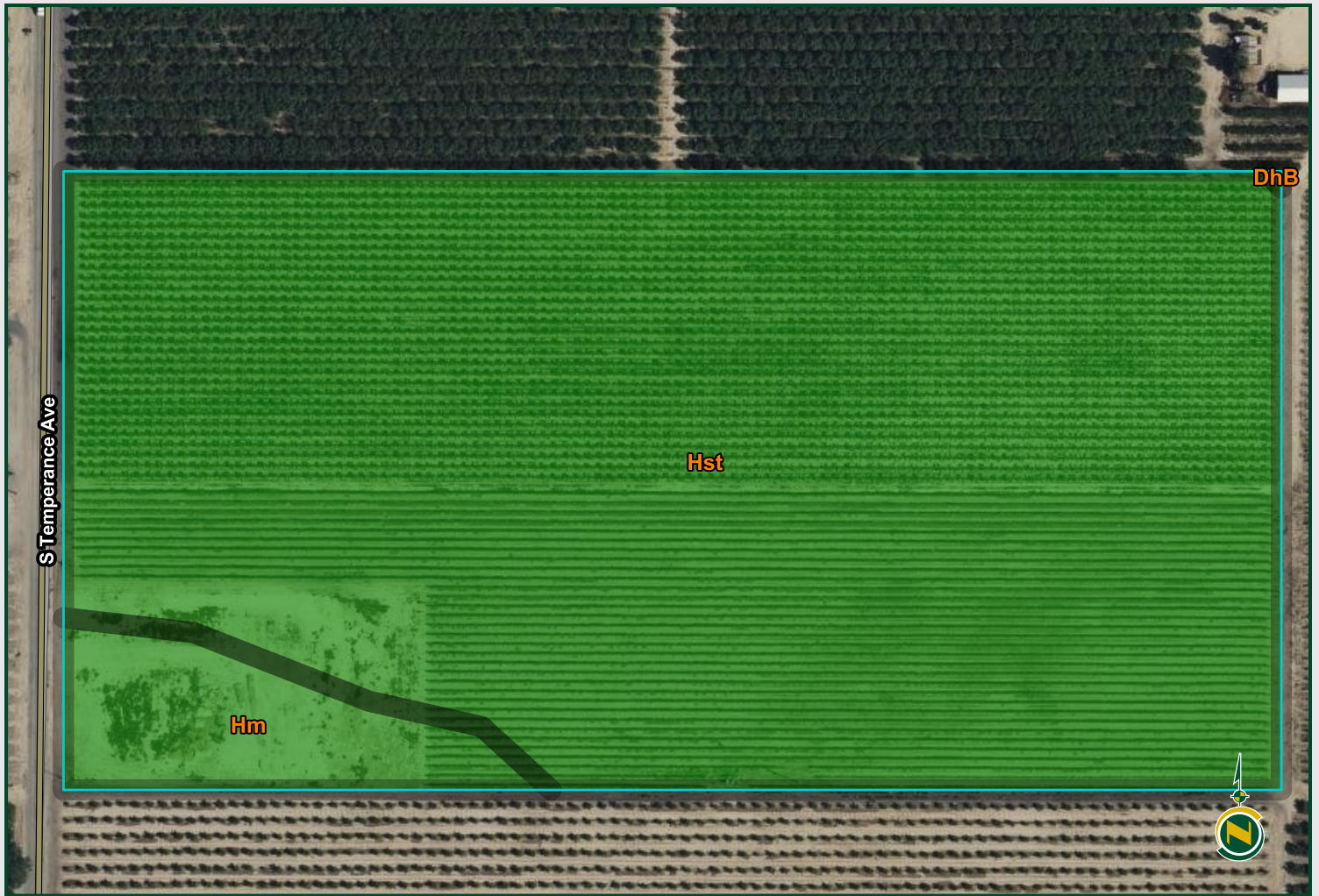


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## SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
DhB	Delhi loamy sand, 3 to 9 percent slopes	Grade 2 - Good	0.0%
Hm	Hanford fine sandy loam	Grade 1 - Excellent	7.1%
Hst	Hesperia fine sandy loam, deep	Grade 1 - Excellent	92.8%
<b>Totals for Area of Interest</b>			100.0%



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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.**



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8