# **KERMAN LOT 2**

## Fresno County, California

\$430,000

### LOCATION

The property is located approximately 1 mi. south of the southwest corner of Jensen Ave and Lake Ave. in Kerman, CA.

PLANTINGS Open Land

#### LEGAL

Fresno County APN: 020-030-11s. Located in the SE1/4 of the SE1/4 of Sec. 20, T14S, R17E, M.D.B.&M.

#### BUILDINGS

None

#### WATER/IRRIGATION

There are no pumps or wells on the property.

#### PRICE/TERMS

\$430.000 cash at the close of escrow.



### 40.00± Acres

- Open Land
- Close Proximity to Kerman, CA

Exclusively Presented by:

**Pearson Realty** 





## **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

www.pearsonrealty.com

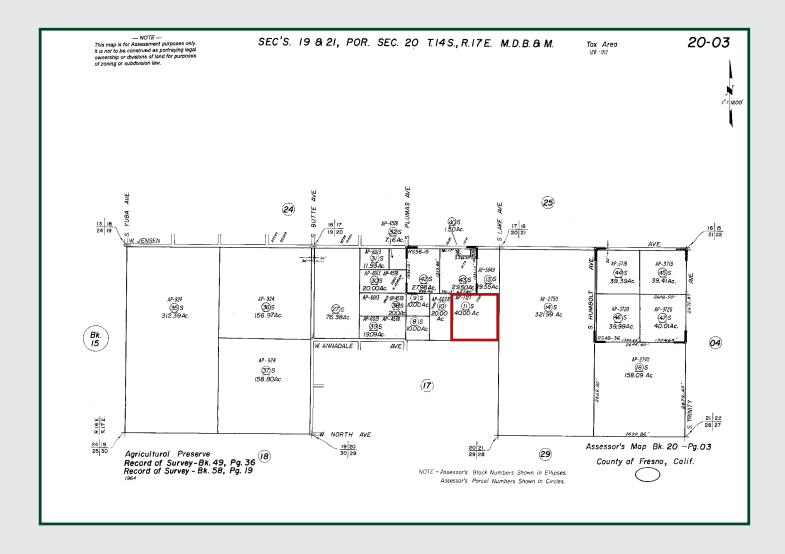
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CA DRE #00020875



#### **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.



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