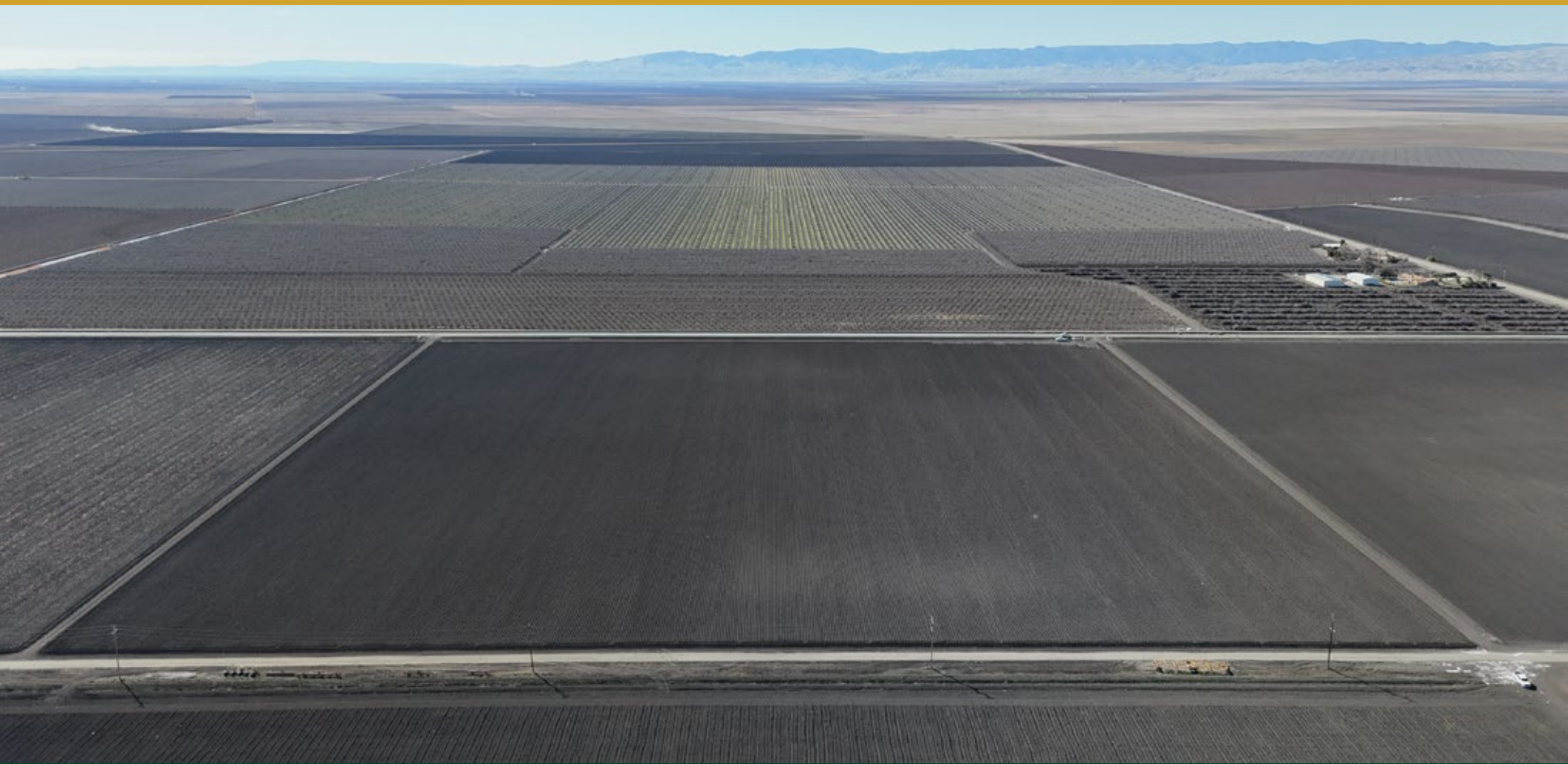


TRANQUILLITY I.D. OPEN GROUND

Fresno County, California

40.09± Acres

\$500,000
(\$12,472/Acre)



- Tranquillity Irrigation District
- Permanent Plantings Nearby
- Close Proximity to City of Tranquillity



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

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

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

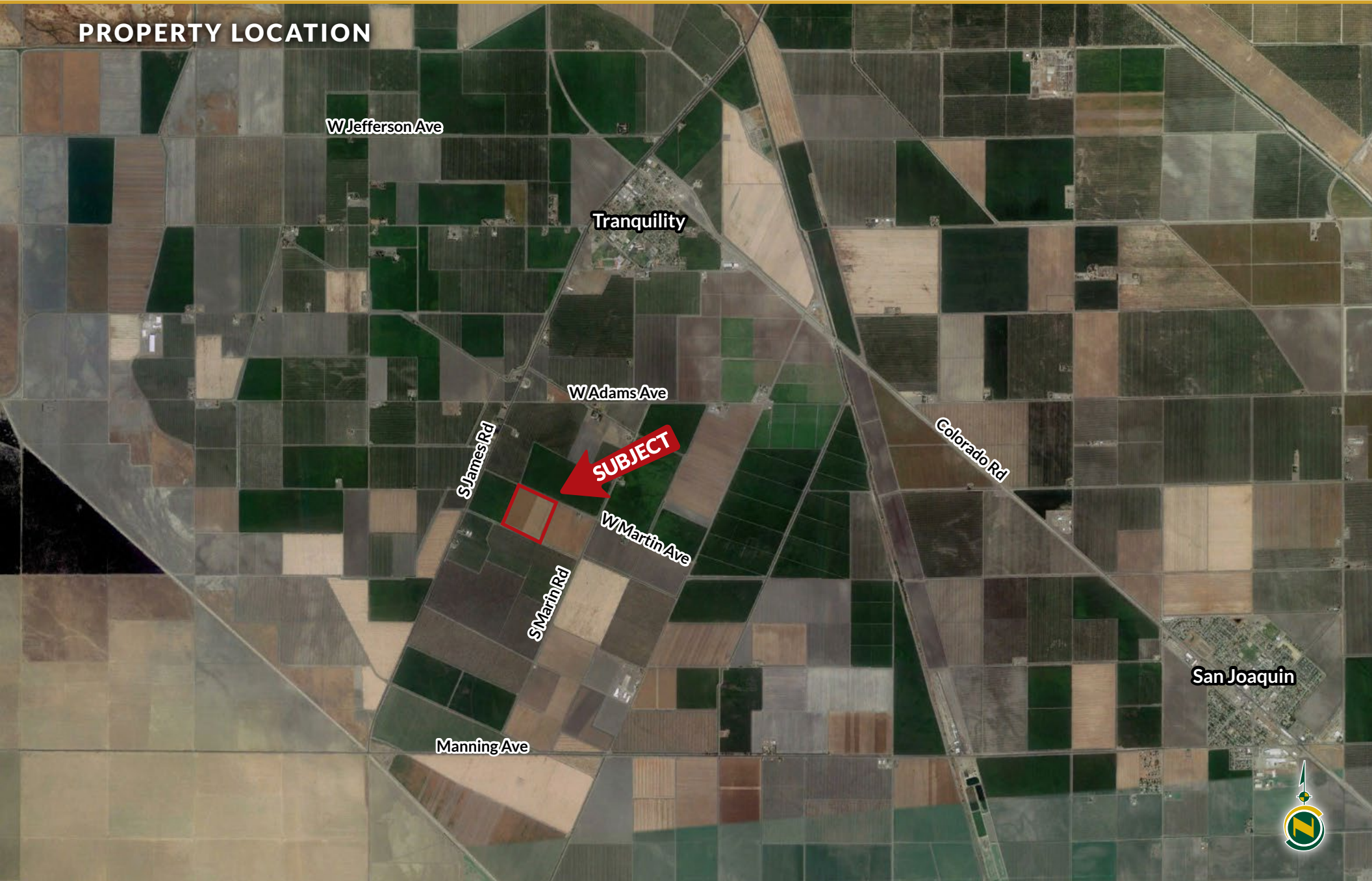


TRANQUILLITY I.D. OPEN GROUND

40.09± Acres
Fresno County, CA



PROPERTY LOCATION



TRANQUILLITY I.D. OPEN GROUND

40.09± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

The ranch is 40.09± acres of open ground located in Tranquillity Irrigation District. There is a tenant farming the property to row crops on a short-term lease. There are permanent plantings nearby including almonds and pistachios.

LOCATION

The subject property is located roughly 2± miles south of the city of Tranquillity, CA. The property is on the south side of W. Martin Road, roughly a quarter mile east of S. James Road.

LEGAL

Fresno County APN: 030-180-30. Located in portions of Sections 17 & 18, T15S, R16E, M.D.B.&M.

ZONING

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

PLANTINGS

The tenant is currently growing row crops. Tenant is open to potentially being bought out of the lease for the right terms.

WATER

The ranch is within Tranquillity Irrigation District and entitled to receive surface water. The diesel booster pump on the southwest corner of the ranch and irrigation equipment is owned by the tenant and will be removed at the expiration of the lease. The property is located within the Central Delta-Mendota GSA.

SOILS

See soils map included.

PRICE/TERMS

\$500,000 cash at the close of escrow. Seller is willing to consider Seller financing for the appropriate terms. Contact agent for additional sale terms.



TRANQUILLITY I.D. OPEN GROUND

40.09± Acres
Fresno County, CA



PROPERTY OVERVIEW



TRANQUILLITY I.D. OPEN GROUND

40.09± Acres
Fresno County, CA



SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
130	Gepford clay, 0-1% slopes

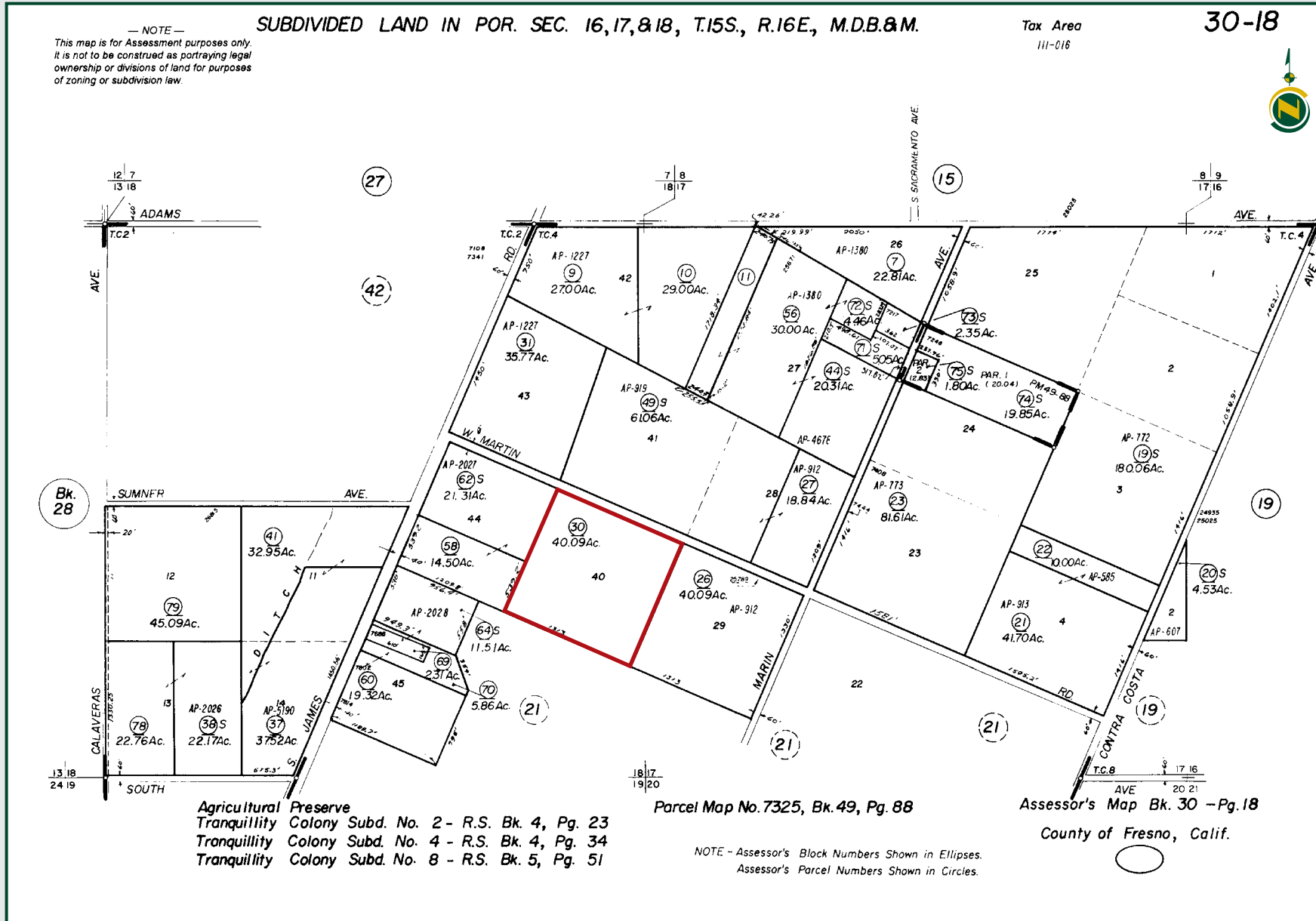


TRANQUILLITY I.D. OPEN GROUND

40.09± Acres
Fresno County, CA



PARCEL MAP



TRANQUILLITY I.D. OPEN GROUND

40.09± Acres
Fresno County, CA



PROPERTY PHOTOS



TRANQUILLITY I.D. OPEN GROUND

40.09± Acres
Fresno County, CA



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

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.