

4.45±
ASSESSED ACRES

TIVY VALLEY HOMESITE

FRESNO COUNTY, CALIFORNIA

\$175,000
(\$39,326/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

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.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



PROPERTY HIGHLIGHTS:

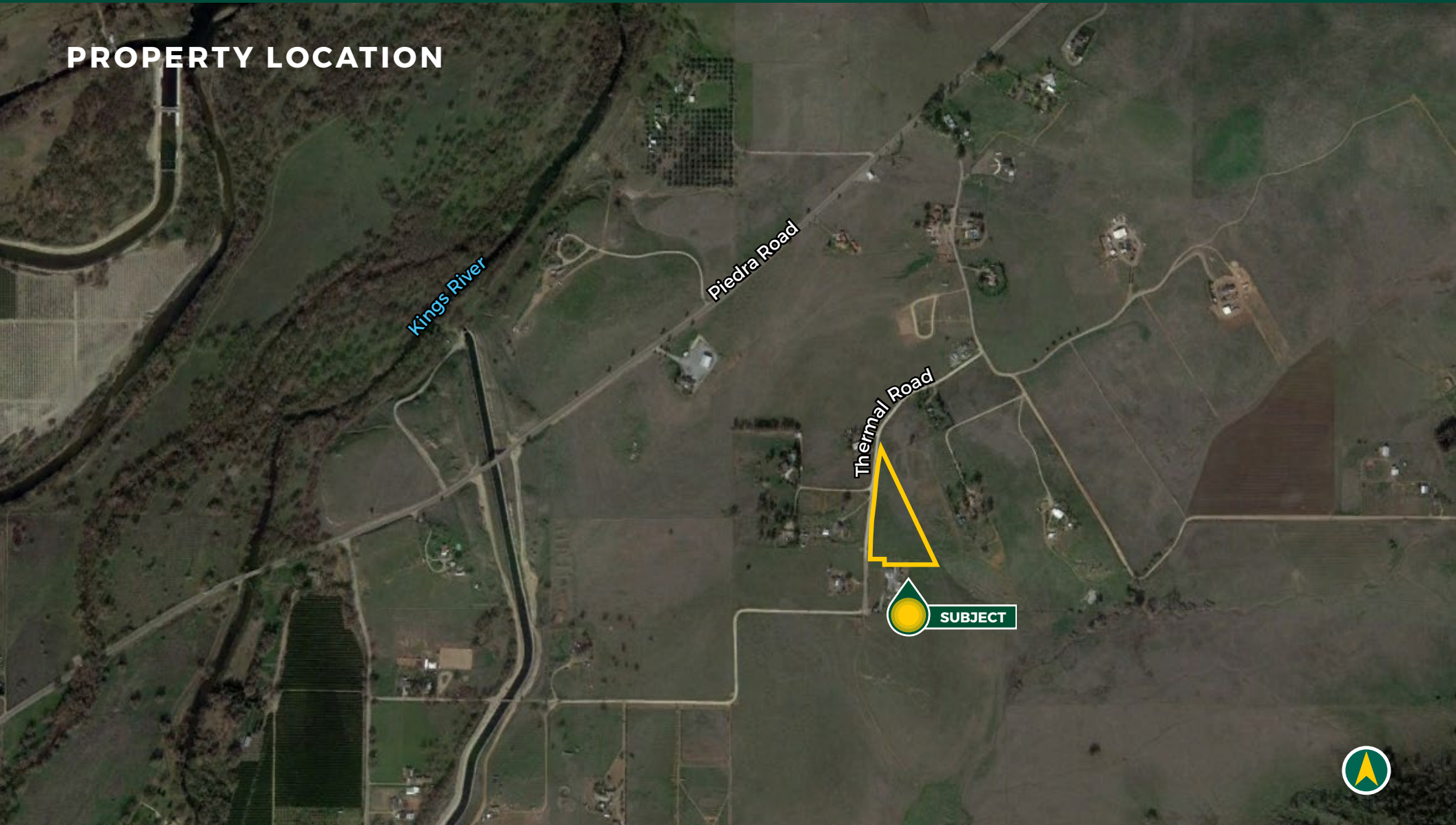
- SIERRA MOUNTAIN VIEWS
- HOMESITE CLOSE TO TOWN

TIVY VALLEY HOMESITE
FRESNO COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a one-of-a-kind 4.45± acre homesite with picturesque views of the Sierra Mountains. This property offers a great opportunity for anyone looking to build their dream country home close to town. Property is 20± miles east of Fresno/Clovis and 10± miles northeast of Sanger.

LOCATION

Property is located on Thermal Road, east of N. Piedra Road.

LEGAL

Fresno County APN: 158-203-12s, located in a portion of Section 36, T13S, R24E, M.D.B.&M.

ZONING

Property is zoned AE160

LAND USE

Open ground ideal for a homesite.

WATER

There are no existing groundwater wells or water infrastructures.

BUILDINGS/STRUCTURES

None

SOILS

See soils map included.

PRICE/TERMS

\$175,000 cash at the close of escrow.



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PROPERTY OVERVIEW



Google Earth



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SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
RgB	Redding gravelly loam, shallow, 3-9% slopes
PzaD	Positas gravelly loam, 9-30% slopes



SUBDIVIDED LAND & SEC.36, T.13 S., R.23 E. & POR. SEC.30 & 31, T.13 S., R.24 E., M.D.B. & M.

158-20

--- NOTE ---

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

E. WELDON AVE.

PARCEL 1 (2.50)
2.50Ac.

PARCEL 2 (23.47)
23.47Ac.

PARCEL 3 (20.05)
20.05Ac.

PARCEL 4 (2.30)
2.30Ac.

PARCEL 5 (22.64)
22.64Ac.

PARCEL 6 (18.75)
18.75Ac.

PARCEL 7 (15.35)
15.35Ac.

PARCEL 8 (10.49)
10.49Ac.

PARCEL 9 (4.77)
4.77Ac.

PARCEL 10 (6.56)
6.56Ac.

PARCEL 11 (5.00)
5.00Ac.

PARCEL 12 (8.12)
8.12Ac.

PARCEL 13 (11.93)
11.93Ac.

PARCEL 14 (3.24)
3.24Ac.

PARCEL 15 (3.30)
3.30Ac.

PARCEL 16 (4.45)
4.45Ac.

PARCEL 17 (15.73)
15.73Ac.

PARCEL 18 (22.89)
22.89Ac.

PARCEL 19 (23.26)
23.26Ac.

PARCEL 20 (12.32)
12.32Ac.

PARCEL 21 (10.79)
10.79Ac.

PARCEL 22 (42.99)
42.99Ac.

PARCEL 23 (17.00)
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PARCEL 24 (17.00)
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PARCEL 25 (17.00)
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PARCEL 26 (20.92)
20.92Ac.

PARCEL 27 (10.00)
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PARCEL 28 (15.00)
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PARCEL 29 (15.00)
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PARCEL 30 (60.47)
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PARCEL 31 (60.54)
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PARCEL 32 (58.92)
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PARCEL 33 (63.70)
63.70Ac.

PARCEL 34 (19.00)
19.00Ac.

PARCEL 35 (18.35)
18.35Ac.

PARCEL 36 (20.12)
20.12Ac.

PARCEL 37 (18.56)
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PARCEL 38 (19.92)
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PARCEL 39 (17.58)
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PARCEL 40 (5.00)
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PARCEL 41 (5.00)
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PARCEL 42 (12.56)
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PARCEL 43 (10.61)
10.61Ac.

PARCEL 44 (15.00)
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PARCEL 45 (21.88)
21.88Ac.

PARCEL 46 (31.64)
31.64Ac.

PARCEL 47 (19.42)
19.42Ac.

PARCEL 48 (35.16)
35.16Ac.

PARCEL 49 (24.59)
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PARCEL 50 (95.97)
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PARCEL 51 (54.74)
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PARCEL 98 (5.00)
5.00Ac.

PARCEL 99 (5.00)
5.00Ac.

PARCEL 100 (5.00)
5.00Ac.

Tax Rate Area

71-006

71-059

71-080

Assessor's Map Bk.158 - Pg. 20
County of Fresno, Calif.

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FRESNO COUNTY, CA

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PROPERTY PHOTO



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**OFFICES SERVING
THE CENTRAL VALLEY**

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