

# DEL REY AVENUE

Fresno County, California

**\$350,000**

(\$73,529/Acre)



**4.76± Acres**

- Zoned Residential
- Fresno Irrigation District
- Domestic Pump & Well

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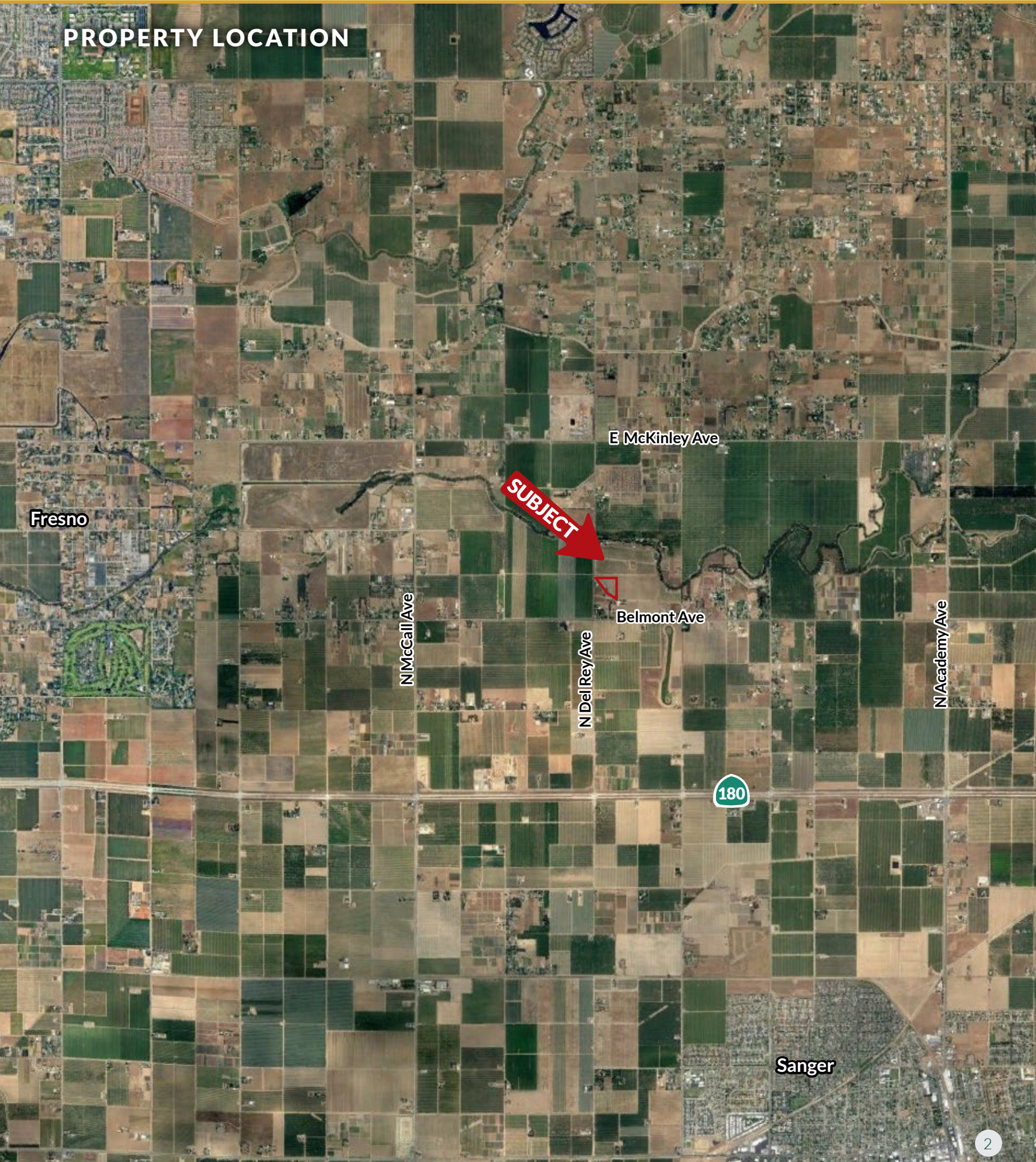
CA DRE #00020875

# DEL REY AVENUE

4.76± Acres  
Fresno County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

The property is vacant land.

### LOCATION

East side of Del Rey Avenue between Belmont and McKinley Avenues.

### LEGAL

Fresno County APN: 309-120-02, located in a portion of Section 33, T13S, R22E, M.D.B.&M.

### ZONING

Zoned Residential and Not enrolled in the Ag Preserve (Williamson Act).

### WATER

Fresno Irrigation District with no water delivery through the district canal system.

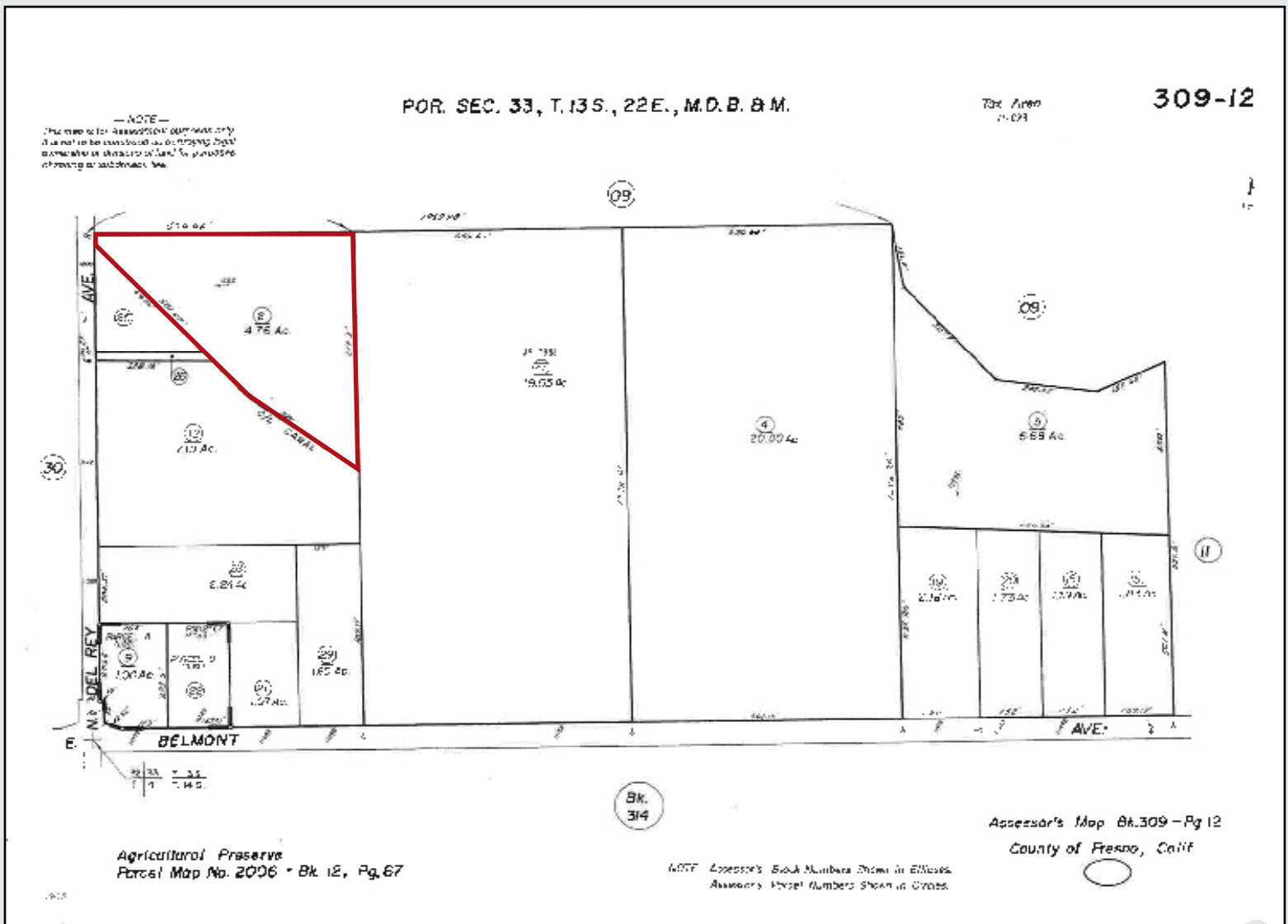
(1) Domestic pump and well, condition unknown

### SOILS

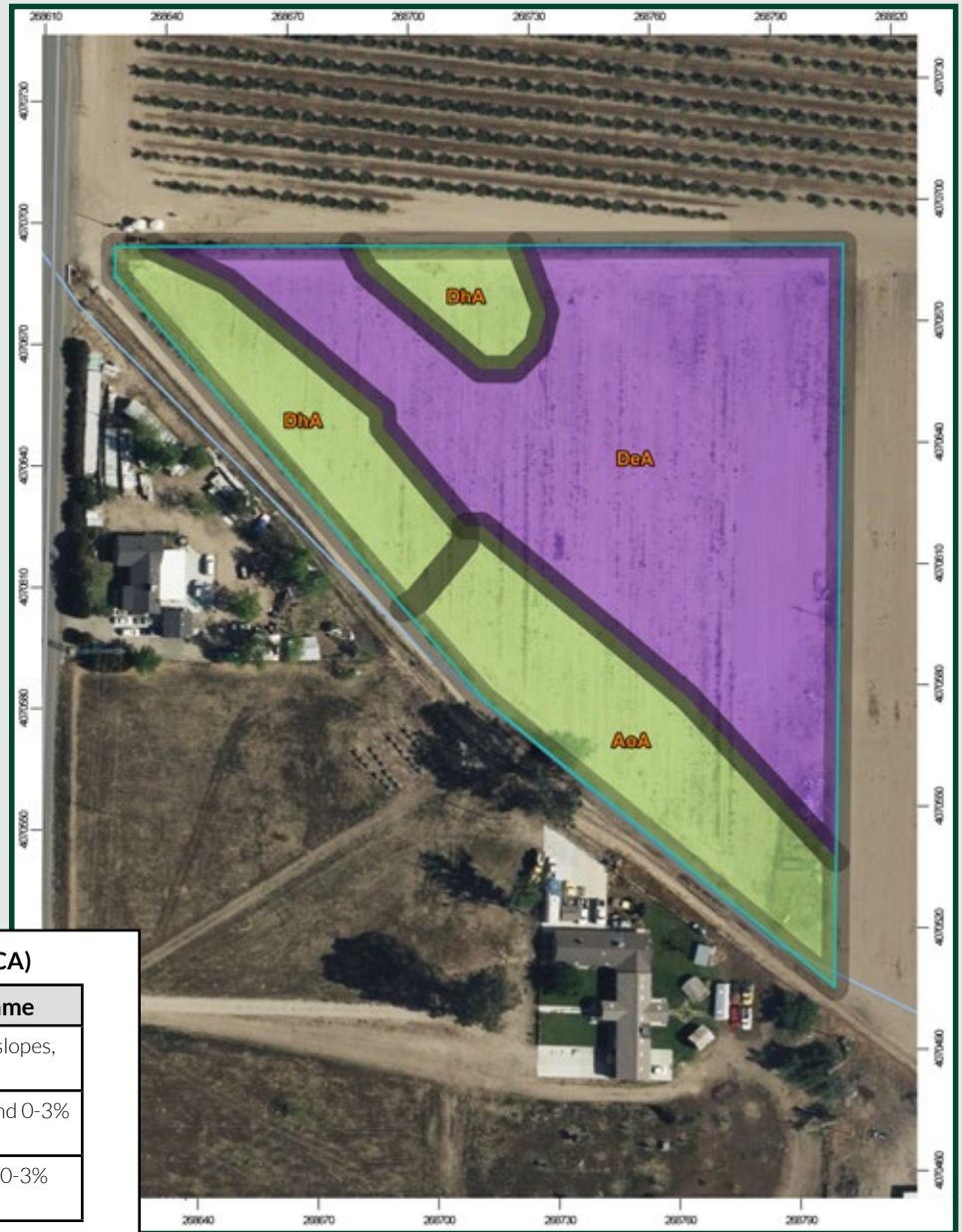
Primarily Delhi, 0-3% slopes

### PRICE/TERMS

\$350,000 cash at the close of escrow. Sale is "As Is", "Where Is" with no warranty or representation.



## SOILS MAP



### California Revised Store Index (CA)

Map unit symbol	Map unit name
DeA	Dlehi sand, 0-3% slopes, MLRA 17
AoA	Atwater loamy sand 0-3% slopes, MLRA 17
DhA	Delhi loamy sand, 0-3% slopes, MLRA 17

**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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