

PEACH AVENUE LOT

Fresno County, California

\$230,000

DESCRIPTION

This 3.61± acre lot is perfect for building 1 or 2 single family homes, or any other use allowed in A1 zoning

LOCATION

Located south of E. Conejo Ave. between S. Peach Ave. and S. Topeka Ave.

LEGAL

Fresno County APN: 385-200-20

Located in a portion of Section 30, T16S, R21E, M.D.B.&M.

ZONING

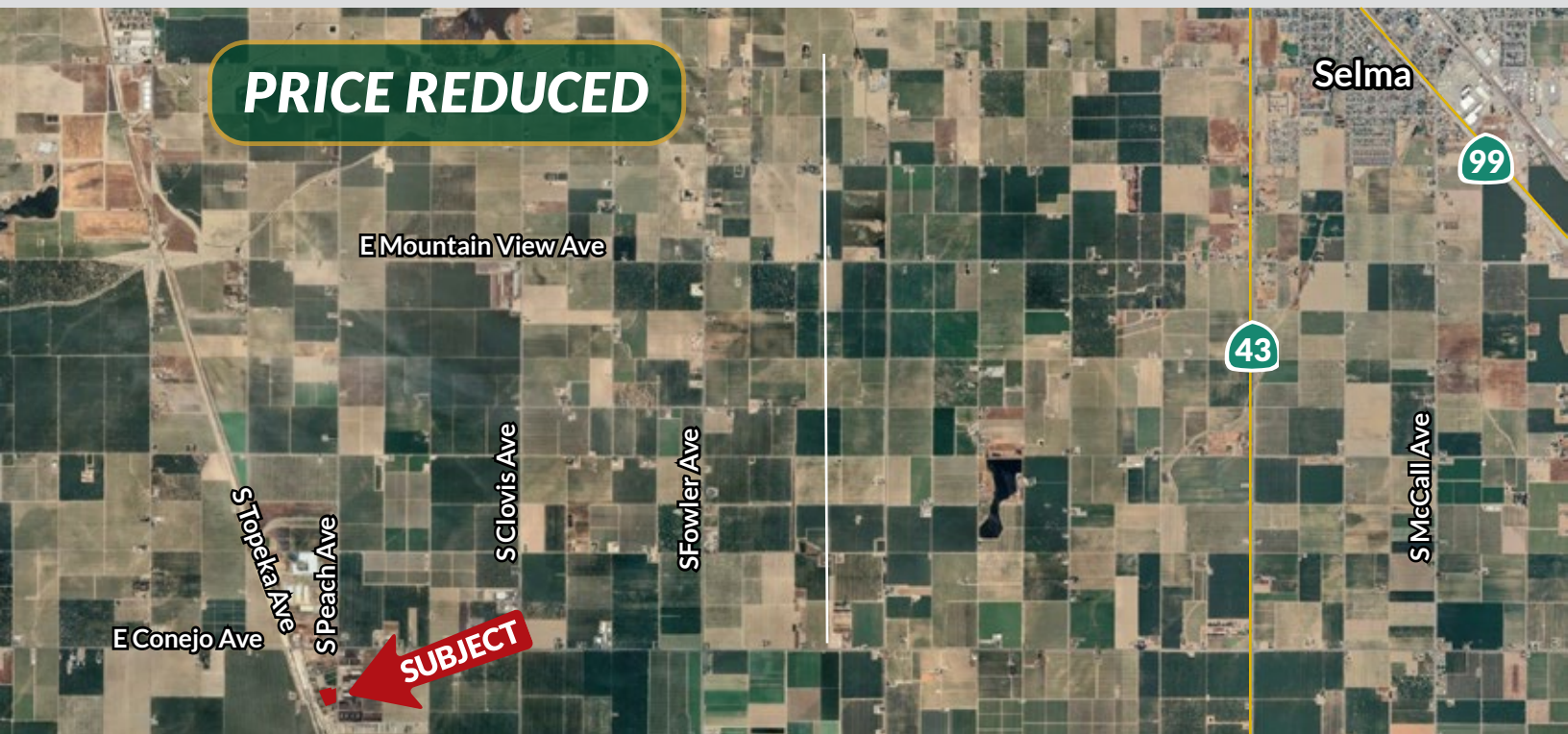
A - 1

WATER

One well with a 3 HP submersible pump designed to pump 45± GPM

PRICE/TERMS

\$230,000 cash at the close of escrow.



3.61± Acres

- Potential 1 or 2 homesites
- Located between Caruthers & Kingsburg
- Quick access to Highways 41 & 43

Exclusively Presented by:

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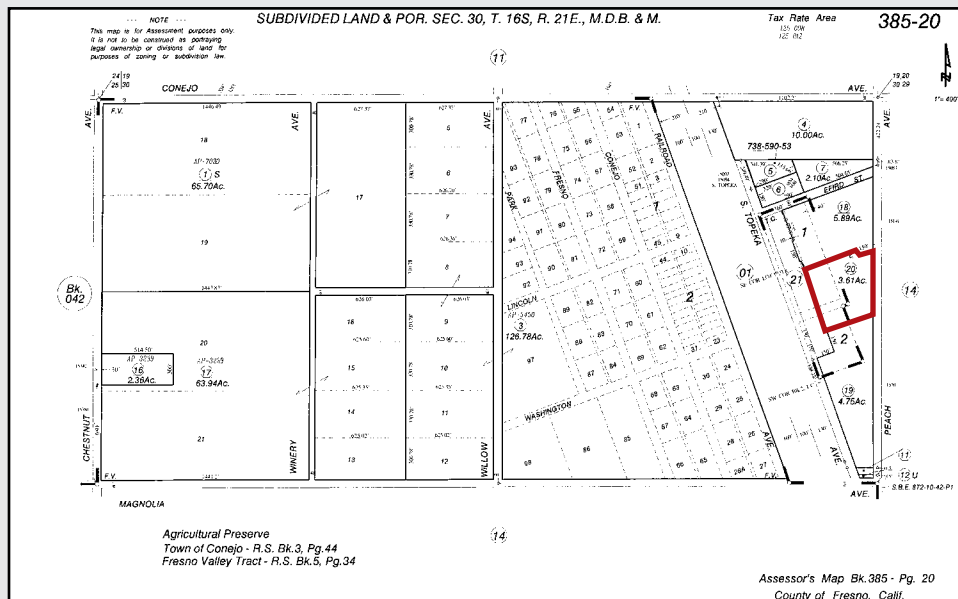
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CA DRE #00020875

PROPERTY OVERVIEW



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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