

F.I.D. OPEN LAND

71.65± ACRES | FRESNO COUNTY, CALIFORNIA

\$3,224,250

(\$45,000/Acre)



PROPERTY HIGHLIGHTS

- FRESNO IRRIGATION DISTRICT
- (2) IRRIGATION PUMP/WELLS
- CLOSE PROXIMITY TO FRESNO SPHERE OF INFLUENCE
- PROMINENT GROWING REGION OF FRESNO



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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

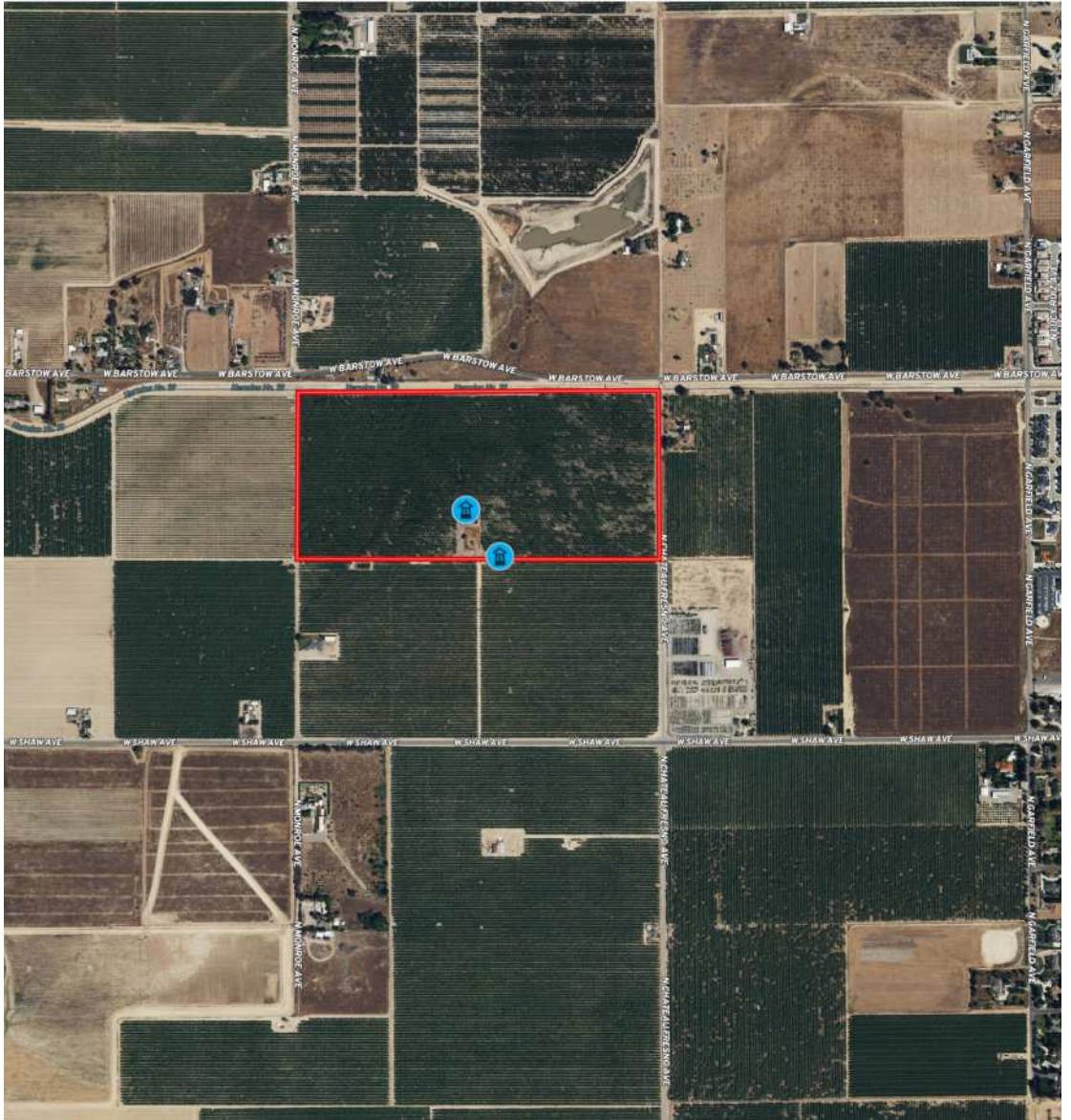
VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave. #210B
Bakersfield, CA 93309
661.334.2477

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

71.65± acres of open land that has previously been planted to walnuts. The property has been deep ripped and is ready for development to the next crop. There are almonds, pistachios, grapes, treefruit, cherries, vegetable crops, and some citrus planted in the area.

LOCATION

The property is located on the southwest corner of W Barstow and N Chateau Avenues in Fresno.
Property Address: 5245 N Chateau Fresno Ave. Fresno, Ca 93723.

ZONING

AE20 (Agricultural Exclusive - 20 acre minimum). The property is not within the Williamson Act.

WATER

The property is within and receives water from Fresno Irrigation District.

- (1) 20HP Irrigation Pump/Well
- (1) 125HP Irrigation Pump/Well
- (1) Filtration Station

BUILDINGS

There are no buildings on the property, but there is a fenced storage yard on the south side of the property.

PLANTINGS

Open land.

PRICE/TERMS

\$3,224,250 (\$45,000 / acre) all cash at the close of escrow.

*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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION



PARCEL INFORMATION

LEGAL

APN: 505-021-01

Located in a portion of Section 7, Township 13S,

Range 19E, M.D.B.&M.



PROPERTY VIDEO







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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.

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