

TRANQUILLITY I.D. OPEN LAND

Fresno County, California

41.98± Acres

\$608,710
(\$14,500/Acre)

PRICE REDUCED



- Tranquillity Irrigation District
- Open Land with Farming Capabilities



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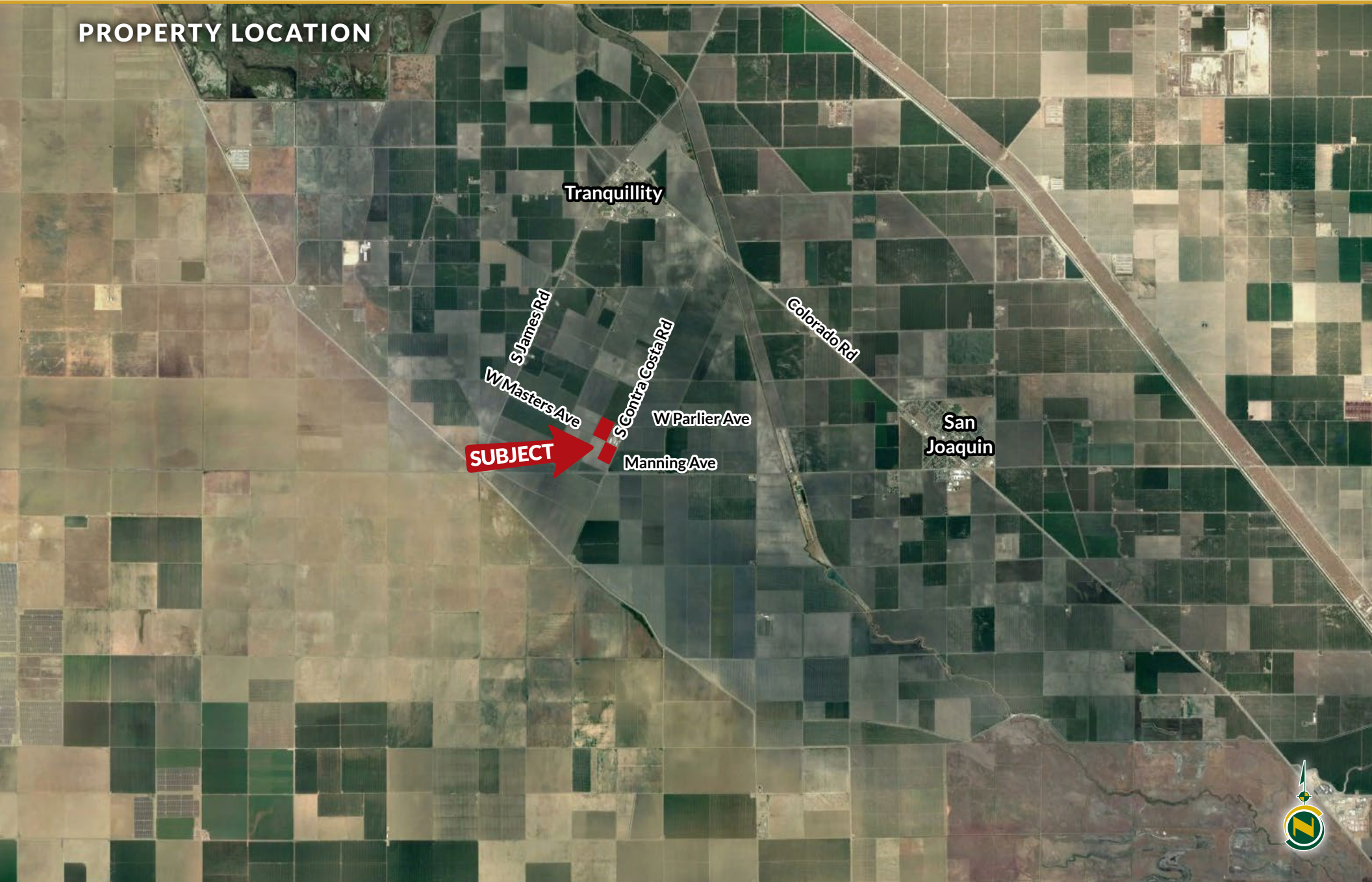


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41.98± Acres
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PROPERTY LOCATION



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Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

This offering is 41.98± acres of open land in Tranquillity Irrigation District that has been historically farmed to various field crops and been used to store cotton modules.

LOCATION

2 parcels located on the west side of Contra Costa Road, just north of Manning Avenue. The property just north of the 030-210-16s parcel has an address of 8587 S. Contra Costa Road, Tranquillity 93668.

LEGAL

Fresno County APN: 030-210-16S and 38S. Located in a portion of Section 20, T15S, R16E, M.D.B.&M.

ZONING

AE-20 (Agricultural, Rural, Exclusive, 20 acre minimum). The property is located within the Williamson Act.

PLANTINGS

Open ground.

WATER

Tranquillity Irrigation District.

SOILS

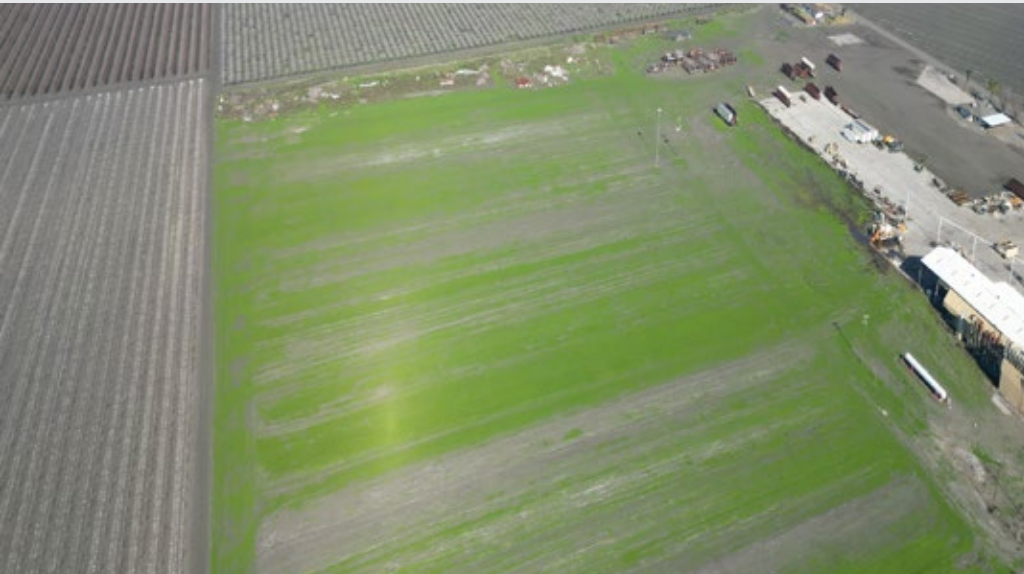
Tachi clay.

BUILDINGS

None

PRICE/TERMS

\$608,710 all cash at close of escrow.



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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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