

ACADEMY & HERNDON AVES

Fresno County, California

18.23± Acres

\$730,000

PRICE REDUCED



- NEC of Herndon & Academy Aves
- 3 Separate Parcels
- Close Proximity to Clovis City Limits



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

www.pearsonrealty.com

Exclusively Presented by:

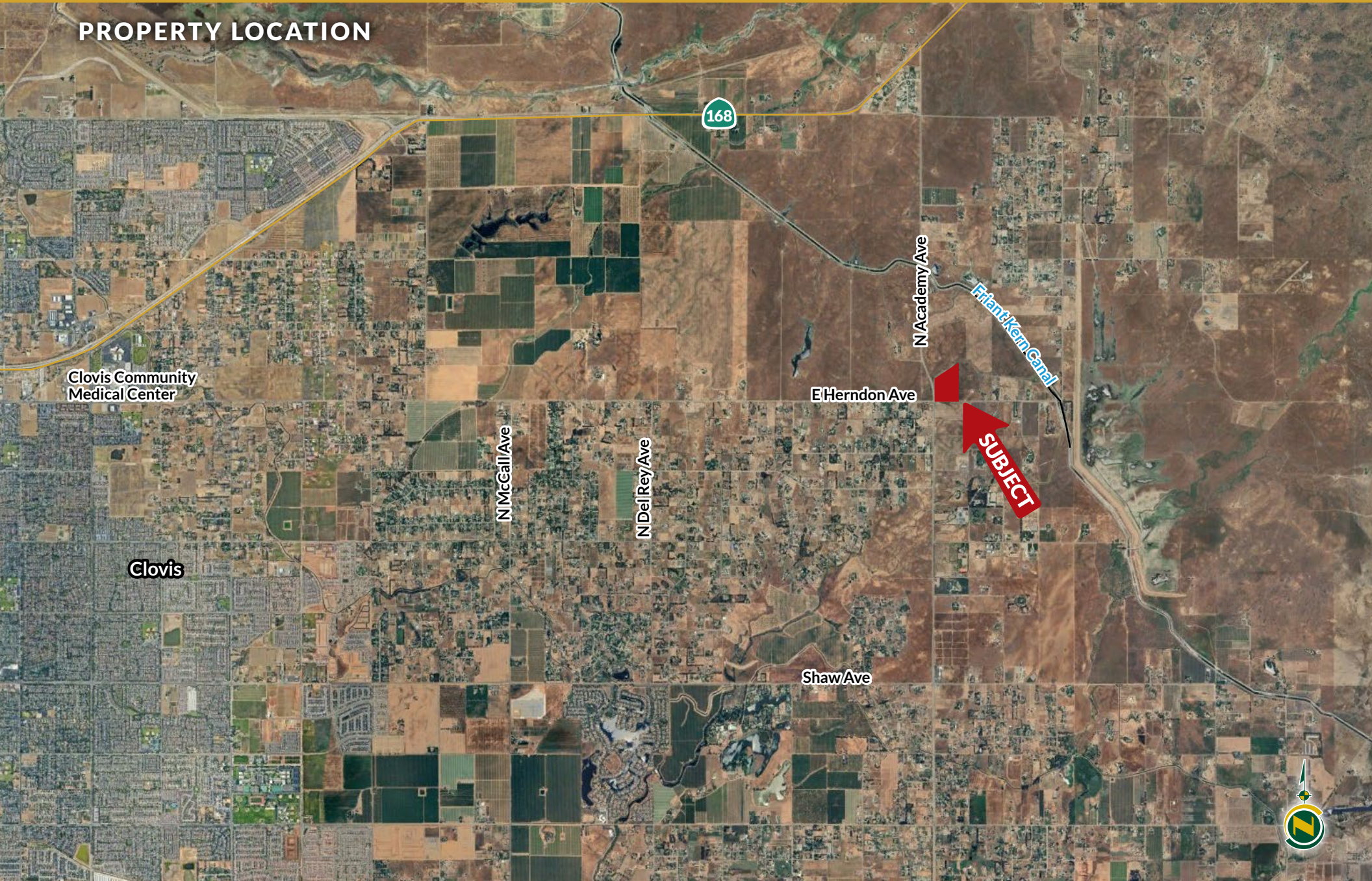


ACADEMY & HERNDON AVES

18.23± Acres
Fresno County, CA



PROPERTY LOCATION



ACADEMY & HERNDON AVES

18.23± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION

The subject property is located on the northeast corner of Herndon and Academy Avenues in northeast Clovis. This offering consists of three adjacent parcels all with Academy Ave frontage. The property is in the largely desired eastern Clovis region, nearing the edge of the foothills. It is a quaint and quiet area of town that provides comfort and security for homeowners nearby.

LOCATION

Northeast corner of Herndon and Academy Aves., approximately 5.5± miles east of Clovis Community Medical Center.

LEGAL

Fresno County APN's: 150-190-23, 24 & 25. Located in a portion of Section 34, T12S, R22E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres.
The property is NOT enrolled in the Williamson Act.

WATER/IRRIGATION

None.

SOILS

See soils map included.

BUILDINGS

None.

PRICE/TERMS

\$730,000 cash at the close of escrow.



ACADEMY & HERNDON AVES

18.23± Acres
Fresno County, CA



PROPERTY OVERVIEW



ACADEMY & HERNDON AVES

18.23± Acres
Fresno County, CA



SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
AaB	Academy loam, 3-9% slopes
Hu	Hidreth clay

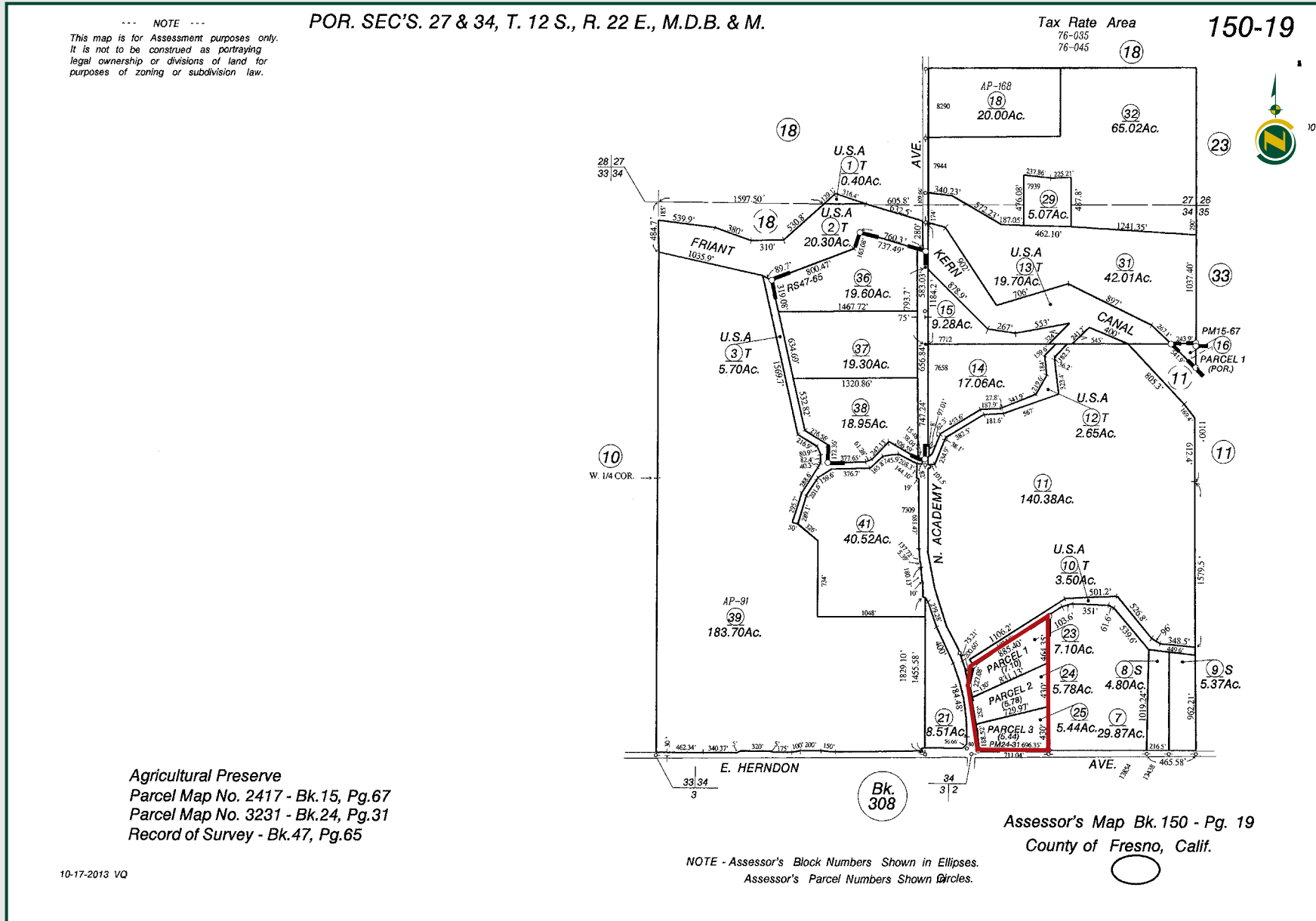
Soil Map may not be valid at this scale.

ACADEMY & HERNDON AVES

18.23± Acres
Fresno County, CA



PARCEL MAP



ACADEMY & HERNDON AVES

18.23± Acres
Fresno County, CA



PROPERTY PHOTOS



ACADEMY & HERNDON AVES

18.23± Acres
Fresno County, CA



Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.