C.I.D. OPEN

Fresno County, California

$3,212,640

($36,000/Acre)

89.24± Acres

- Consolidated Irrigation District
- Agricultural Wells + C.I.D. Water
- Open Ground

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89.24± Acres
Fresno County, CA

PEARSON REALTY
AGRICULTURAL PROPERTIES

PROPERTY INFORMATION

LOCATION
East side of Highland Ave. south of Central Ave. and north of American Ave.
Address: 4444 S. Highland Ave., Del Rey, CA 93616

LEGAL
Fresno County APN's: 332-051-05s & 06s. Located in a portion of Section 31, T14S, R22E, M.D.B.&M.

ZONING
AE-20 (Agricultural Exclusive, 20 acre minimum parcel size). Property is in the Williamson Act.

WATER
The property has 2 agricultural deep wells and Consolidated Irrigation District service. Water service has been granted to the entire property subject to an agreement with C.I.D.

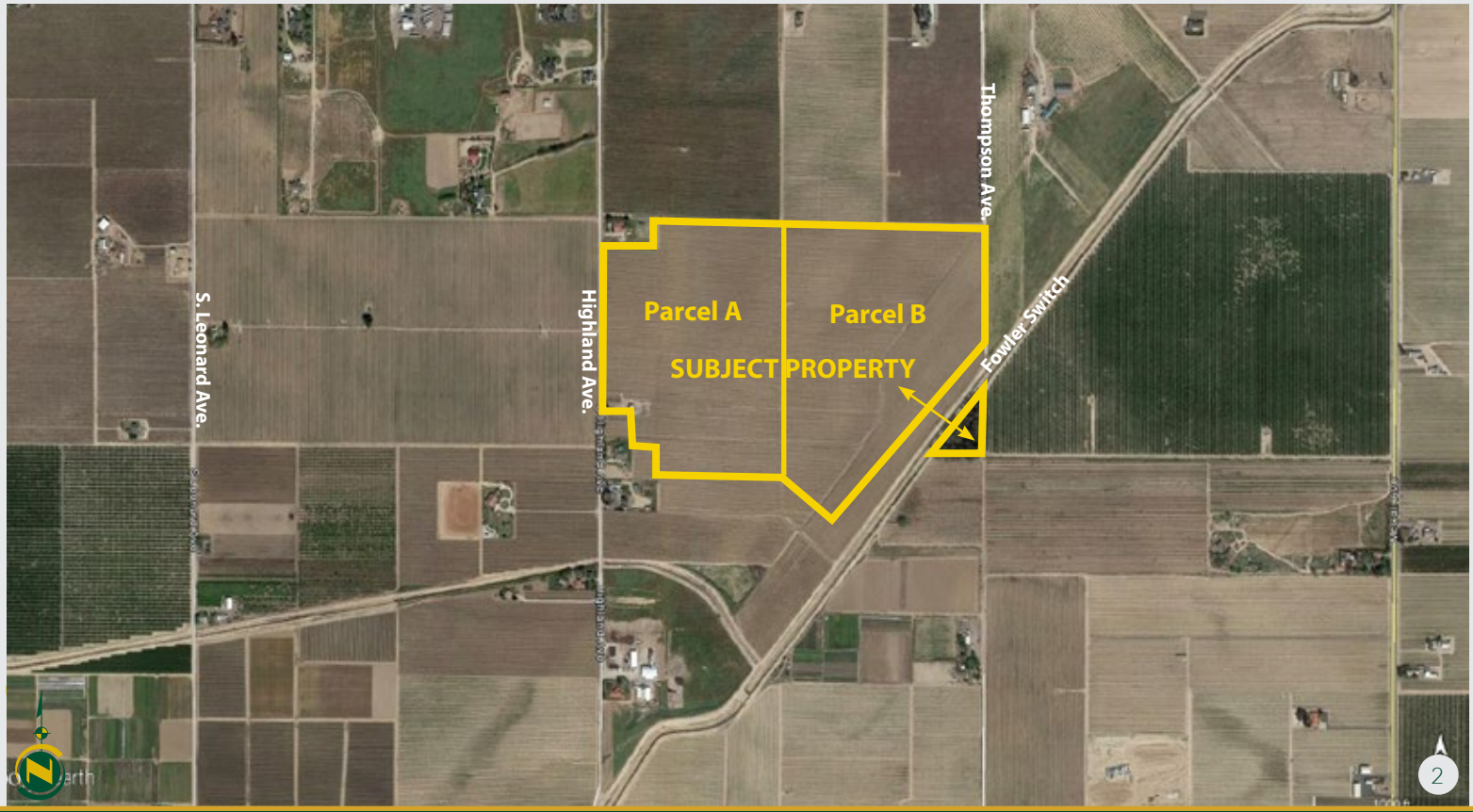
PLANTINGS
Fallow. The property was fumigated in February, 2022.

SOILS
Hanford sandy loam
Dello loamy sand
Delhi sand, 0-3% slopes
Delhi loamy sand 0 to 3% slopes & 3 to 9% slopes

BUILDINGS
None.

PRICE/TERMS
$3,212,640 cash to the Seller at close of escrow.
Parcels can be purchased together or separately at the price of:
Parcel A: $1,481,535
Parcel B: $1,775,725

PROPERTY LOCATION



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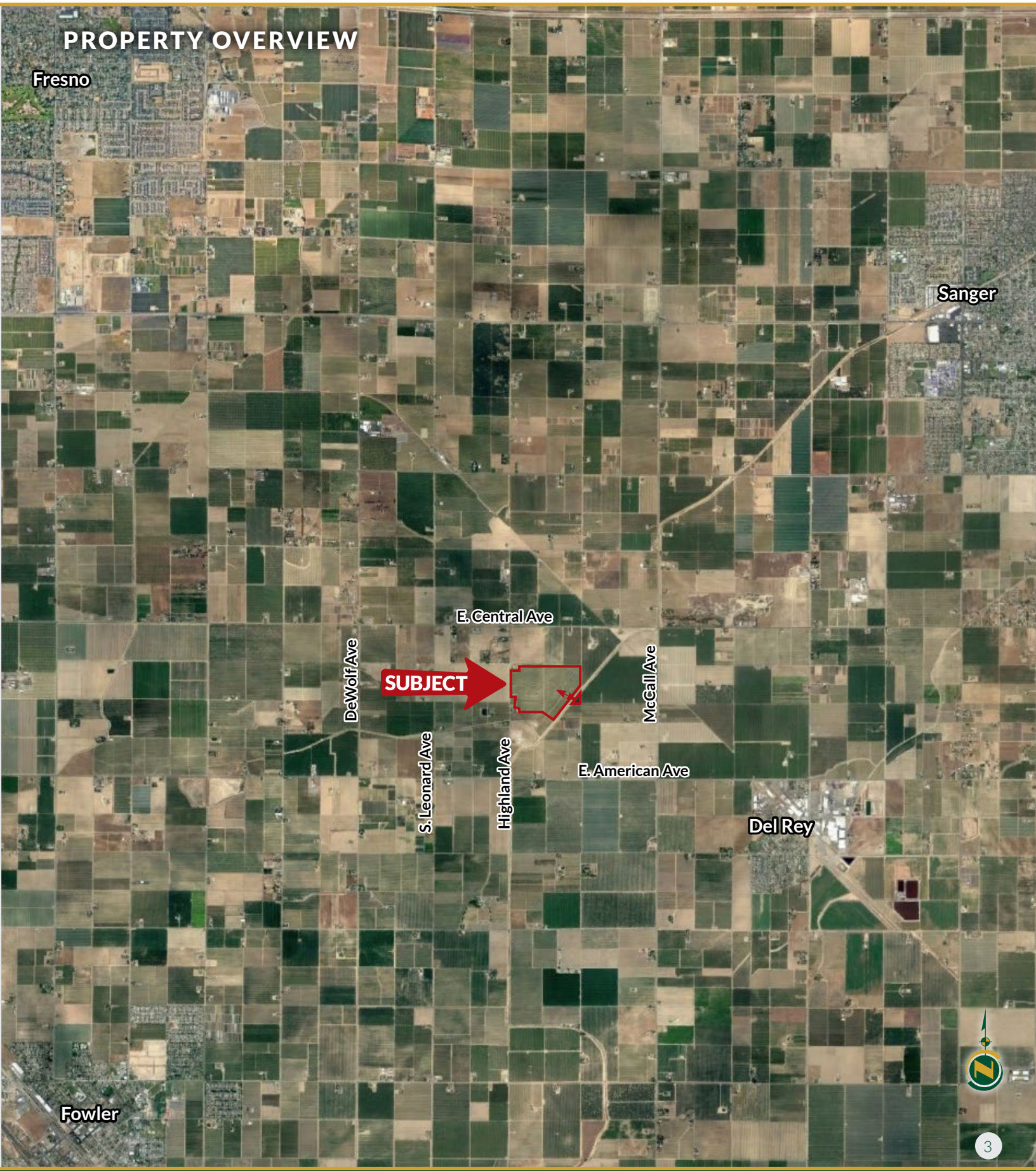
PROPERTY OVERVIEW



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PROPERTY AERIAL

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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