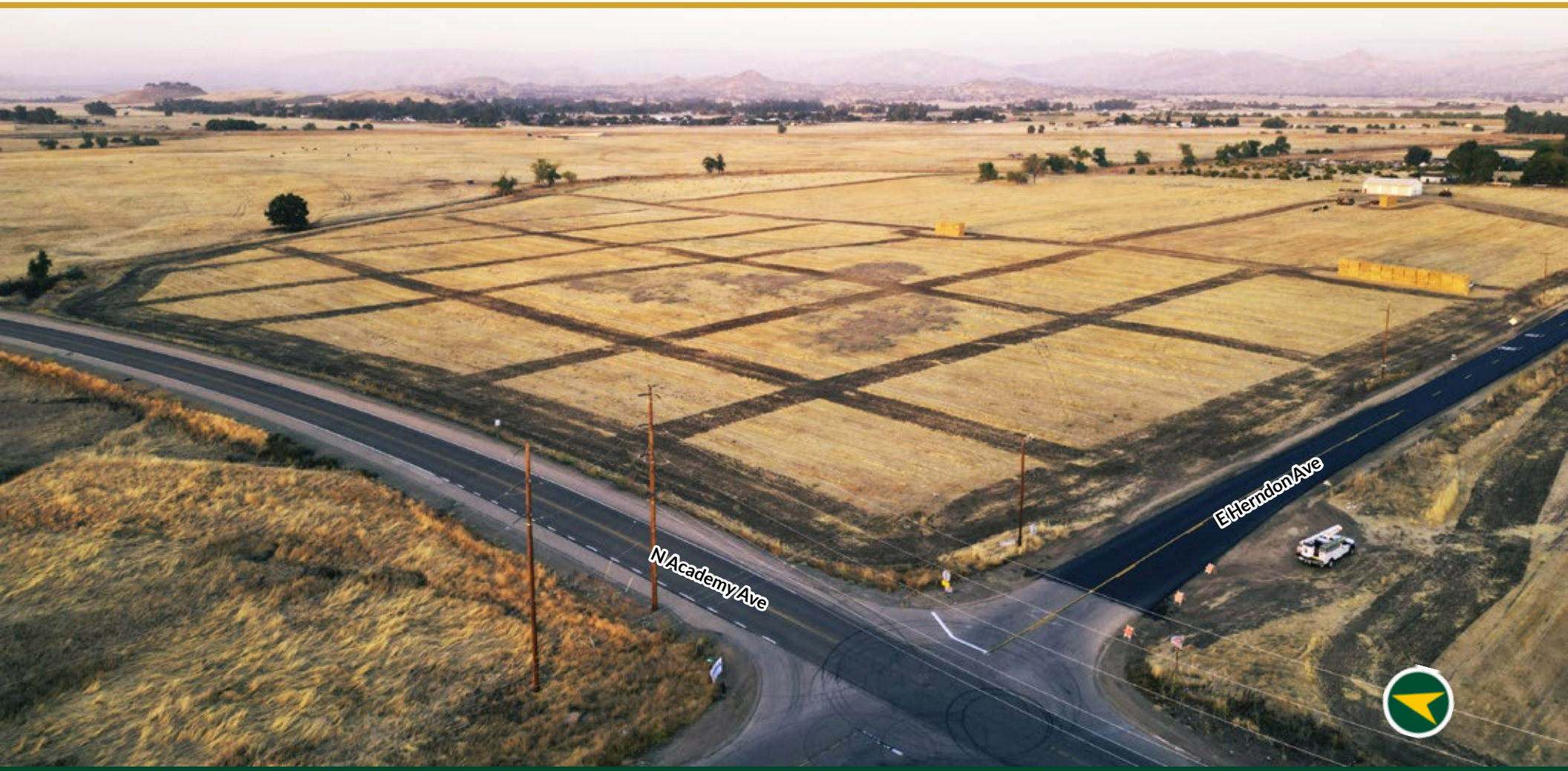
ACADEMY & HERNDON AVES

18.23± Acres **$911,500**

Fresno County, California



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

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18.23± Acres
Fresno County, CA

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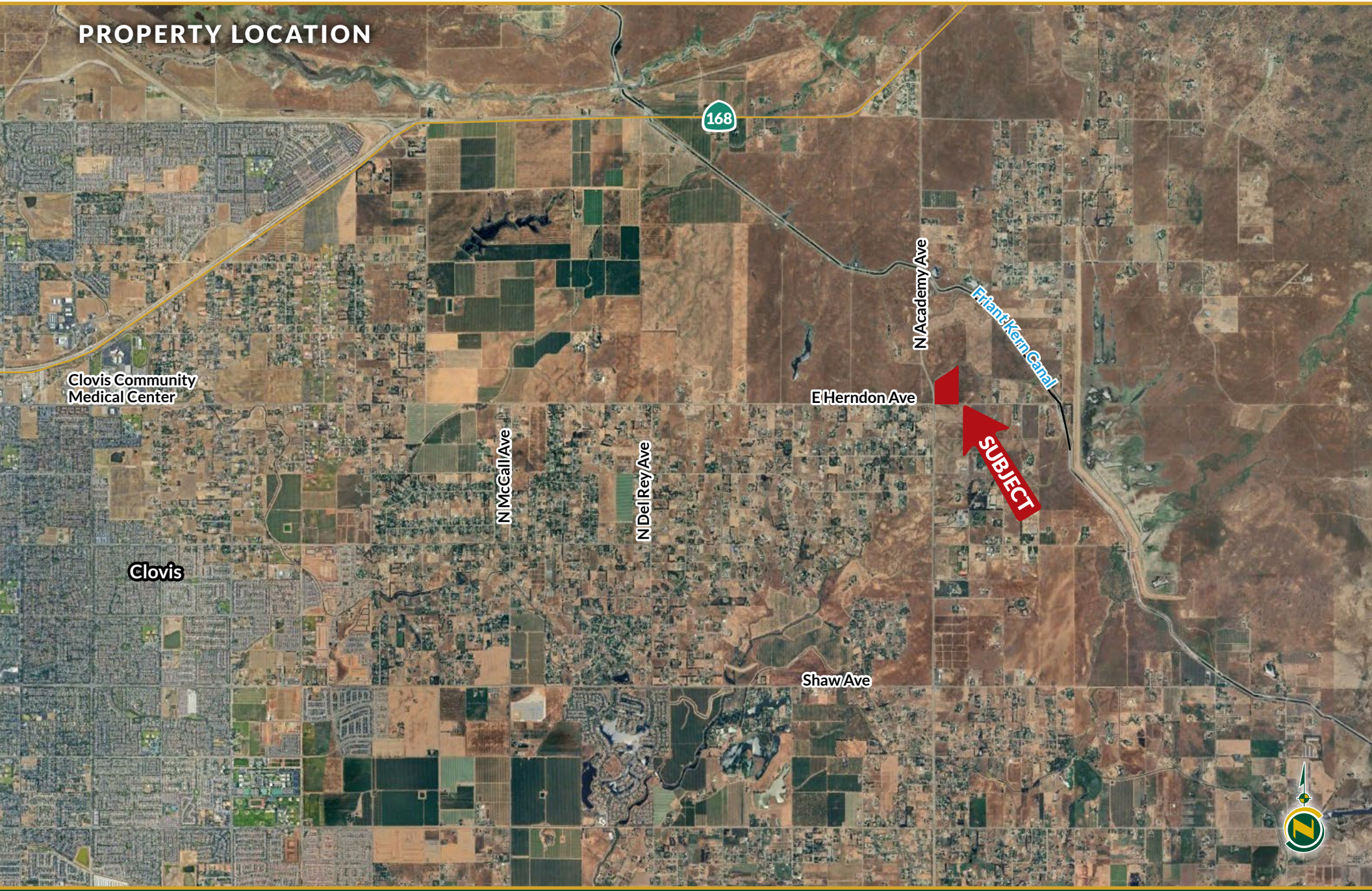

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PROPERTY INFORMATION

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
$911,500 cash at the close of escrow.

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ACADEMY & HERNDON AVES

18.23± Acres
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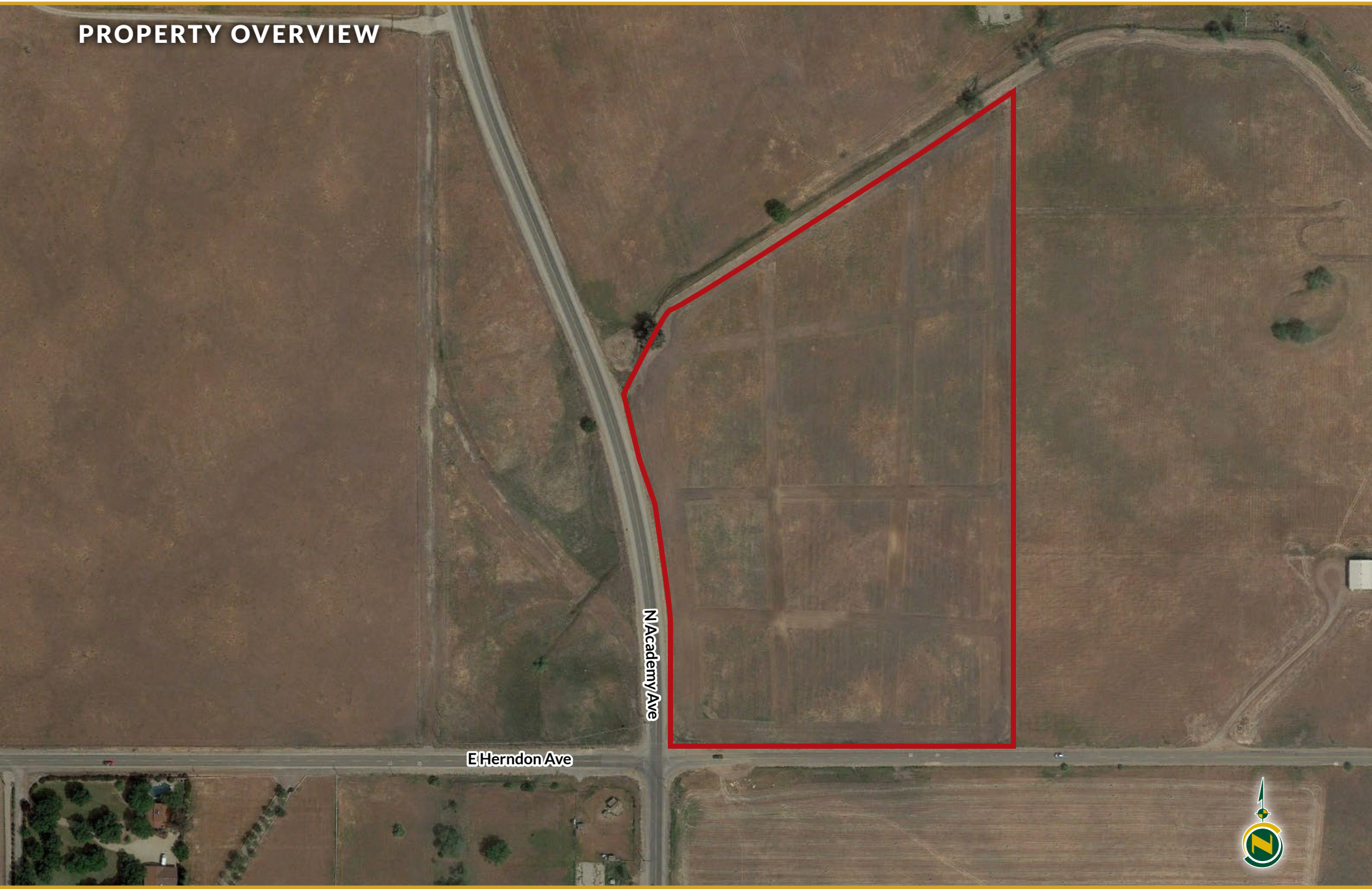
PROPERTY OVERVIEW



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SOILS MAP

California Revised Storie Index (CA)

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

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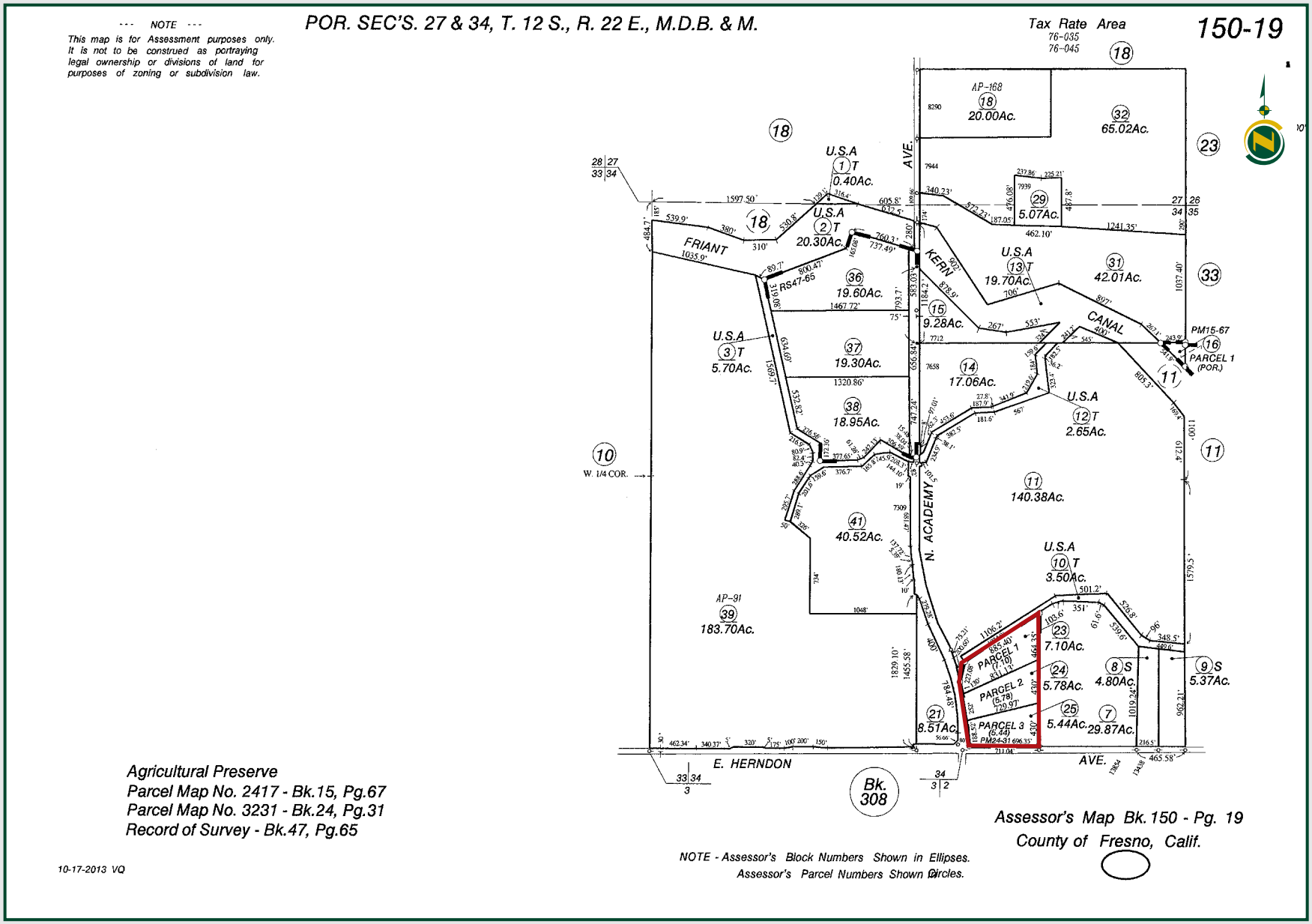
PARCEL MAP


--- NOTE ---
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.
POR. SEC'S. 27 & 34, T. 12 S., R. 22 E., M.D.B. & M.
Tax Rate Area
76-035
76-045
150-19
N
N. ACADEMY AVE.
E. HERNDON AVE.
FRIANT
KERN CANAL
U.S.A 1 T 0.40Ac.
U.S.A 2 T 20.30Ac.
U.S.A 3 T 5.70Ac.
U.S.A 12 T 2.65Ac.
U.S.A 13 T 19.70Ac.
U.S.A 10 T 3.50Ac.
AP-168
18 20.00Ac.
32 65.02Ac.
29 5.07Ac.
31 42.01Ac.
36 19.60Ac.
37 19.30Ac.
38 18.95Ac.
15 9.28Ac.
14 17.06Ac.
41 40.52Ac.
11 140.38Ac.
AP-91
39 183.70Ac.
23 7.10Ac.
24 5.78Ac.
25 5.44Ac.
21 8.51Ac.
8 S 4.80Ac.
9 S 5.37Ac.
7 29.87Ac.
PARCEL 1 (7.10)
PARCEL 2 (5.78)
PARCEL 3 (6.44)
PM24-31
R547-65
PM15-67
PARCEL 1 (POR.)
W. 1/4 COR.
Bk. 308
Agricultural Preserve
Parcel Map No. 2417 - Bk.15, Pg.67
Parcel Map No. 3231 - Bk.24, Pg.31
Record of Survey - Bk.47, Pg.65
10-17-2013 VQ
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Map Bk. 150 - Pg. 19
County of Fresno, Calif.

PROPERTY PHOTOS

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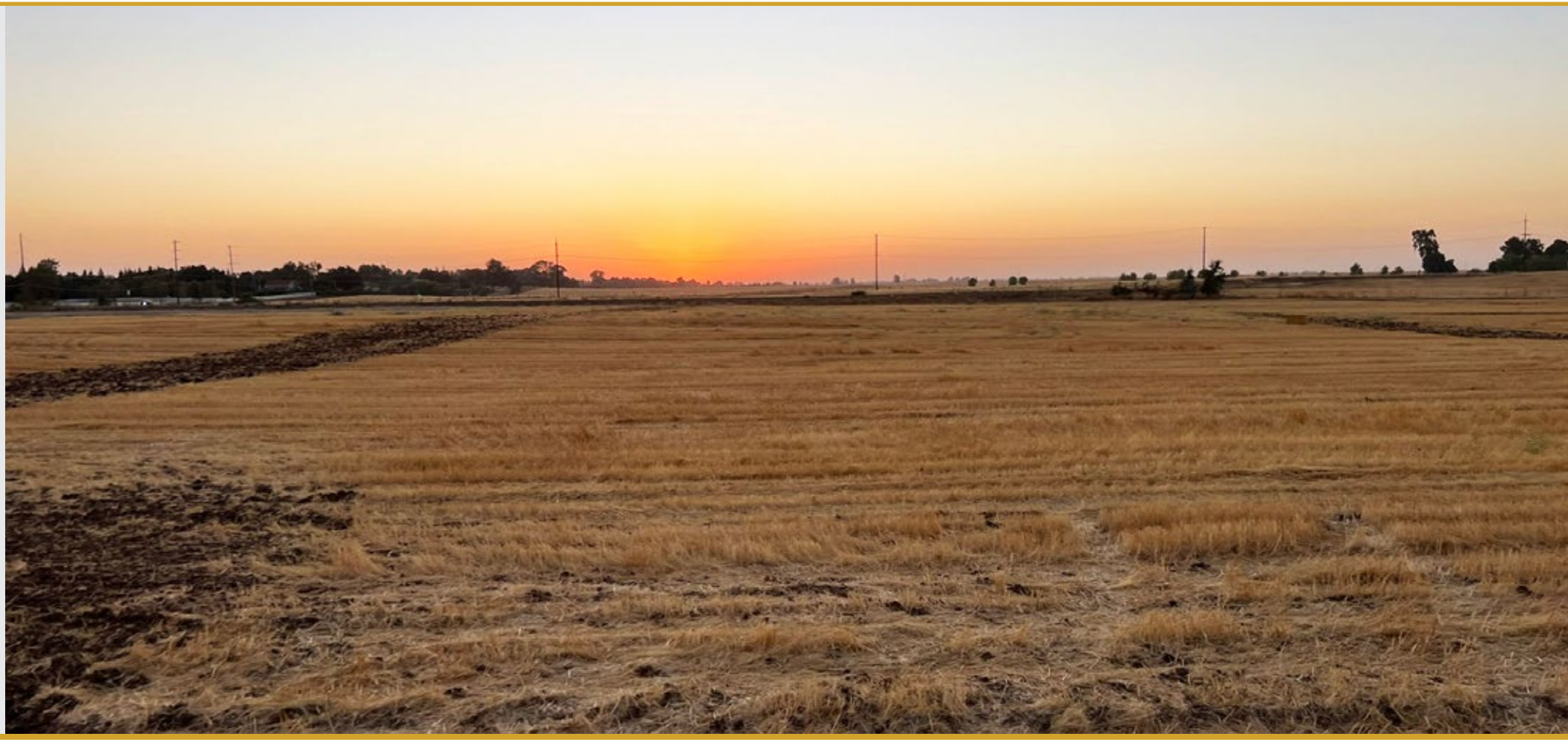

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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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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