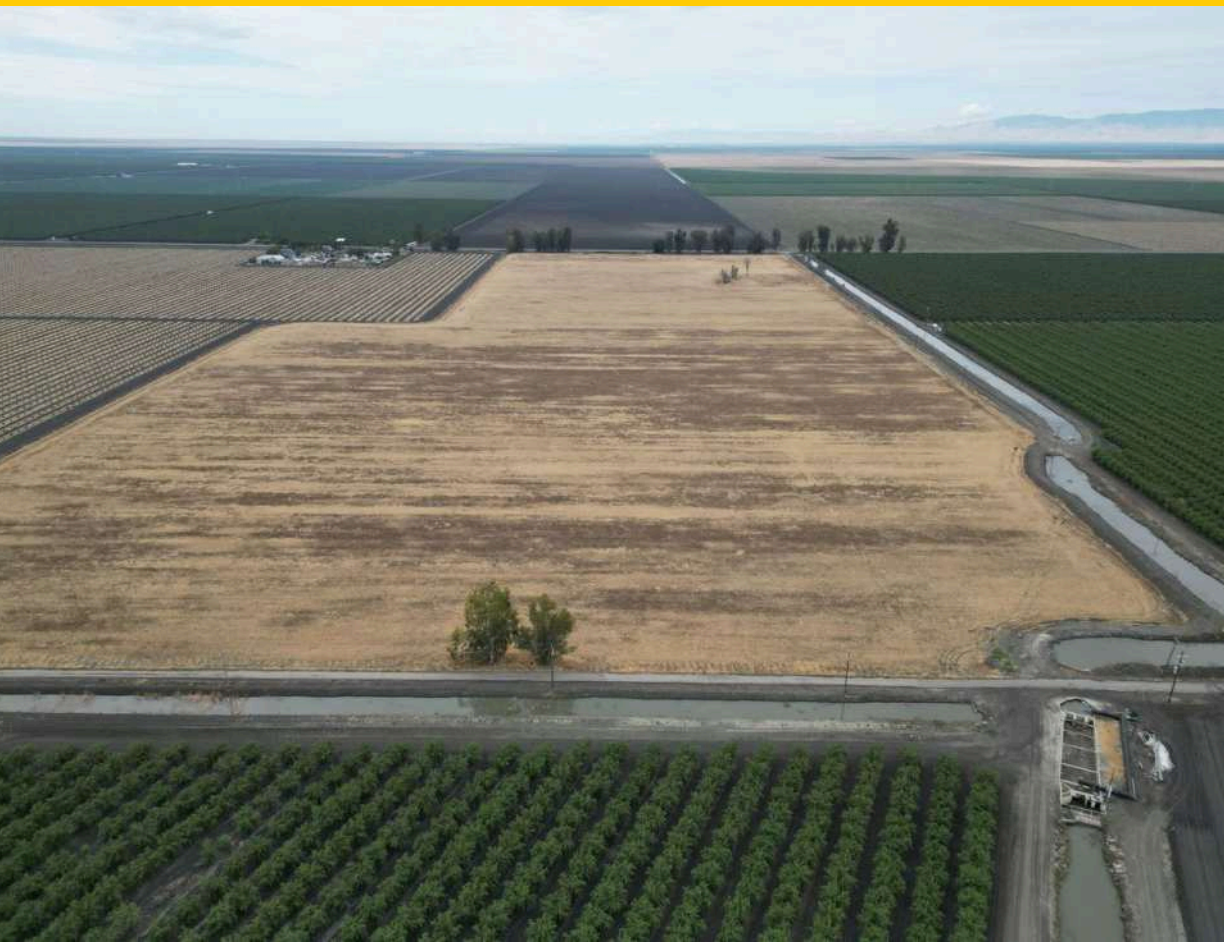


TRANQUILITY OPEN GROUND

70.54± ACRES | FRESNO COUNTY, CALIFORNIA

\$705,400

(\$10,000/Acre)



PROPERTY HIGHLIGHTS

- TRANQUILITY IRRIGATION DISTRICT
- PERMANENT PLANTINGS SURROUNDING PROPERTY
- OPEN GROUND READY TO BE PLANTED



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

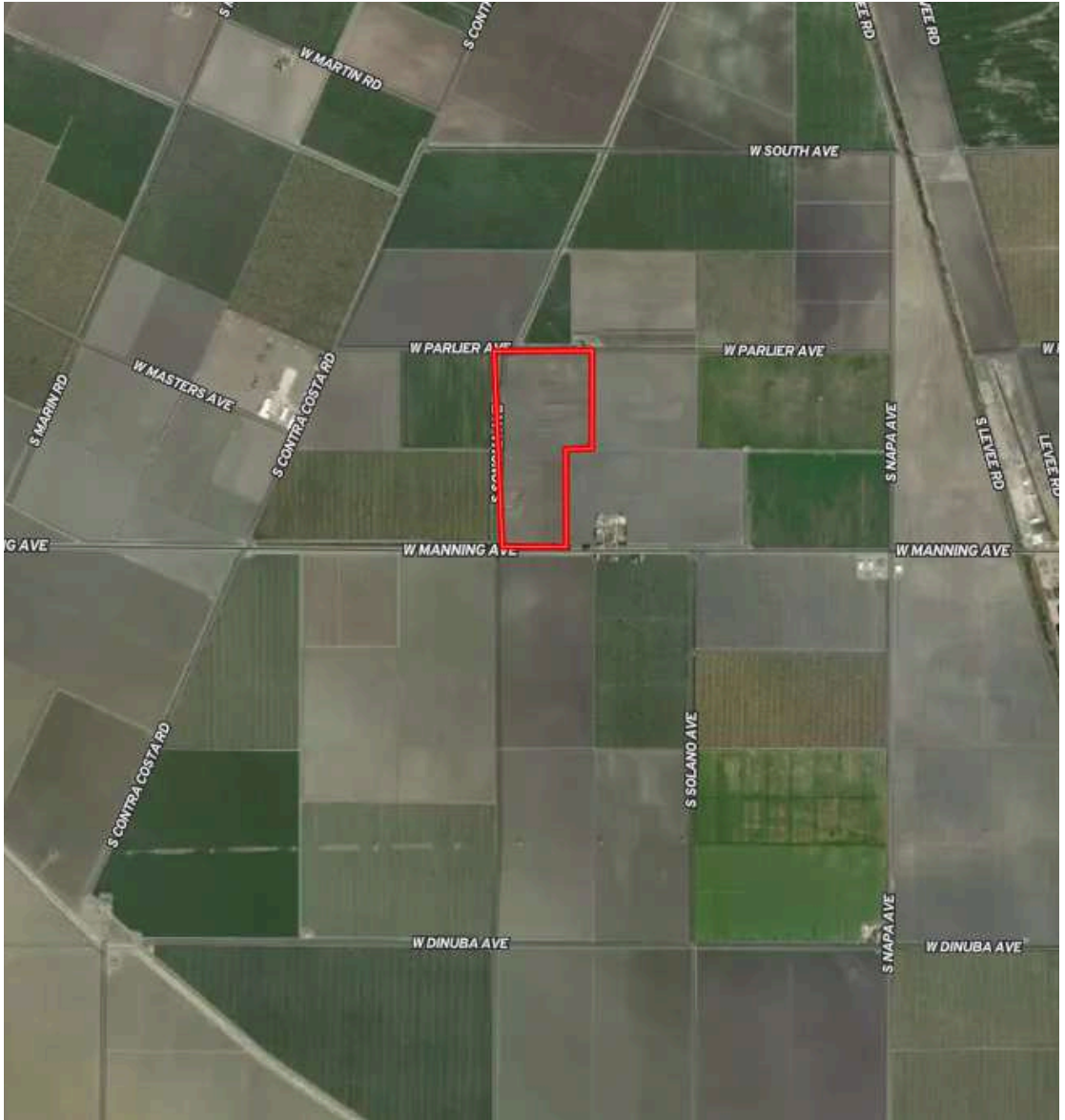
BAKERSFIELD

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

TRANQUILLITY OPEN GROUND

70.54± ACRES | FRESNO COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This 70.54± acre parcel of open ground is located in Tranquillity Irrigation District, just west of San Joaquin and south of Tranquillity along Manning Avenue. Surrounded by productive almond and pistachio orchards, the property offers an excellent opportunity for agricultural development or expansion of an existing farming operation. The level terrain and desirable location provide flexibility for a variety of permanent crop plantings. Situated in a strong agricultural area of western Fresno County, this property is well-positioned for long-term investment and production.

LOCATION

The property is situated on the northeast corner of S Sonoma Ave. and W Manning Ave. in San Joaquin, California. Property address: 8830 S Sonoma Ave, Tranquillity, CA 93668.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum). The property is not enrolled in the Williamson Act.

WATER

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

BUILDINGS

None.

PLANTINGS

None.

PRICE/TERMS

\$705,400 (\$10,000/ac) 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

TRANQUILITY OPEN GROUND

70.54± ACRES | FRESNO COUNTY, CALIFORNIA

SOILS INFORMATION

SOIL MAP

MAP KEY

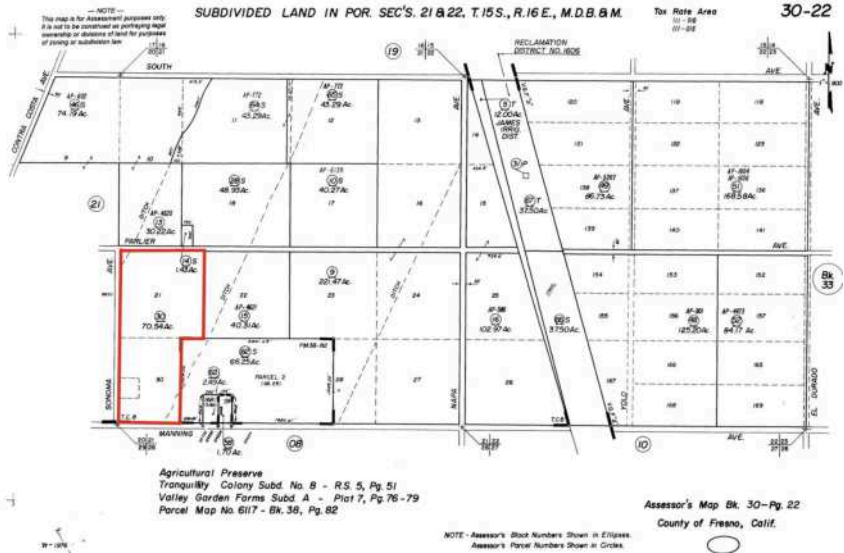
| Map unit symbol | Map unit name | Rating |
|-----------------|-------------------------------------|---------------------|
| 130 | Gepford clay, 0 to 1 percent slopes | Grade 4 - Poor |
| 282 | Tachi clay, 0 to 1 percent slopes | Grade 5 - Very Poor |



PARCEL INFORMATION

LEGAL

Fresno County APN: 030-220-30. Located in a portion of Section 21, T. 15S, R. 16E, M.D.B.&M.







Independently Owned and Operated
Corporate License #0002087 | pearsonrealty.com

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.

FRESNO

7480 N. Palm Ave., Ste 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
661.334.2777