



**9569 W S Peach Ave Fresno, CA 93725**

**\$1,346,850**

Great opportunity to own 18 +/- acres of almonds and another 18 +/- acres of vineyard in the thriving county of Fresno. This property is irrigated via drip irrigation and has been well maintained. Don't miss out on your opportunity to purchase this income producing ranch!

DO NOT DISTURB TENANTS! This property is currently not open to show. Please do not drive in and around the property without prior authorization.


**Directions:** Head down 41 to Manning Ave. Head east on Manning Ave to Peach Ave. Head south on Peach Ave and the property will be on the west side of the street.

ML#:591792		Cross Street	Manning
Property Type	Farm	County	Fresno
Property Subtype	Nut Crops	School District	Fresno Unified
APN	34802085S	High School	McLane
Lot Sq Ft (approx)	1607364	Junior High School	Sequoia
	36.9000	Grade School	Greenberg
Price/Acre	36,500.00		

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