




**0 Blanchard Ave Laton, CA 93242**

**\$6,325,000**

Great opportunity to own a large 275+- Acre piece of agriculture land in Laton, CA! There are 3 agricultural pumps and wells located on the property. Flood irrigated the property has been farmed for alfalfa, corn and other row crops. During years of heavy precipitation the property has had the option to pump water from the Murphy Slough. Purchase the additional 160+- Acres for sale across Blanchard Avenue and the subject property would have the ability to receive Laguna District Water with the installation of a pipeline and gate at Liberty Canal. Don't miss out on this rare opportunity!

**Directions:** Take HWY 41 turn Elkhorn Ave and drive east. From Elkhorn Ave turn right on Clovis Ave. Turn right on Blanchard and the property is located on the south side of Blanchard Ave.

ML#:604352	Farm	Cross Street	Clovis Avenue
Property Type	Irrigated Field Crop	County	Fresno
Property Subtype	05606008	School District	Laton
APN	11979000	High School	Laton
Lot Sq Ft (approx)	275.0000	Junior High School	Laton
Price/Acre	23,000.00	Grade School	Laton

<p><b>Presented By:</b></p>  <p>January 2024</p>	<p><b>Ronnie Silva</b> Lic: 01399739</p> <p>Primary: 559-970-6910 Secondary: 559-485-0759</p> <p>Fax: E-mail: ronnie@ronsilvarealty.com</p>	<p><b>Ron Silva Realty, Inc</b> Office Lic.: 01514246</p> <p>5021 S. Elm Fresno, CA 93706 559-485-0759</p> <p><b>See our listings online:</b> <a href="http://www.ronsilvarealty.com">http://www.ronsilvarealty.com</a></p>
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 U.S. Patent 6,910,045



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