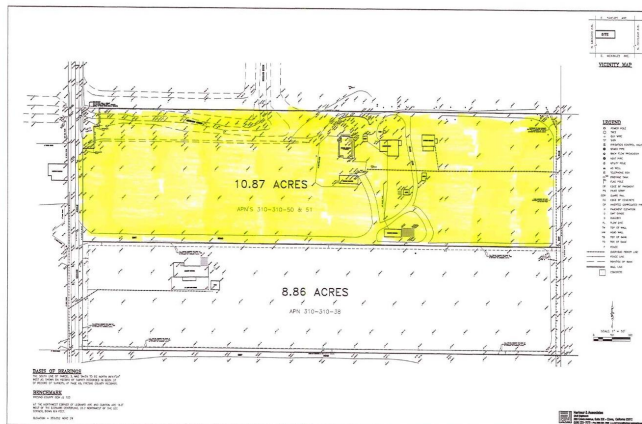


FULL LISTING DETAIL

Search Criteria: • Street Address: 2826 to 2826 N Leonard

2826 N Leonard Ave, Fresno, CA 93737-9720

LISTING #	602202
PROPERTY TYPE:	Land/Lots
SUB TYPE:	Agricultural, Single Family
STATUS:	Expired
STATUS DATE:	12/31/23
LIST PRICE:	\$1,500,000
DOM/CDOM:	108/108
SELL PRICE:	
\$ PER ACRE:	\$137994.48
TAX ID/APN:	31031050
COUNTY:	Fresno
AREA:	727
CROSS STREET:	Shields/Leonard



LOT SQ.FEET
473,497



LOT ACRES
10.8700

Potential, Potential. Just North of the new Clovis South Complex. Property has 2 house that are livable but are being sold in AS IS CONDITION Value is in the Land. Approximately 8 acres planted in almonds. Great investment for the future.

SHOWING INSTRUCTIONS

Showing Intructions:	Please contact AGENT Joey Valdivia 559 287-9262		
Directions to Prop:	South on Leonard from Shields		
Under Surveillance:	Yes		
Email Offers:	Yes	Email Address:	jvaldivia@fortuneassociates.com
Listing Agent:	Joey Valdivia(ID:1253), Phone:559-287-9262, Lic:00481845, JValdivia@FortuneAssociates.com		
Listing Office:	Fortune Associates Realty(ID:201), Phone:559-490-2500, Office Lic.:00746807		
Listing Co-Agent:			
Listing Co-Office:			

AGENT REMARKS

Must have an appointment through agent

LISTING INFORMATION

Agreement Type:	Excl. Right to Sell		Owner Phone:		
Owner Name:	Richard E Smith		Consider Concession:		
Additional APN's:	Yes		Sub Lease:		
APN#2:	310-310-51		APN#3:		
APN#4:			APN#5:		
Available Date:	1/1/1800 12:00:00 AM		Sub Lease Exp:	1/1/1800 12:00:00 AM	
School District:			School Comments:	Buyer to verify Schools	
Grade School:	Young Elementary	Junior High School:	Reyburn	High School:	Clovis East
Transaction Type:	Sale		Area:	727	
Region:			Census Tract:	0.000	
Original Price:	\$1,500,000		County:	Fresno	
Pending Date:			Listing Date:	09/15/23	
			On Market Date:	09/15/23	

GENERAL INFORMATION

Scope of Service:	Gas & Electric On/Off: On
--------------------------	--------------------------------------

Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.

As of:6/18/2025 3:44:38 PM

FULL LISTING DETAIL

Land/Lot Desc:	More Than 5 Acres	Gas & Electric:	Public Utilities
Sewer/Water On/Off:	On	Special Disclosure:	
Sewer/Water:	Domestic Water,Septic Tank,Private Well	Documents Avail:	Plot Map,Legal Description,Survey
		Dual Agency:	

PROPERTY FEATURES

Zoning:		Accessibility:	County Road
Potential Use:	Residential	Site Amenities:	
Improvements:	None	Front of Hse Faces:	East

FINANCIAL DATA

Sale Options:		Unique Conditions:	
1st Loan Type:		REO/Bank Owned:	No
2nd Loan Type:		Cntg on Rpm Prop:	
Seller Will Consider:	Cash	Short Sale:	No

PRIVILEGED INFORMATION

MLS Origin:	FRES
Public Viewable:	Yes
Approved:	Yes
Longitude/Latitude:	36.777004, -119.634636
Show Addr to Public:	Yes
Agent Hit Counter:	
Public/Client Hits:	