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Orosi Area Home and Open Land



Exclusively Presented By:
Pearson Realty

19.15± Acres Tulare County, California



19.15± Acres

\$220,000

DESCRIPTION: The bulk of this property is currently open land being used for pasture and live stock. The seller has applied to the county to have the 19.15± acres parcel divided into 2 parcels.

Parcel 1 - 1.49± acres with the main residence and a mobile home.

Parcel 2: 17.66± acres is open land.

The 2 parcels can be purchased together or separate. This area is suitable for growing a variety of crops. The property also has a 750± sq. ft. home which has had some re-model work done. There is also a mobile home and some corrals on the property.

LOCATION: Approximately 2 miles north of the City of Orosi. The property street address is 14214 Avenue 424, Orosi, CA 93647. The property is located on the north east corner of Avenue 424 and Road 142, in East Orosi.

LEGAL: Tulare County APN 025-040-030. This parcel is in a portion of S½ Section 4, Township 16S, Range 25, M.D.B. & M.

ZONING: AE-20 - Exclusive Agriculture Zone. The property is not under Williamson Act contract.

SOILS: San Joaquin loam, 0 to 2% slopes.

WATER: The property has access to the Orange Cove Irrigation District. The home has a domestic well and pump. There is also a ag well and pump on property in unknown condition.

RESIDENCE: The property has a 750± sq.ft. home that has had re-model work performed. It consists of 2 bedrooms, 1 bathroom, kitchen, dinning room, and living room. There is also a mobile home on the property.

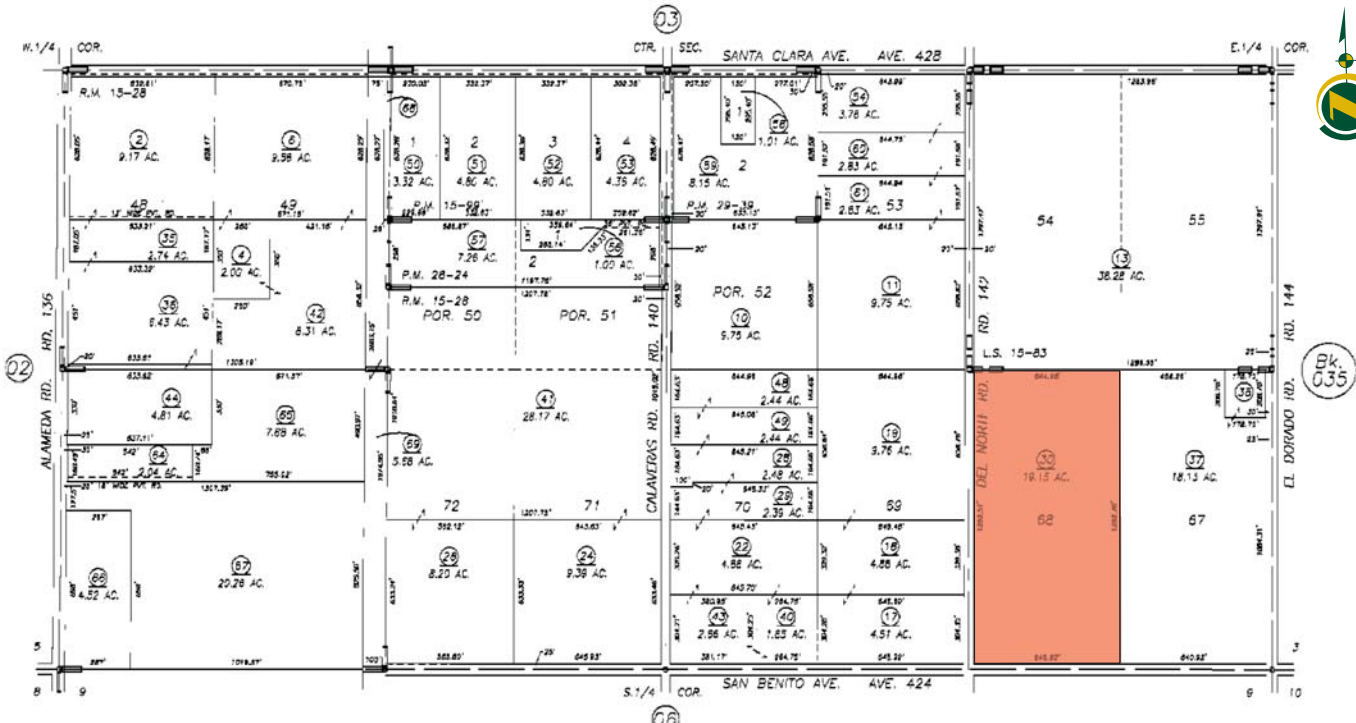
PRICE & TERMS: \$220,000 cash or other terms acceptable to seller.



APN MAP

S 1/2 SEC. 4, T.16S., R.25E., M.D.B. & M.

Tax Area Code 025-04
068-015



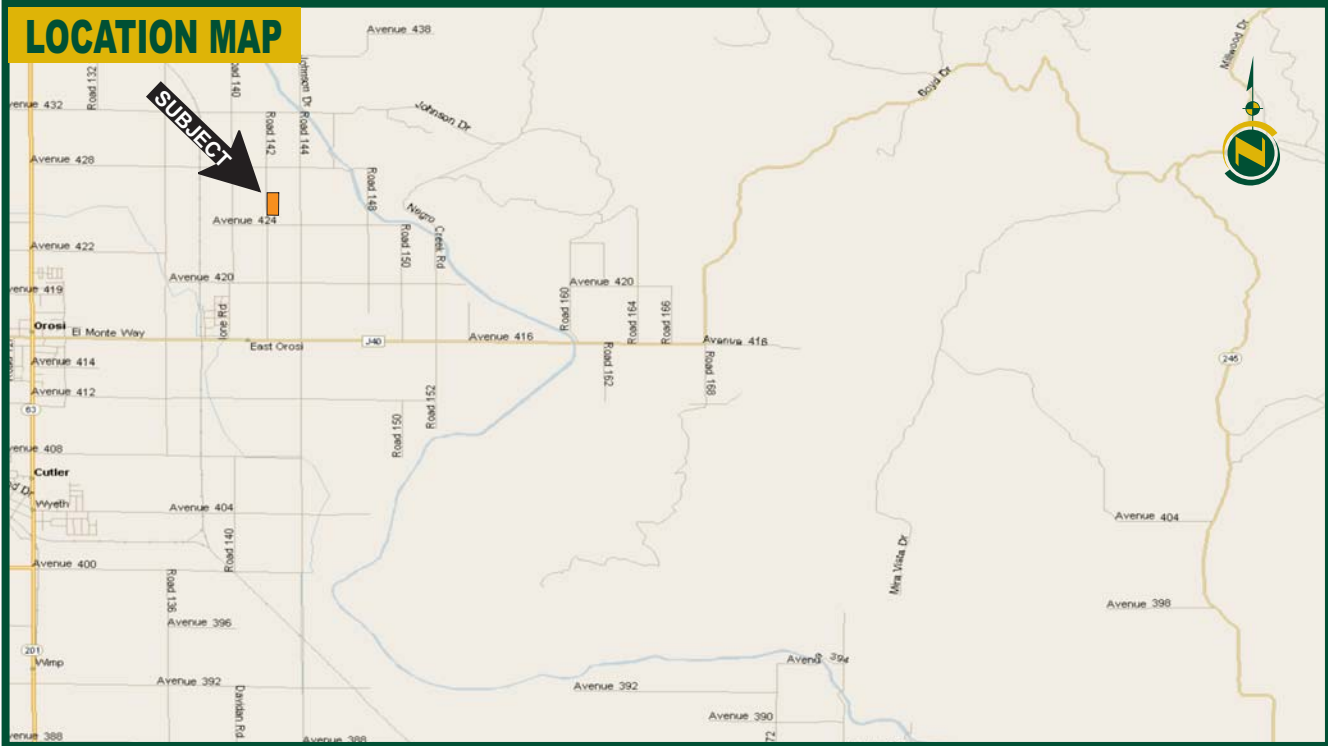
PCR. OROSI FARMS, R.M. 15-28
PARCEL MAP 1498, P.M. 15-99
PARCEL MAP 2723, P.M. 28-24
PARCEL MAP 2838, P.M. 29-39
RECORD OF SURVEY, L.S. 15-83

ASSESSOR'S MAPS BK. 025, PG. 04.
COUNTY OF TULARE, CALIF.

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

02/03





REGIONAL LOCATION MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.
 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.

FRESNO OFFICE
 7480 North Palm Avenue
 Suite 101
 Fresno, CA 93711
 559.432.6200

VISALIA OFFICE
 3447 S. Demaree St.
 Visalia, CA 93277
 559.732.7300

BAKERSFIELD OFFICE
 1801 Oak Street
 Suite 119
 Bakersfield, CA 93301
 661.334.2777