FOR SALE

Lake Success Citrus and Home Sites

4.76± Acres
Tulare, California

- Two Parcels
- Income From Orchard
- Depreciation

Exclusively Presented By:
Pearson Realty

Lake Success Citrus and Home Sites

4.76± Acres $99,000

DESCRIPTION: This is a scenic location with neighboring hillside parcels used for grazing. This property has income producing navel orange trees irrigated by an onsite well. Make plans to build your dream home on this lot with views of Lake Success to the south.

LOCATION: The property is located on the south side of Frazier Valley Hwy also known as Ave. 176, just 200 feet west of Road 292 in Tulare County.

LEGAL: APN 284-560-002, 003. Zoning is PDFM. Property is not in the ag preserve

PRODUCTION: 4.7± acres of mature Atwood navels planted about 18± years ago.

SOILS: Centerville clay 2-9% slopes.

WATER: Water is provided by a submersible pump and a drip line irrigation system.

PRICE/TERMS: $99,000. Growing crops are negotiable with reimbursement of farming costs.

ASSESSOR'S PARCEL MAP

PARCEL MAP 2998, P.M. 30-99
PARCEL MAP 3104, P.M. 32-5
PARCEL MAP 3106, P.M. 32-7
PARCEL MAP 3357, P.M. 34-59
PARCEL MAP 3381, P.M. 34-83

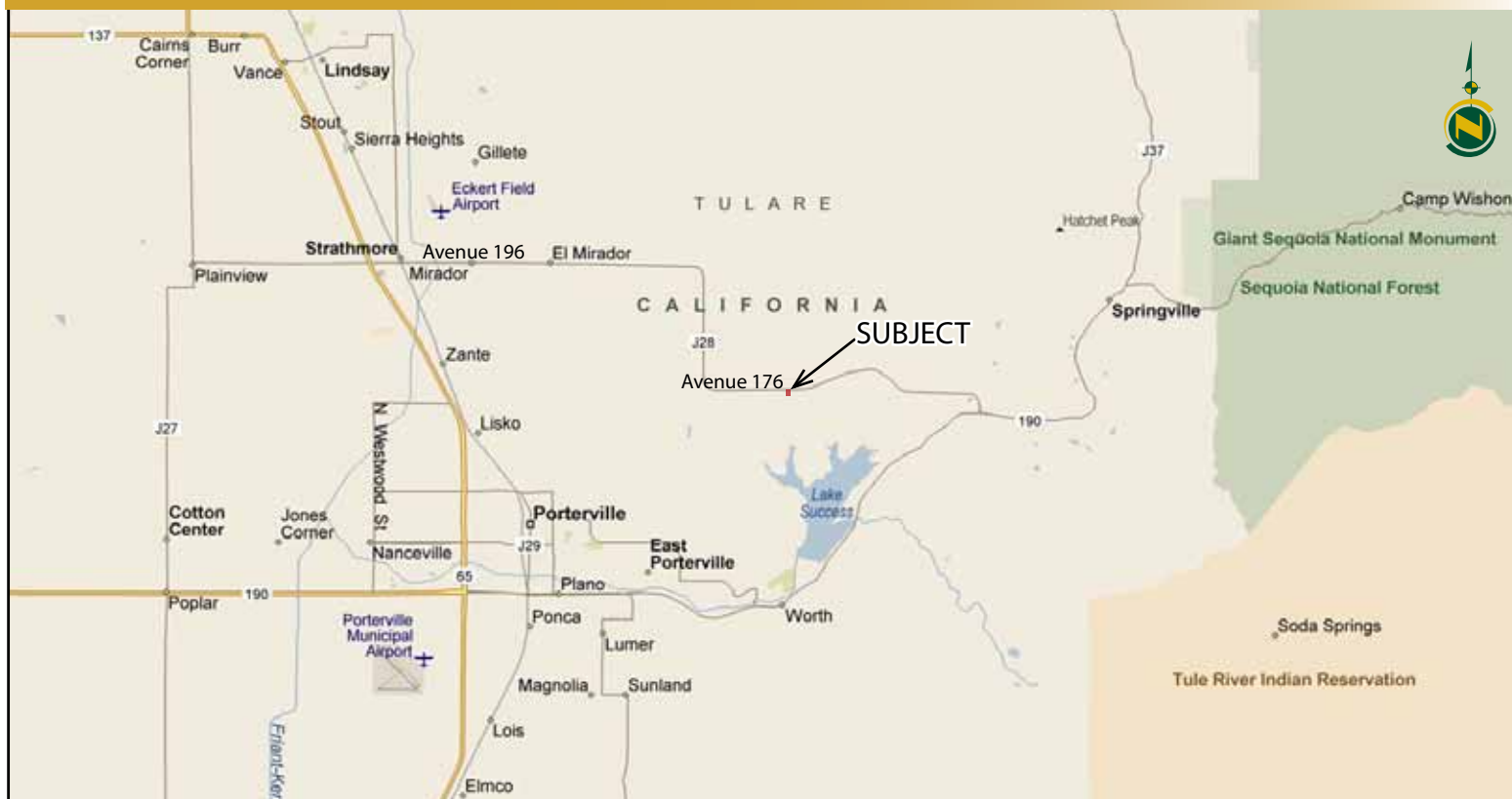ASSESSOR'S MAPS BK. 284, PG. 56
COUNTY OF TULARE, CALIF.

NOTE—ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

AERIAL PHOTO

Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

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