



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# **FOR SALE**

## **Lake Success Citrus and Home Sites**



**4.76± Acres  
Tulare, California**

- Two Parcels
- Income From Orchard
- Depreciation

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA BRE #00020875



# 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.

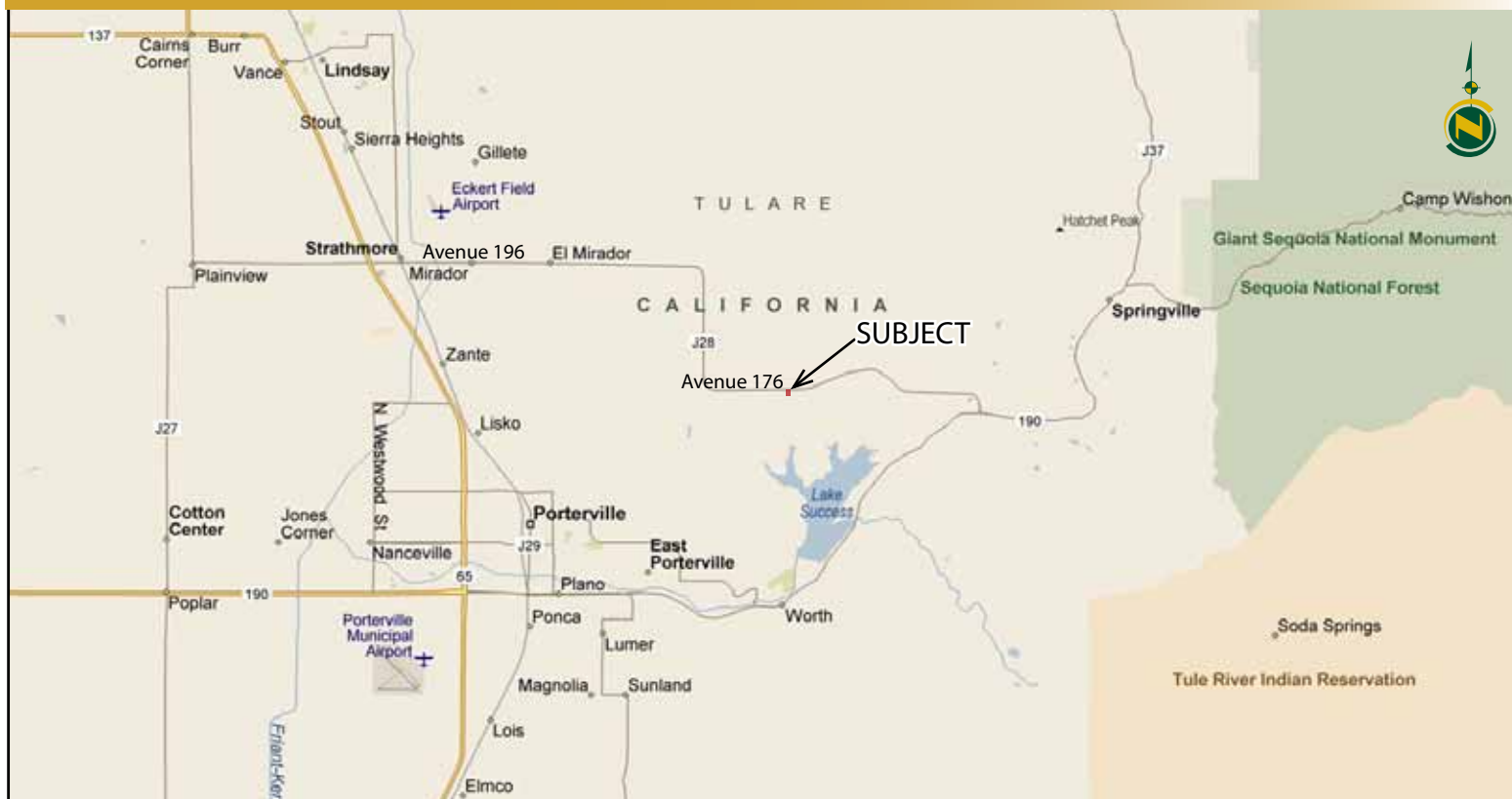
NOTE—ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

## AERIAL PHOTO





## LOCATION MAP



## REGIONAL MAP



### Offices Serving The Central Valley

#### FRESNO

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

#### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

#### BAKERSFIELD

1801 Oak Street, Ste 121  
Bakersfield, CA 93301  
661.334.2777



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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.

