



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

North East Hanford Ranchette

BACK ON THE MARKET



PRICE REDUCED!!

2.5± Acres
Hanford, California

- Livestock/Horse Pens
- Extremely Well Maintained
- Kit Carson School District

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



North East Hanford Ranchette

2.5± Acres

\$329,000

DESCRIPTION:

This 2.5± acre ranchette is located in a quiet country setting just east of Hanford. The acreage consists of 2 large livestock/horse pens with cement alleyways and water troughs. There is also a grain storage tank and large storage shed located on the property with plenty of room for a large garden or possible future expansion. The home is extremely well taken care of and beautifully landscaped. The 1,228± sq. ft. home and has 3 bedrooms plus a bonus room, 1 bathroom, a 2 car garage and a carport.

LOCATION:

The property is located at 6584 Flint Avenue in Hanford, CA. Approximately 3 miles east of Highway 43 and 3 miles north of Highway 198 and sits in the Kit Carson School District.

LEGAL:

Kings County APN 014-060-031. Rural Residential.

WATER:

There is a domestic well and a 2 year old pump, septic tank and leach lines.

PRICE:

\$329,000 cash.

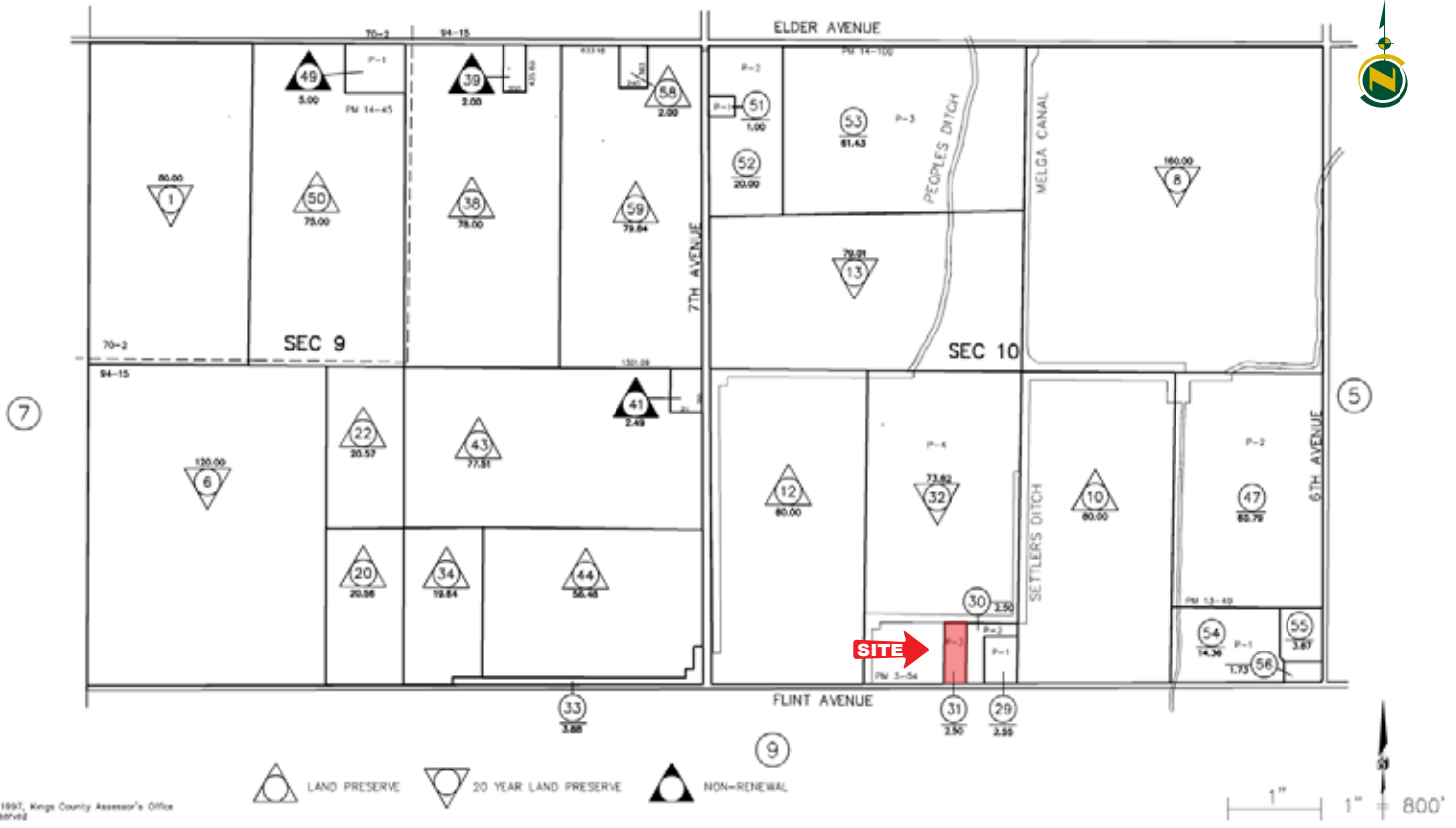


KINGS COUNTY ASSESSOR'S MAP SEC. 9 & 10 -18-22

14-06

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSIDERED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW
DECEMBER 2010

(2)



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LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

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

VISALIA
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Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



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