



**PEARSON
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FOR SALE

Alpaugh Area Home and Land



**10.00± Acres
Tulare County, California**

- Remodeled Home
- 10± acres of Open Land
- Alpaugh City Water

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Alpaugh Area Home and Land

10.00± Acres

\$195,000

DESCRIPTION:

This Alpaugh area opportunity has an attractive two story home that has had major renovations. The majority of the remodel work was done between 2009 through 2011. The work included new windows, new floors, new insulation, new electrical and plumbing. The home also has a new heating and cooling system. This country living opportunity also comes with 10± acres of fenced land.

LOCATION:

The site address is 5017 Road 42, Alpaugh, CA 93201. The property is located on the northwest corner of Road 42 and Avenue 50.

LEGAL:

Tulare County APN 311-110-002, 10± acres. The property is located in a portion of the S 1/2 of Section 34, Township 23S, Range 23E, MDB&M.

SOILS:

Posochanet silt loam, 0 to 2 percent slopes.

WATER:

Alpaugh City water and is located in the Alpaugh Irrigation District.

ZONING:

AE-40 Agriculture Exclusive, the property is not under the Williamson Act.

RESIDENCE:

The home is approximately 1,831± SF, and includes three bedrooms and 1 1/2 bathrooms. It is a two story residence with many new upgrades. The property also has a garage or storage building that is approximately 360± SF.

PRICE/TERMS:

\$195,000 all cash.

ASSESSOR'S PARCEL MAP

S1/2 SEC.34, T.23S., R.23E., M.D.B.&M.

Tax Area Code 311-11
053-014

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



POR. SECOND HOME EXTENSION COLONY, R.M. 7-32

Bk. 330

VICINITY OF ALPAUGH
ASSESSOR'S MAPS BK. 311 , PG. 11
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles ① 123
Assessor's Block Numbers Shown in Ellipses ① 123

2012-0980013	05/16/2013	LLB
REVISION	DATE	TECH

PHOTOS



