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



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, $10\pm$ 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.

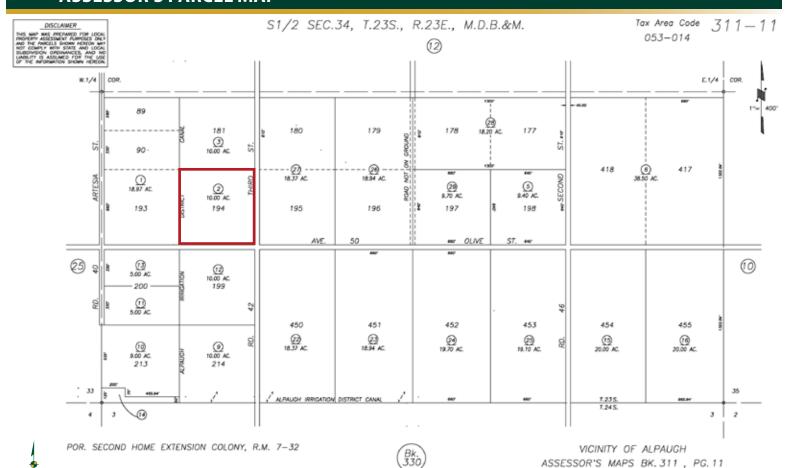
RESIDENCE:

The home is approximately $1.831\pm$ 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 $360\pm$ SF.

PRICE/TERMS:

\$195,000 all cash.

ASSESSOR'S PARCEL MAP











COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (123) 2012-0080013 05/16/2013 LLB
Assessor's Block Numbers Shown in Elipses (123) REVISION DATE 7ECH



LOCATION MAP Avenue 84 Road 96 Road Avenue 72 Stoil J33 Road 96 Avenue 68 Road Road Lateral B Canal 46 Deer Creek Ave 64 Avenue 62 Avenue 62 8 Avenue 58 W Sierra Ave Avenue 56. Avenue 56 W Sierra Ave Road Avenue 54 85 is Avenue 50 42 Road ₹Road 22 Avenue 46 Avenue 42 Allensworth



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.

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REGIONAL MAP

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