



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Porterville Packing Shed



**7.20± Acres
Tulare County, California**

- Office
- Fenced equipment yard
- Packing equipment for kiwis and mandarins

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Porterville Packing Shed

7.20± Acres

\$200,000

DESCRIPTION:	This is a kiwi packing facility that could be suitable for mandarins or other specialty fruits.
LOCATION:	The property is located on the north side of Avenue 124, 800 feet west of Road 232, just south of the town of Porterville in Tulare County.
LEGAL:	Tulare County APN: 302-121-033
PLANTINGS:	5± acres planted of mature kiwis on the north portion of the parcel.
SOILS:	Exeter loam, 0 to 2% slopes.
WATER:	Water is provided by one submersible pump and well.
BUILDINGS:	A metal packing building consists of approximately 18,500± square feet with a kiwi packing line filling out about half the space. The building has a separate office and men and women's rest rooms. The north side of the building is open for fruit delivery and removal. There are two docks with roll up doors. There is also an office trailer on the property that is approximately 780± square feet.
PRICE:	\$200,000. Offer/Sale is subject to court approval. Crop is negotiable.

ASSESSOR'S PARCEL MAP

SEC'S 15 & 16 T.22S., R.27E., M.D.B. & M.

TAX CODE AREA 302-12
094-000
004-001

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PROVIDER PROVIDES
BUT DOES NOT GUARANTEE THE
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSIGNED FOR THE USE
OF THE INFORMATION HEREIN.

REVISED 01/04/03
REASON 2013-004725
CAD TECH BLW



POR. CAMPO VERDE COLONY,
PARCEL MAP 814,
PARCEL MAP 1515,
PARCEL MAP 3234,
POR. RECORD OF SURVEY (STATE HWY. 65), L.S. 28-26
POR. RECORD OF SURVEY (STATE HWY. 65), L.S. 27-91

CITY OF PORTERVILLE
ASSESSOR'S MAPS BK. 302, PG. 12.
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

SATELLITE 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.

