



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Ranch 5: Kiwis



10± Acres
Tulare County, California

- Well water
- Income
- Adjacent to Deer Creek

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Ranch 5: Kiwis

10± Acres

\$125,000

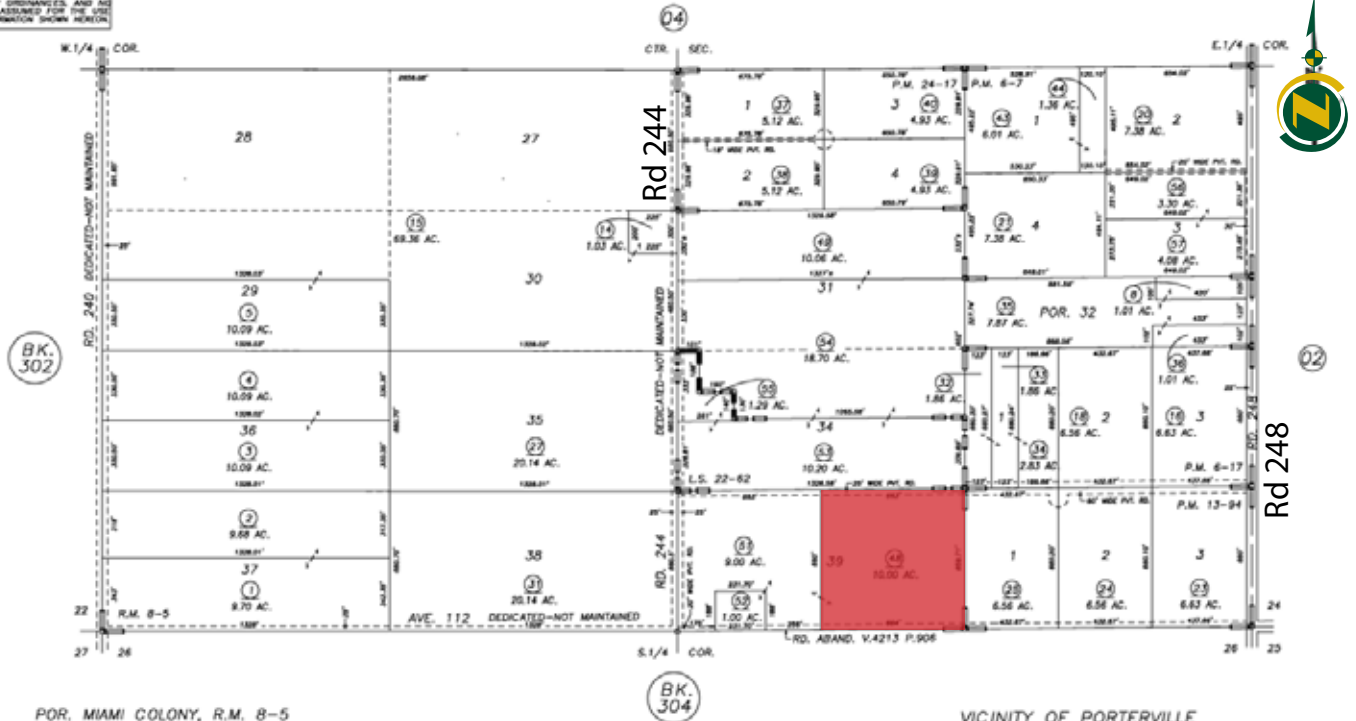
DESCRIPTION:	This property is 10± assessed acres of mature Hayward Kiwis with a micro sprinkler system.
LOCATION:	The property is located on the north side of abandoned Avenue 112, between Road 244 and Road 248 in Porterville, CA.
LEGAL:	Tulare County APN: 303-030-048
WATER:	There is one submersible pump and well.
SOILS:	Centerville clay, 2 to 9% slopes. Exeter loam, 2 to 9% slopes. Tujunga Sand.
PRICE:	\$125,000. Offer/Sale is subject to court approval.

ASSESSOR'S PARCEL MAP

S1/2 SEC.23, T.22S., R.27E., M.D.B.&M.

Tax Area Codes 303-03
094-000

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 ASSIGNED FOR THE USE OF THE INFORMATION SHOWN HEREON.

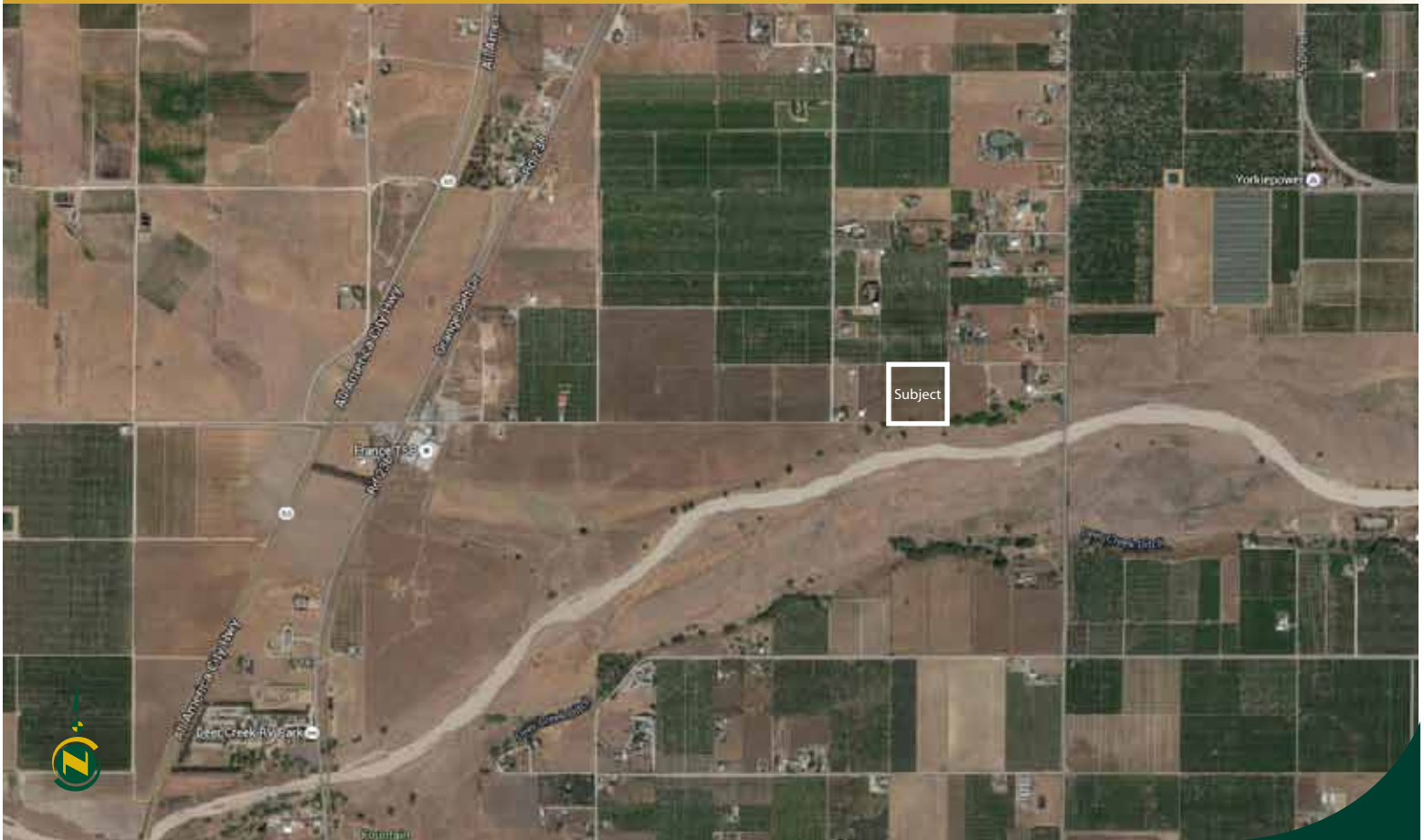


POR. MIAMI COLONY, R.M. 8-5
PARCEL MAP 507, P.M. 6-7
PARCEL MAP 517, P.M. 6-17
PARCEL MAP 1293, P.M. 13-94
PARCEL MAP 2316, P.M. 24-17
RECORD OF SURVEY, L.S. 22-62

VICINITY OF PORTERVILLE
ASSESSOR'S MAPS BK.303 , PG.03
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (123) 2000-000812 07/23/2003 SU

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.

