

WESTLEY HOME LOT

0.8± ACRES | STANISLAUS COUNTY, CALIFORNIA

\$150,000



PROPERTY HIGHLIGHTS

- OPEN COUNTRY HOMESITE
- 2± MILES FROM INTERSTATE 5
- 20± MILES SOUTH OF TRACY
- 1± HOUR COMMUTE TO EAST BAY



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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VISALIA

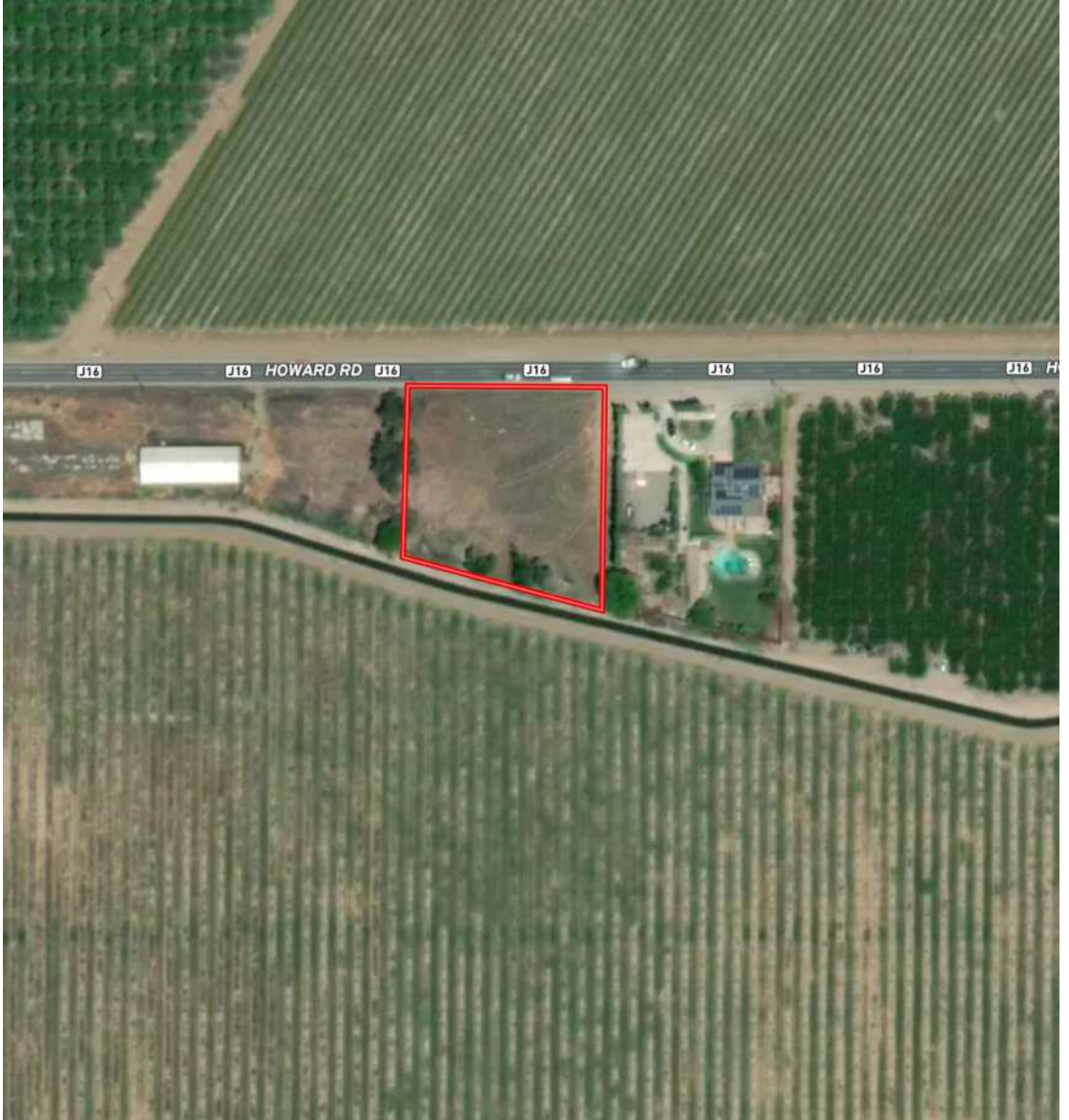
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BAKERSFIELD

4900 California Ave., #210B
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

.8± acre lot outside the city of Westley, California. This country homesite is ready for a new owner to build and enjoy being around almonds and fruit trees at an affordable price compared to Tracy or East Bay Area.

LOCATION

The property is located on the south side of Howard Road about 2± miles west of Highway 33 and 2± miles east of Interstate 5 in Westley, CA.

ZONING

Zoned General Agricultural. The property is not enrolled in the Williamson Act.

WATER

There is no existing groundwater well or water infrastructure.

BUILDINGS

None.

PLANTINGS

None.

PRICE/TERMS

\$150,000 all cash at the close of escrow. All offers will be subject to bankruptcy court approval and overbid through a 363 sale process. Buyer must verify with Stanislaus County on the building requirements for the property. Buyer is purchasing the property "as is" with no guarantees or warranties provided by the Seller.

WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

Map Unit Legend

Map Unit Symbol	Map Unit Name
102	Coarse Silty, 3 to 7 percent slopes, M&A1 (1)



PARCEL INFORMATION

LEGAL

APN: 021-013-004
Located in a portion of Sections 5 & 6, Township 5S, Range 7E, M.D.B.&M.



STREET VIEW TO THE NORTH







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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