19.97± ASSESSED ACRES

EXETER-FARMERSVILLE AREA LAND

TULARE COUNTY, CALIFORNIA





FRESNO 7480 N. Palm Ave, Ste 101 Fresno, CA 93711 559.432.6200

VISALIA 3447 S. Demaree St. Visalia, CA 93277 559.732.7300

BAKERSFIELD 4900 California Ave., #210B Bakersfield , CA 93309 661.334.2777

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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PROPERTY • GREAT LOCATION HIGHLIGHTS:

 SUITABLE FOR PERMANENT PLANTINGS POTENTIAL HOME SITE ON-SITE WELL
AND ELECTRICITY

EXETER-FARMERSVILLE AREA LAND TULARE COUNTY, CA

19.97± ACRES

\$320,000 (\$16,024 / ACRE)





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PROPERTY INFORMATION

APN MAP

DESCRIPTION

Available for sale is a well-located property between the towns of Farmersville and Exeter, California on the south side of Marinette Avenue. The property is zoned for agricultural use and is ideal of permanent plantings or could be developed as a rural home site.

LOCATION

The property is located on the south side of W. Marinette Avenue or Avenue 288, and west of Road 180, between the towns of Farmersville and Exeter. California.

LEGAL

Tulare County APN: 133-040-021

ZONING

AF-20

SOILS

Flamen loam, 0 to 2 percent slopes Nord fine sandy loam, 0 to 2 percent slopes.

WATER

The property has one 15hp turbine pump and well in unknown condition. The pump is connected to power supplied by Southern California Edison. Rice Ditch runs adjacent to the property, however there are no surface water rights that come with the property. The land is located in the Greater Kaweah GSA.

PRICE/TERMS

The asking price is \$320,000. The seller would carry a note with acceptable terms.



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EXCLUSIVELY PRESENTED BY: A DIVISION OF PEARSON COMPANIES





OFFICES SERVING THE CENTRAL VALLEY

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