

Valley Real Estate

Comprehensive Real Estate Services

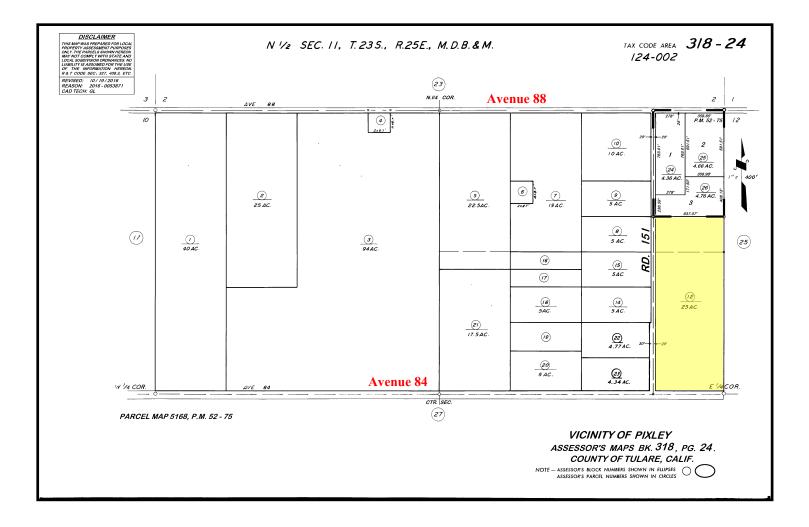
Pixley 25

Acreage:	25 Acres					
APN:	318-240-012					
Location:	North/East corner of Road 151 and Avenue 84 South/East of Pixley, California					
Water:	Well on property: As per seller, the well is approximately 540' deep with a 8'' casing and 50 hp motor and 10 gallon pressure tank. The seller indicates that the well is not currently pumping water due to the water table dropping. The seller suggests that the well needs to be deepened.					
District Water:	Pixley Water District 2 Earth					
Williamson Act:	No					
Soil:	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slope - Class 1 Hanford sandy loam, 0 to 2 percent slope - Class 1					
Improvements:	10' x 40' trailer that could be used for an office or storage. Two 200' x 35' permitted green houses and refrigerated trailer for produce.					
Zoning:	AE-40					
County Use:	Ag, Deciduous Trees					
Notes:	The current owner previously grew Asian Herbs on the property in the green houses. The older trees north of the green houses are no longer viable and need to be removed.					
Price:	\$437,500					
The above information has been obtained from sources deemed reliable, but not guaranteed.						

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VRE

Property Parcel Map



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Location of Property

e ⁸ ⁹ ⁵ ^p ¹⁰ ¹⁰ ²²⁴ ¹⁰	Avenue 10-11	CO. 211 B	7 <u>Avenue 228</u> 10 3 10 3 10 10 10 10 10 10 10 10 10 10 10 10 10	inside Cree 7	8 9 Ave. 228 117
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T.20 S. R.23 E. Avenue	1 ^{4"} 216 0 0 0	Ave. 123 - 65 V		216 R.25 E.	Avenue R.2 E. 14 216 13
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12 CHI53 CE 34 CE 35 36 Au	32 33	PARK AVE	mue 🚽 200 -	Ave. 198	
WAUKENA Avenue 192	ve. 190 Slough	Ave. 196 35 O ELA PALO arde 3 FEGIC	DNAL I IAU IOG		Ave 194 or 34 c 35 36 S
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Avenue 6 168 R/V	T 21 CON MOLE	BRAWCH 7		13 018 17 Avenue 018 16 24Ave. 166 2 0 Woodville	
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1.275: R.23 E 20 5 21 22 23 24 19 112 21 ANGIOLA	20 T.22 S. R.24 E. 21 22	23 24 Creek Deer 19	-118 Slough. Avenue 116 20 21 22 23	24 19 8 20	21 22 23 24
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RAve 56 2 54 35 Drive 50		224 00	Sterra IN	nue Avenue	56 4/ 6

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Aerial Photo of Property



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