



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

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

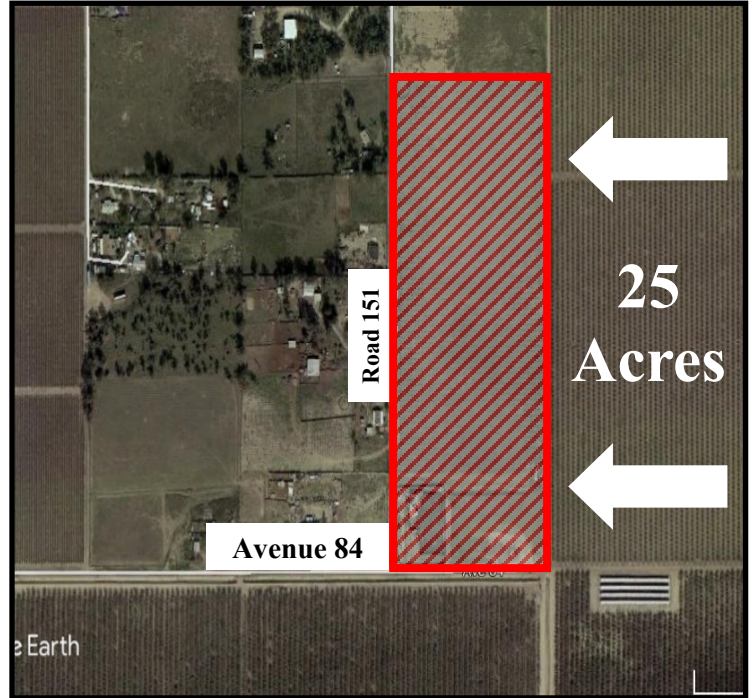
Improvements: 10' x 40' trailer that could be used for an office or storage.
Two 200' x 35' permitted green houses and refrigerated trailer for produce.

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.

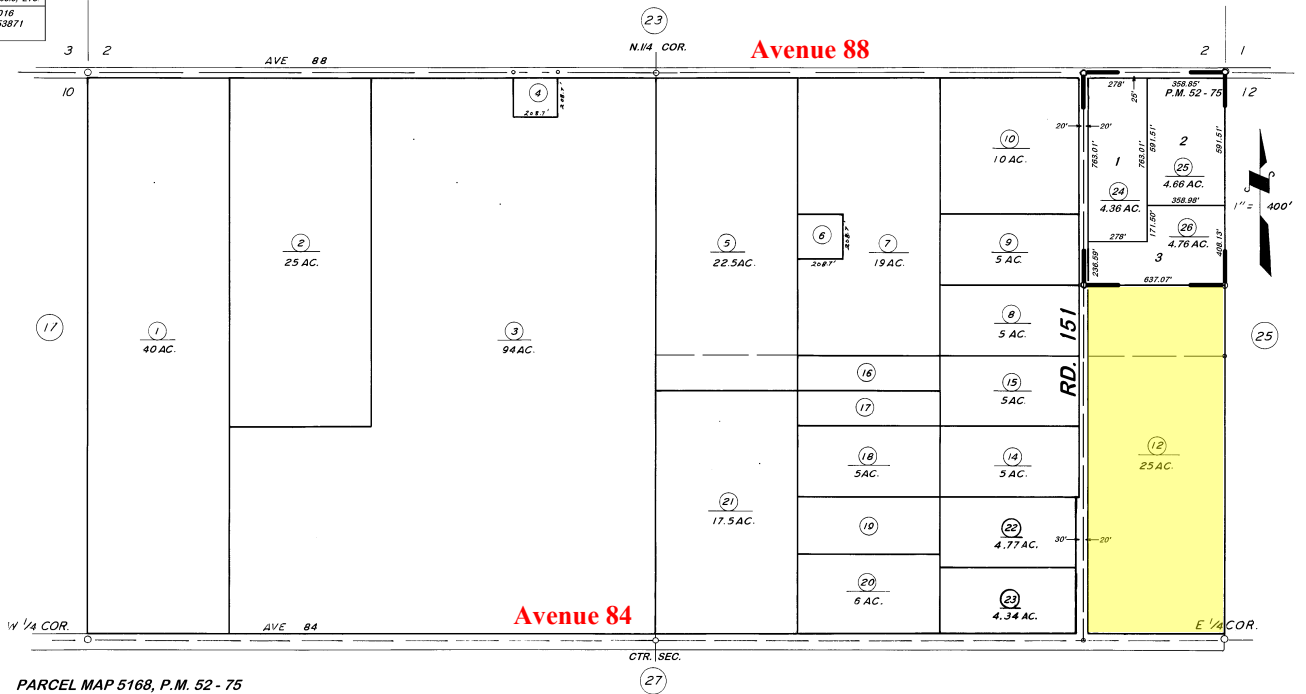


Property Parcel Map

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON. P.S. & CODE SECS. 327-408.3, ETC.
 REVISED: 10/19/2016
 REASON: 2016-0053871
 CAD TECH: GL

N 1/2 SEC. 11, T.23S., R.25E., M.D.B. & M.

TAX CODE AREA **318-24**
124-002



PARCEL MAP 5168, P.M. 52 - 75

VICINITY OF PIXLEY
ASSESSOR'S MAPS BK. 318, PG. 24.
COUNTY OF TULARE, CALIF.

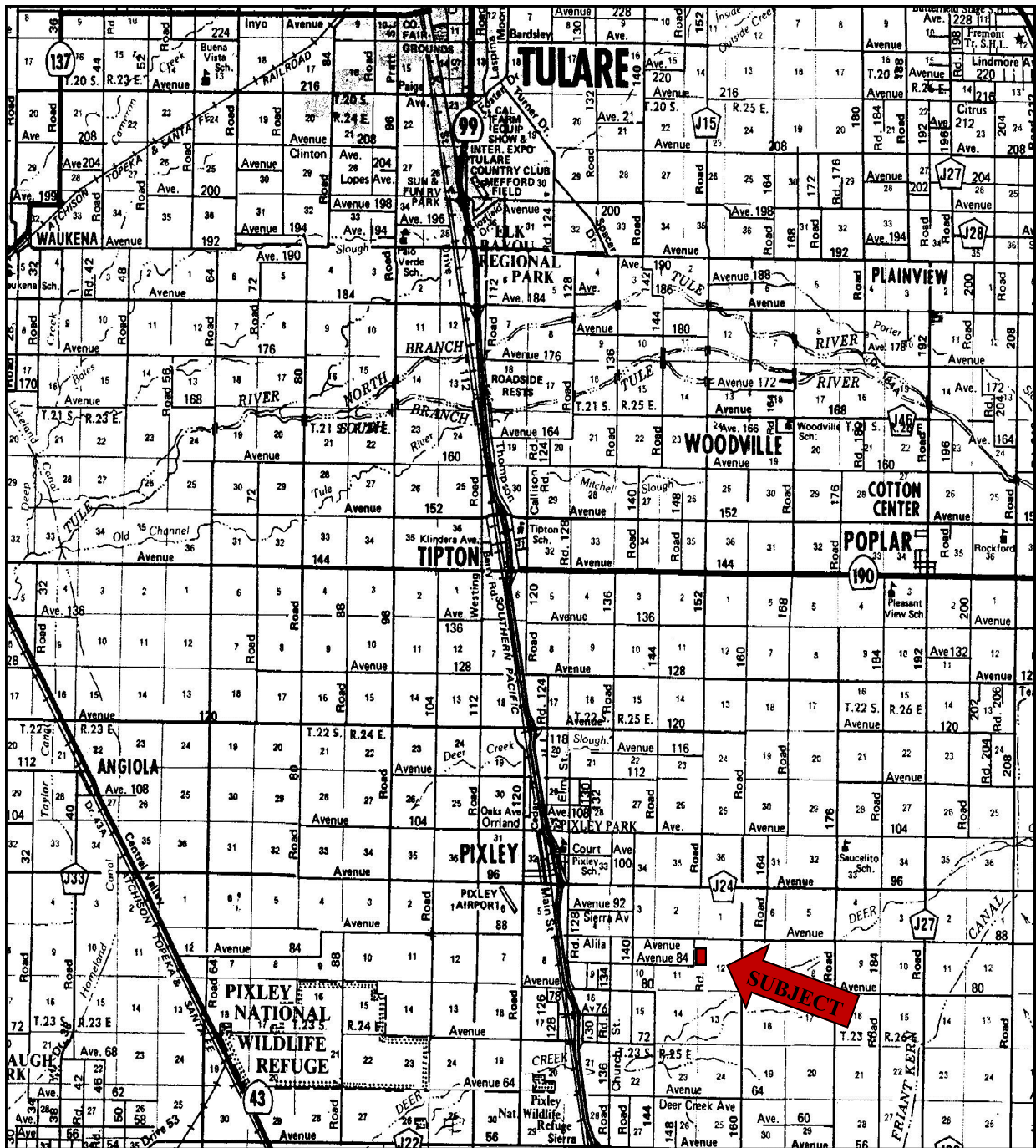
NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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Location of Property



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Aerial Photo of Property



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