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**FOR SALE**

## Stratford Area Home & Open Land



**40± Acres  
Kings County, California**

- Newer Custom Home
- Open Land
- Jacob Rancho Water Stock

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CA BRE #00020875



# Stratford Area Home & Open Land

**40± Acres**

~~\$650,000~~ **\$550,000**

**DESCRIPTION:**

This custom built home and open land opportunity is currently being used for approximately 350 head of cattle and 150 sheep. The attractive 2,143±sq.ft. country home was built in 2007. The property has a domestic pump and well along with 40 shares of Jacob Rancho Water Company stock. This offering is located a few miles from Tachi Palace and also has young pistachios planted on an adjacent parcel.

**LOCATION:**

The site address is 20164 18th Avenue, Stratford, CA 93266. The property is approximately 7 miles south of Lemoore. The home and ranch are on the west side of 18th Avenue between Lincoln Avenue and Lakeview Avenue.

**LEGAL:**

Kings County APN 026-220-014. The 40± acre parcel is located in a portion of Section 22, Township 20S., Range 20E., M.D.B.&M.

**ZONING:**

AG-40. The property is not under the Williamson Act contract.

**SOILS:**

Armona Loam, partially drained.

**WATER:**

Domestic pump and well. 40 shares of Jacob Rancho Water Company Stock.

**RESIDENCE:**

Custom built 2,143± sq.ft. country home consisting of 3 bedrooms, 2 baths, kitchen, living room, dining room, and laundry room. The home also has a two car garage, tile roofing, and a large yard ready to plant. The residence has central air and heating. The spacious modern kitchen has Kitchen Aid stainless steel appliances and oak cabinets. The master bedroom also has a large jacuzzi tub. The home is equipped with a security system and is supplied power by P.G.&E. The property has a private septic system and a propane tank. Phone service is with A.T.&T.

**LAND:**

The land is currently being used for approximately 350-400 head of cattle and 150 sheep. The seller also has horses along with various pens and stalls. The Jacob Rancho Canal runs through a portion of the property. One adjacent parcel is planted to pistachios and another is planted with pomograntes.

**PRICE/TERMS:**

**\$550,000** ~~\$650,000~~, all cash.

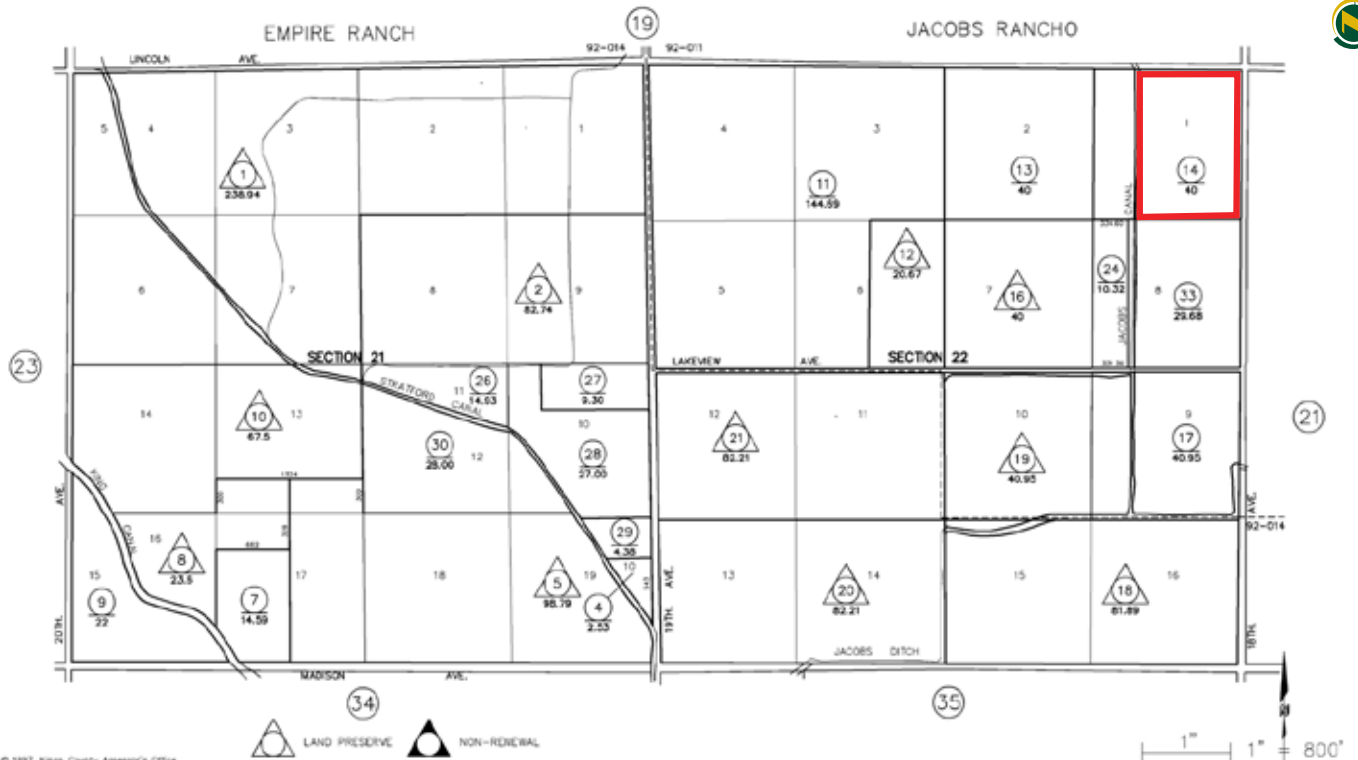


## KINGS COUNTY ASSESSOR'S MAP

26-22

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW  
JUNE 2010

SEC'S. 21 & 22-20-20



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1" = 800'



# LOCATION MAP



# REGIONAL MAP



## Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101  
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**VISALIA**  
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Bakersfield, CA 93301  
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