

FOR SALE



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AGRICULTURAL PROPERTIES
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Ivanhoe Open



38.99± Acres
Tulare County, California

- Good soils
- One 3 yr. old ag deep well & pump
- New domestic well & pump
- Currently planted to row crops

Exclusively Presented By:
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CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Ivanhoe Open

38.99± Acres

\$980,000

LOCATION:

The subject property is located on Road 140 approximately 1/4 mile north of Avenue 336, northwest of Ivanhoe, CA.

DESCRIPTION:

38.99± acres of open ground planted to row crops.

LEGAL:

Tulare County APN: 051-110-03 located in a portion of Section 33, T17S, R25E, M.D.B.&M. The property is within the William Act land preserve.

WATER:

One 60 HP turbine pump and well with installation completed in January of 2015. Well depth is 400± feet with 14" steel casing, gravel packed. Bowl assemble is set at 360± feet. Well and pump installation report are available upon request.

One new 400± foot deep domestic well with 1.5 HP variable speed pump..

SOILS:

Crosscreek-Kai association, 0-2% slopes, Grade 2.

**BUILDINGS/
IMPROVEMENTS:**

Two story house approximately 2,700 sq. ft., remodeled in 2001. Full kitchen, living room, bedroom and bath upstairs and full kitchen, 1 bedroom and 2 baths downstairs.

PRICE/TERMS:

\$980,000 All cash at close of escrow. The property will not be available for possession until the current growing row crop is harvested and tenant vacates the property. There is a 5 year lease at \$200 per acre, per year, but the owner states that he can vacate the lease after this season. Owner needs to remain in the home for 3 to 4 months after the close of escrow and will pay \$1,000 per month to new owner.

LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

Offices Serving The Central Valley

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

VISALIA
3447 S Demaree Street
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