



**The Ranch Co.**  
A Dairy Division of Pearson Realty

# FOR SALE

## Waukena Country Living



**1.38± Acres**  
**Tulare County, California**

- Potential Rental Income
- Newer Comp Roof
- Newer HVAC and Ducting

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CA BRE #00020875



# Waukena Country Living

**1.38± Acres**

**\$199,500**

**DESCRIPTION:**

Country setting on 1.38± acres with older home, 5 bay open shop and small livestock pen that is perfect for horse or 4-H project. Home has 3 bedrooms, 2 bathrooms, living room, indoor laundry room, abundant storage and converted patio that is now a large family room with fireplace. Great investment property with potential rental income of \$1,000 per month.

**LOCATION:**

20297 Road 28, approximately 1 1/2 miles north of Waukena in Tulare County, CA. Property is approximately 17 miles northeast of Corcoran and approximately 15 miles southwest of Tulare.

**LEGAL:**

Tulare County APN# 225-010-026.

**WATER:**

Property has 1 well with 2 separate water meters that provides water for home and neighboring livestock corrals (adjacent to 1.38± ac).

**PRICE/TERMS:**

\$199,500 cash at close of escrow.

**NOTES:**

The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker. Buyer to verify all measurements and to identify property corners.

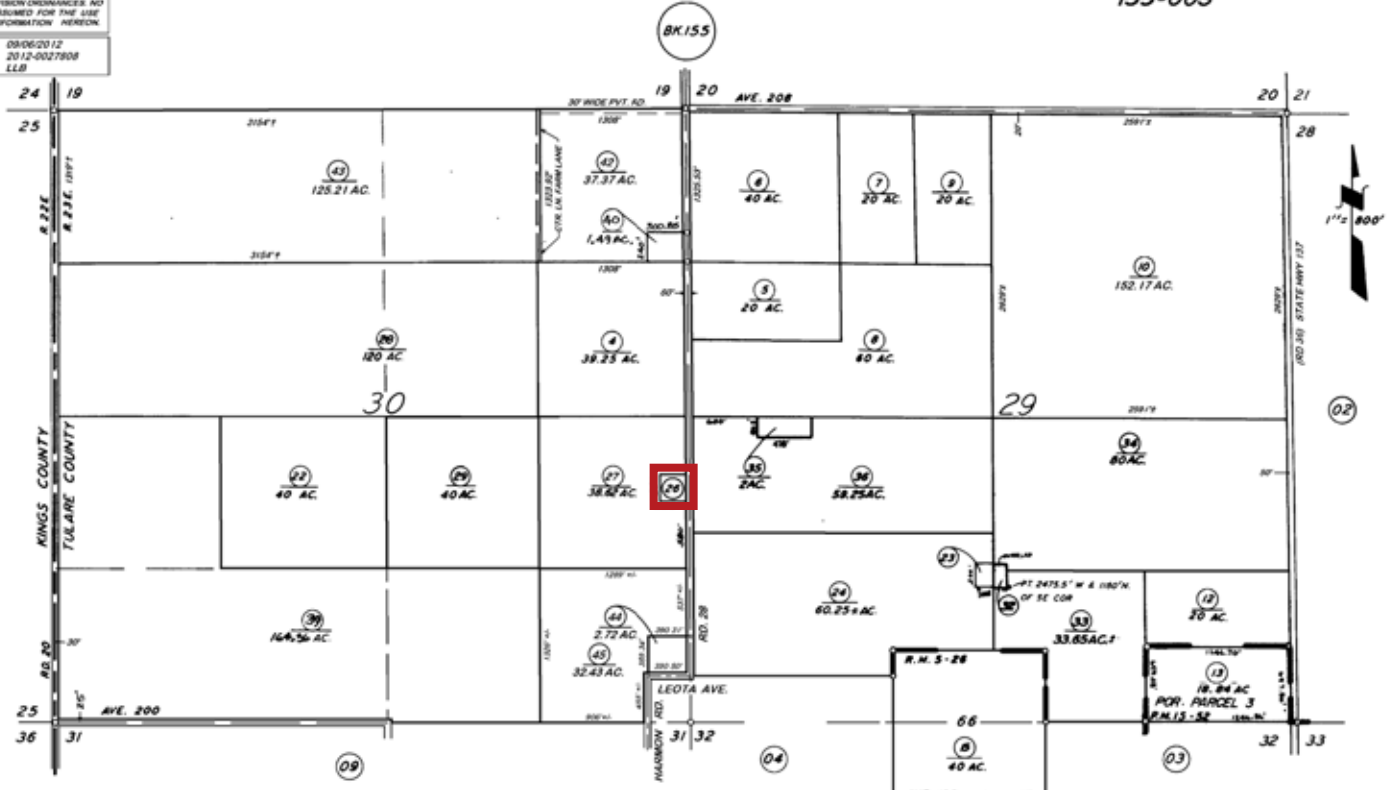


# ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL JURISDICTION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.  
 REVISED: 09/06/2012  
 REASON: 2012-0027808  
 CAD TECH: LLB

SEC'S 29 & 30, T.20S., R.23E., M.D.B. & M.

TAX CODE AREA 225-01  
155-003



POR. WAUKENA TRACT, R.M. 5-26  
 POR. PARCEL MAP NO. 1451, P.M. 15-52

VICINITY OF WAUKENA  
 ASSESSOR'S MAPS BK. 225, PG. 01.  
 COUNTY OF TULARE, CALIF.

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

# PROPERTY PHOTOS



# 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.

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