



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Suburban
Kings County

2.5± Acre Agricultural Related Commercial Site

DESCRIPTION: The 2.5± acre site includes building areas plus 50 mature walnut trees and 3 pumps and wells. There are no building improvements and the property can be developed to ag related commercial uses and residence.

SIZE & ZONING: 2.5± acres AL-10 Limited Agricultural use including residence, shop, offices, warehouse and ag related businesses.

LOCATION: The property is located on the south side of Houston Avenue immediately east of the Houston (17th Avenue) Hwy 198 overpass. 4 miles west of Hanford and 1 mile east of Lemoore, Kings County, CA

ASSESSOR INFORMATION: APN 023-040-022. The property is not in the Williamson Tax Preserve and can be developed immediately.

SOILS: Nord fine sandy loam, Class I

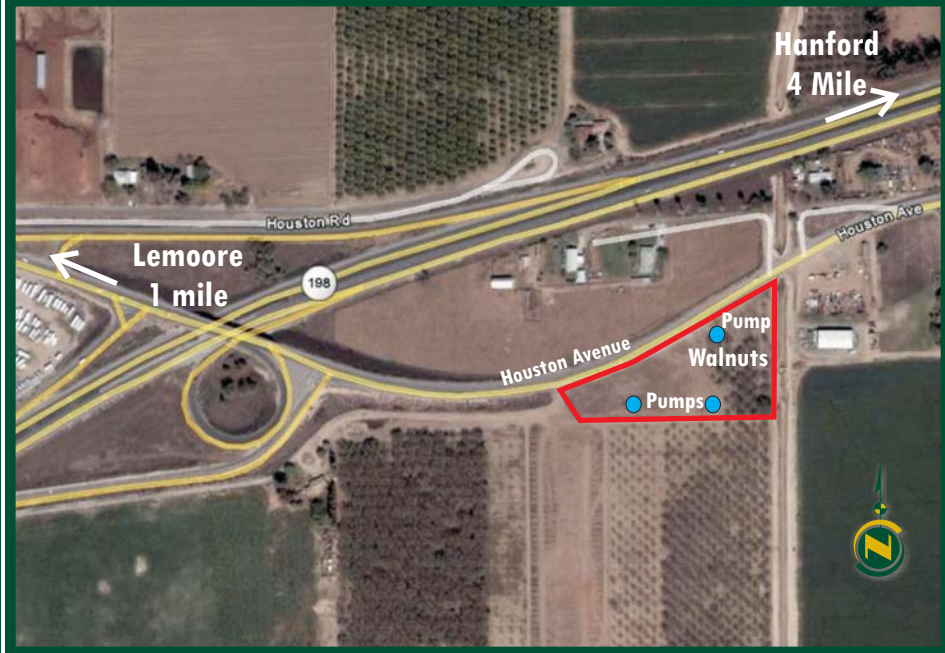
PUMP & IRRIGATION: The property has two submersible and one turbine wells on the property that would provide adequate water for irrigation at this site. The Last Chance Canal runs along the easterly boundary for additional rental water if desired.

PRICE & TERMS: \$150,000 cash or possible financing by seller to qualified buyer at market rates and terms.

NOTES: *Property is being sold "as is" with no warranties expressed or implied by seller or agent.

* The property is currently leased for 2009.

* Lift pump on canal will be removed on sale.



Lemoore, California



Exclusively Presented By:
PEARSON REALTY

LOCAL PRESENCE GLOBAL REACH

VISALIA OFFICE, 3447 South Demaree, Visalia, California 93277, PH 559.732.7300 FAX 559.732.3813

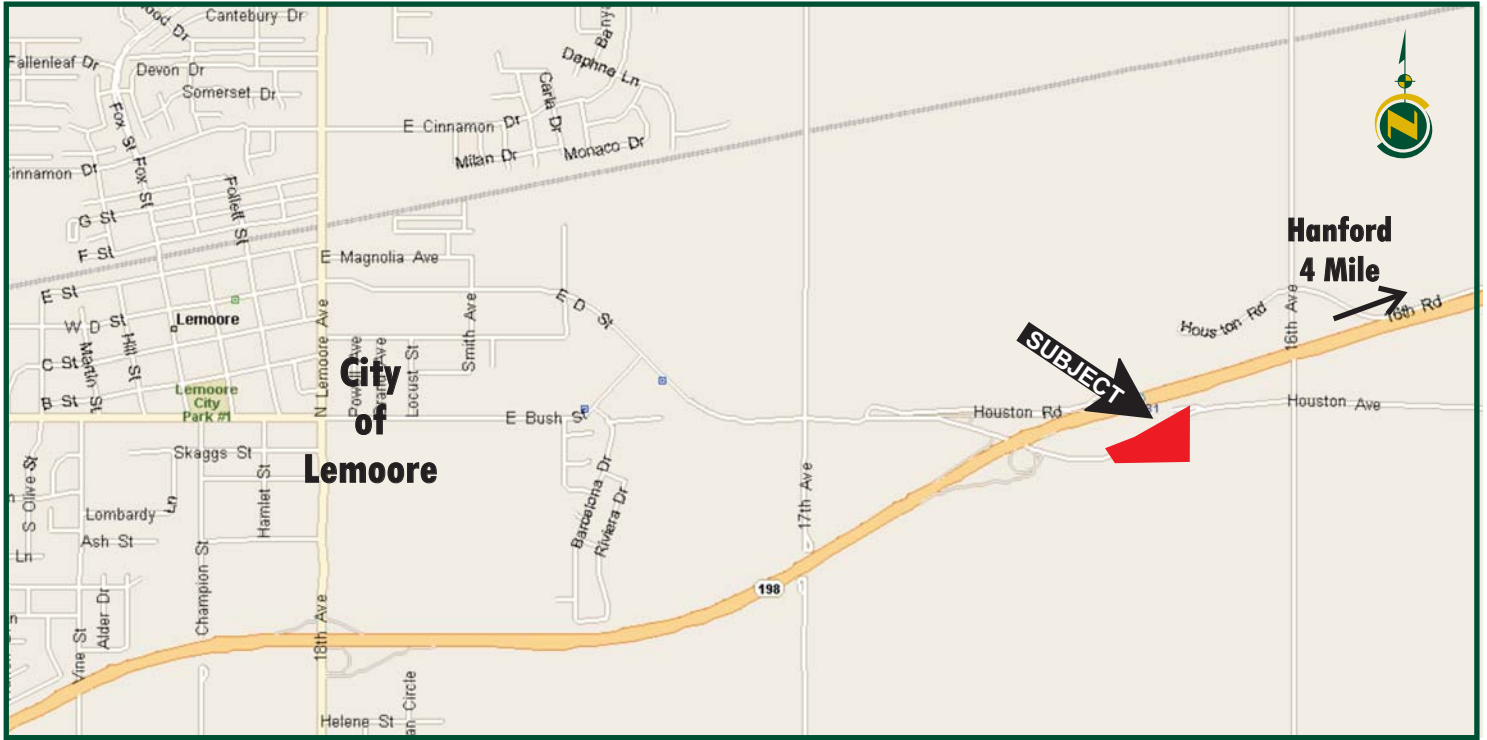
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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.



STREET MAP



STATE LOCATION MAP



APN MAP

