



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

FOR SALE

**30 Acres
Tulare County**

Orosi Area Vineyard and Residence

30± Acres

\$328,000

LOCATION: This property is located on the west side of Highway 63, 1/8 mile north of Avenue 428.

LEGAL: Tulare County APN 021-070-003

PLANTINGS: The entire acreage is planted to mature Thompson Vines which are leased out on a 20% crop share basis.

SOILS: Honcut sandy loam.

WATER: The property has one ag well plus Orange Cove Irrigation District water. Irrigation is by furrow from a concrete pipeline.

TAXES & ZONING: The 2009/2010 taxes are \$2,551.68. The zoning is AE-20. The property is under the Williamson Act contract and certain building conditions may apply.

BUILDINGS: There is a 3 bedroom/2 bath residence and an old barn.

PRICE & TERMS: \$328,000. Seller will finance a qualified Buyer with 33% down.



Orosi, California

**Exclusively Presented By:
PEARSON REALTY**

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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

