



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

FOR SALE

**3 Home Sites
Tulare County**

East Visalia Area Rural Home Sites

1.25± Acres	\$125,000
1.25± Acres	\$125,000
2.64± Acres	\$175,000
	\$425,000

DESCRIPTION: These three rural home sites are located in a very desirable area north of Highway 198 approximately three miles east of Visalia. Planted to walnuts, each parcel has a quiet setting with quick access to Highway 198 and Visalia.

LOCATION: Northwest corner of Avenue 304 and Road 170. Avenue 304 is one mile north of Highway 198.

LEGAL: Tulare County
1.25± acres APN 111-010-028
1.25± acres APN 111-010-029
2.64± acres APN 111-010-030

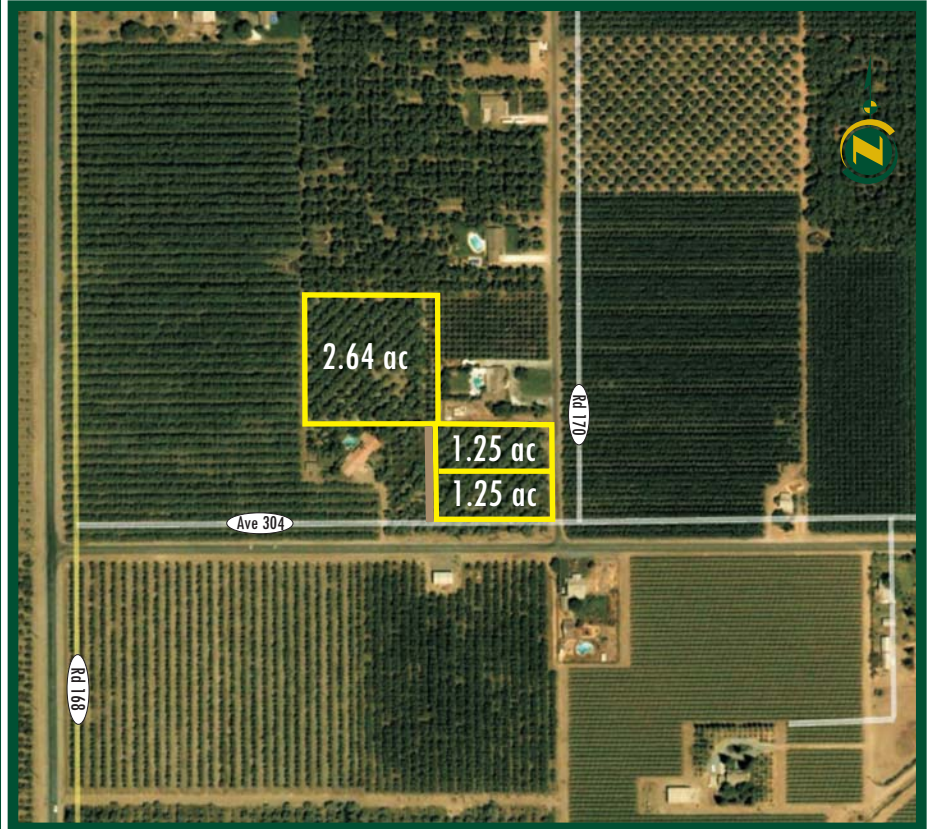
PLANTINGS: Mature Serr Walnut trees.

SOILS: Nord fine sandy loam, 0 to 2% slopes.

WATER: There is no developed water on these parcels. They are presently irrigated from a well on an adjacent property.

PRICE & TERMS:

1.25± acres - \$125,000 cash
1.25± acres - \$125,000 cash
2.64± acres - \$175,000 cash



Visalia, California

**Exclusively Presented By:
PEARSON REALTY**

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

BAKERSFIELD OFFICE, 1801 Oak Street, Suite 119, Bakersfield, California 93301, PH 661.334.2777 FAX 661.334.2778

FRESNO OFFICE, 7480 North Palm, Suite 101, Fresno, California 93711, PH 559.432.6200 FAX 559.432.2938

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

