

**7.17±**  
ASSESSED ACRES

**OPEN GROUND AND OIL LEASE**  
TULARE COUNTY, CALIFORNIA

**\$150,000**  
(\$20,900/ACRE)

EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



**FRESNO**

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

**VISALIA**

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY HIGHLIGHTS:**

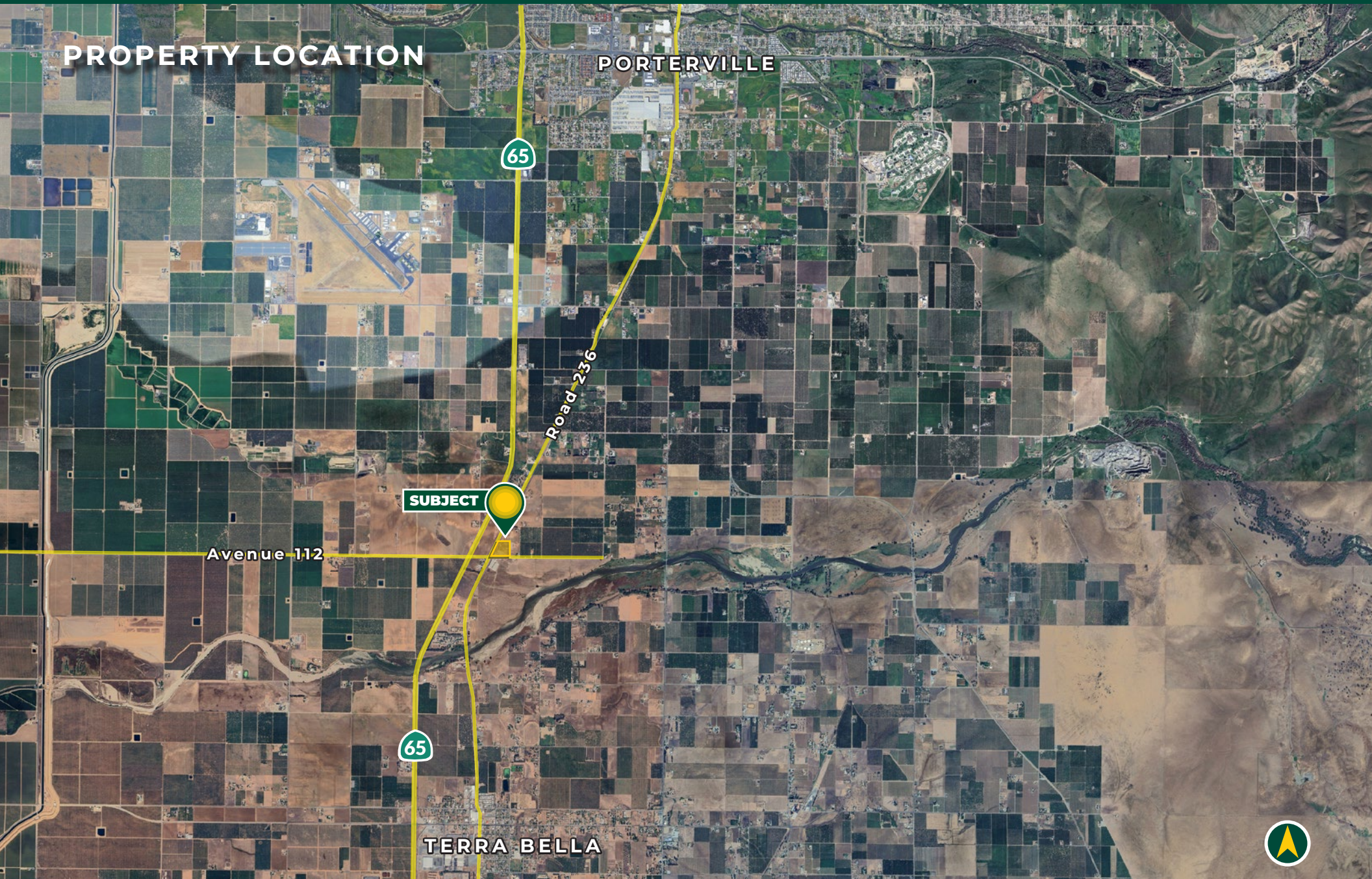
- INCOME PRODUCING INVESTMENT
- 5 OIL WELLS
- HIGHWAY 65 ACCESS

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## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

This parcel has 5 pumping oil wells and one water injection well. The oil company (Petro-Lud) pays monthly income for the use of the ground for oil pumping.

### LOCATION

The subject property is located approximately ¼ mile east of Highway 65 at the corner of Road 236 and Avenue 112 in Porterville, California.

**LEGAL** APN: 302-360-016 (7.17± acres).

**ZONING** Zoned AE-10

**WATER** The property is located in the Eastern Tule GSA. There is no water available to the property.

**PRICE/TERMS** \$150,000 (\$20,920 per acre).



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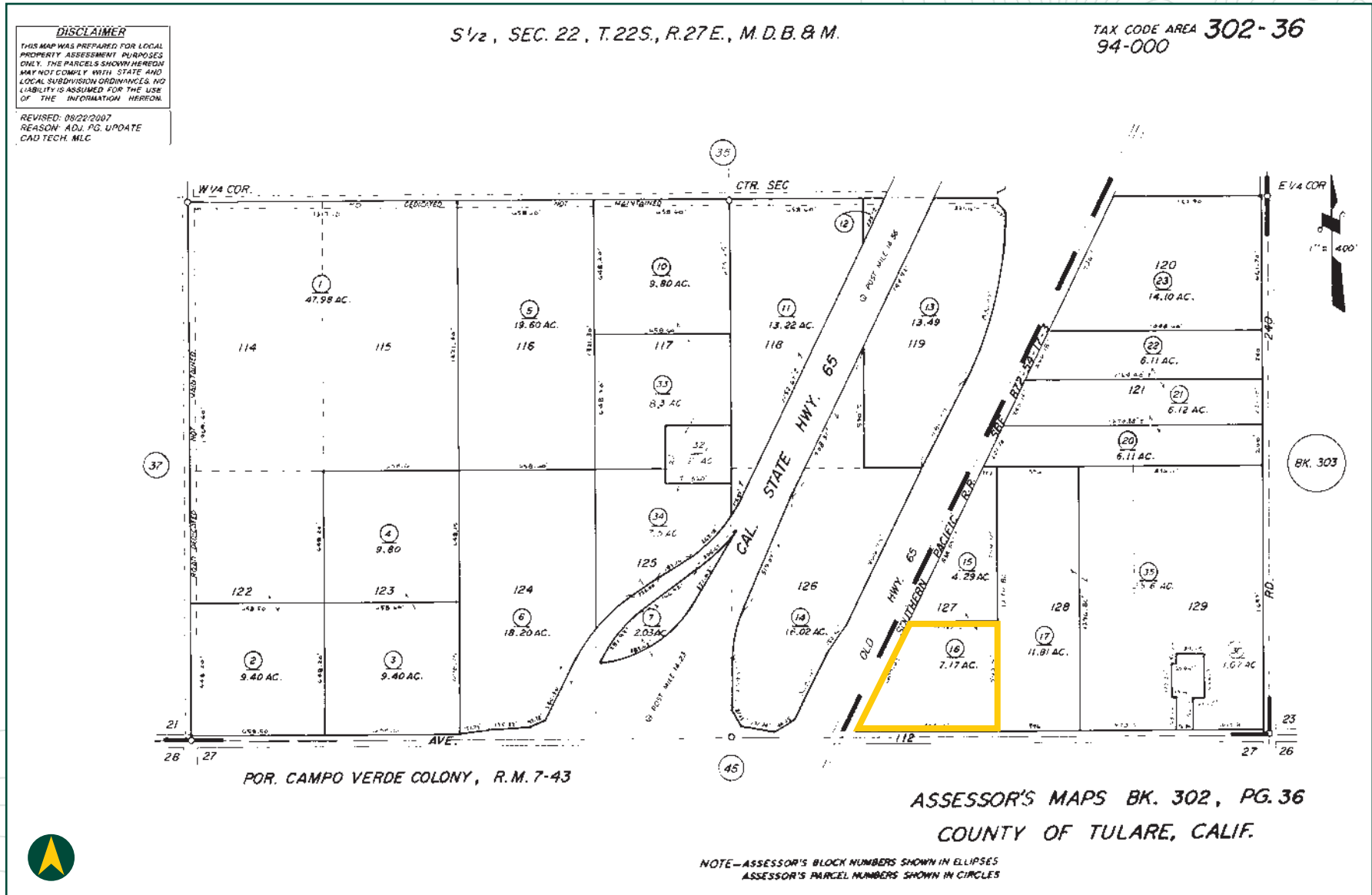
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## PROPERTY OVERVIEW



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# PARCEL MAP



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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**OFFICES SERVING  
THE CENTRAL VALLEY**

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