



The Ranch Co.

Agricultural Real Estate Services Since 1965



Alpaugh Ranchette Homesite

Acreage: 17.91 Acres

Directions: West on Center Street (Ave 54), North (right) on 4th Street (Road 34). The property sits on the west side of the street approximately 1000 feet from Center St.

APN: 311-270-007

Access: This property is easily accessed from the paved road along the east side of the parcel (4th Street)

Soil: Tulare Very Fine Sandy Loam

Water: This property is located within the Alpaugh Irrigation District. Water has historically been available year round when available. For additional information contact the Alpaugh Water District at 559-949-8323

Terrain: The terrain of this property is flat, the surrounding parcels are currently being farmed.

Notes: This property is just west of the town of Alpaugh and less than 3/4 miles from the Alpaugh Schools

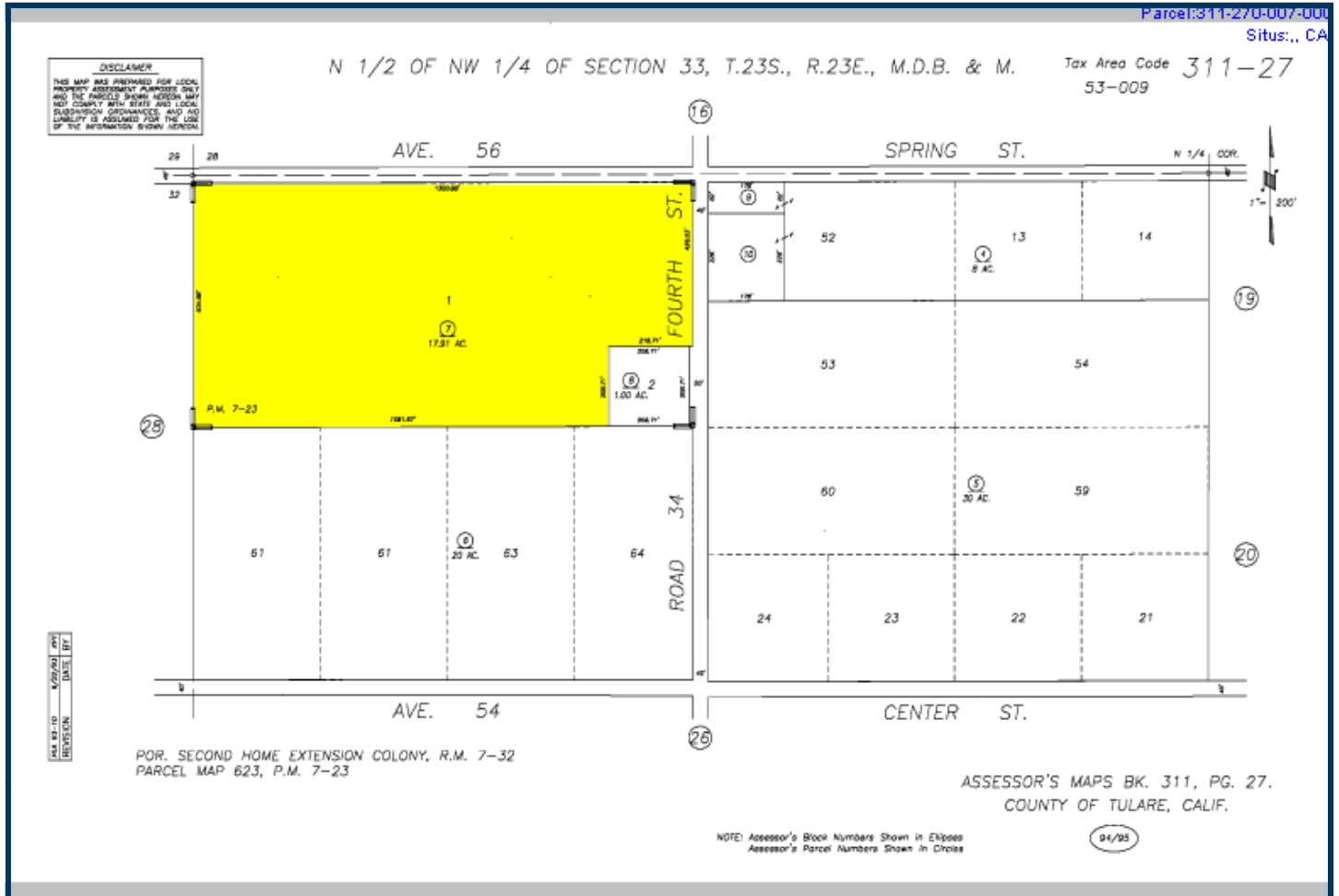
Price: ~~\$85,000~~ \$79,500

The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765



Property Parcel Map



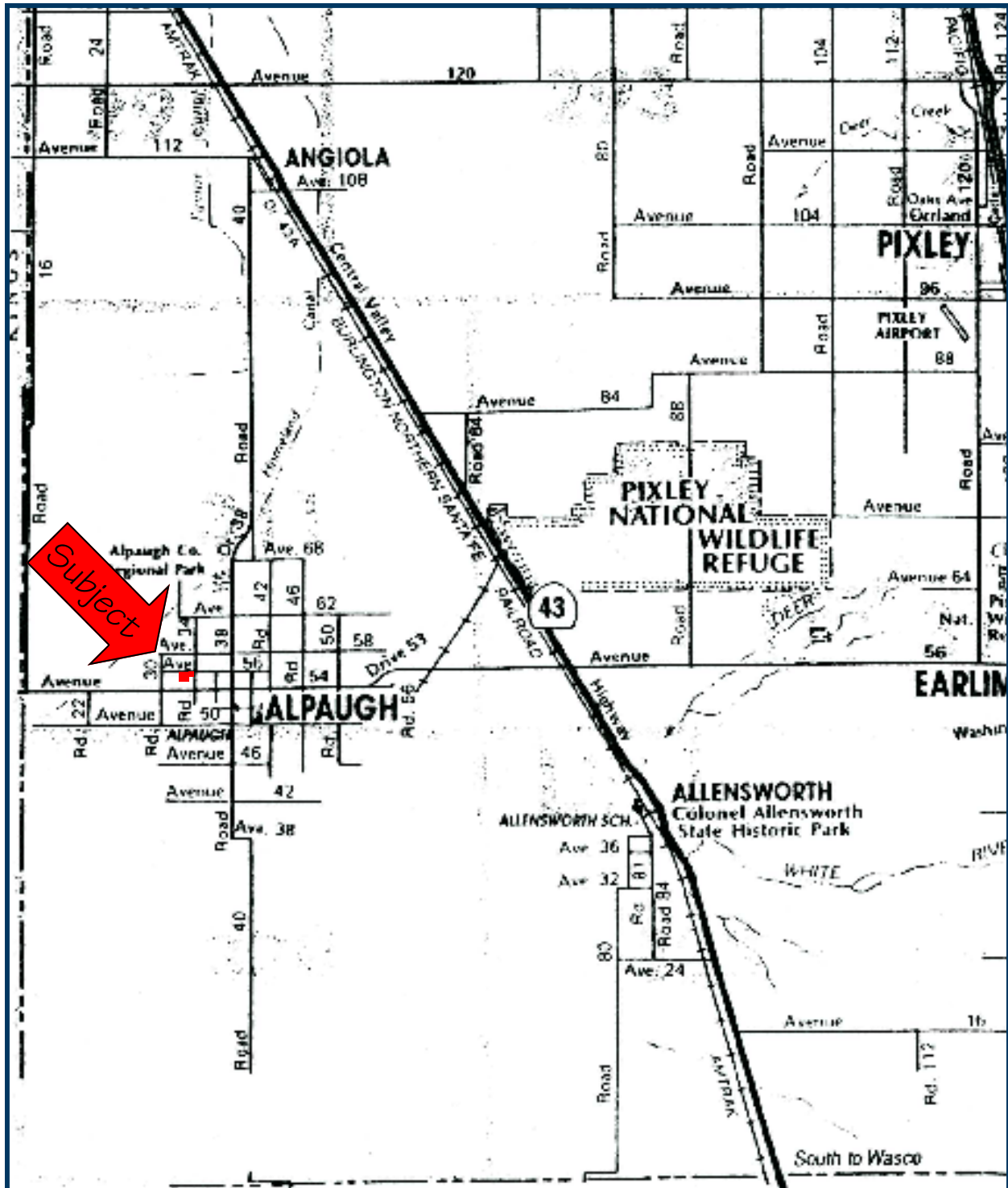
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Location of Property



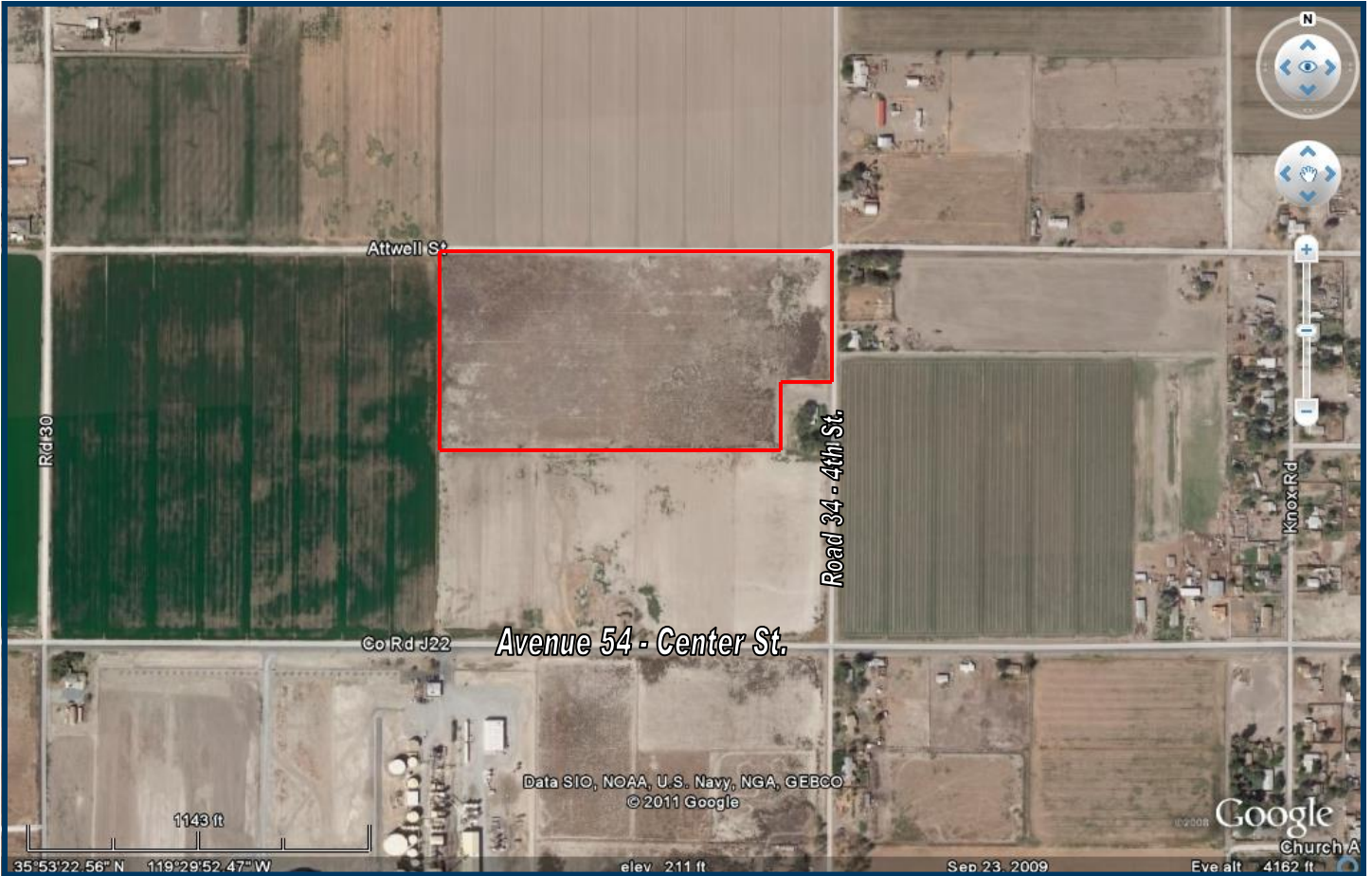
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Aerial Photo of Property



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