



# The Ranch Co.

*Agricultural Real Estate Services Since 1965*



## Cutler Farm Ground - 25 Acres

39719 Road 120, Cutler, CA 93615

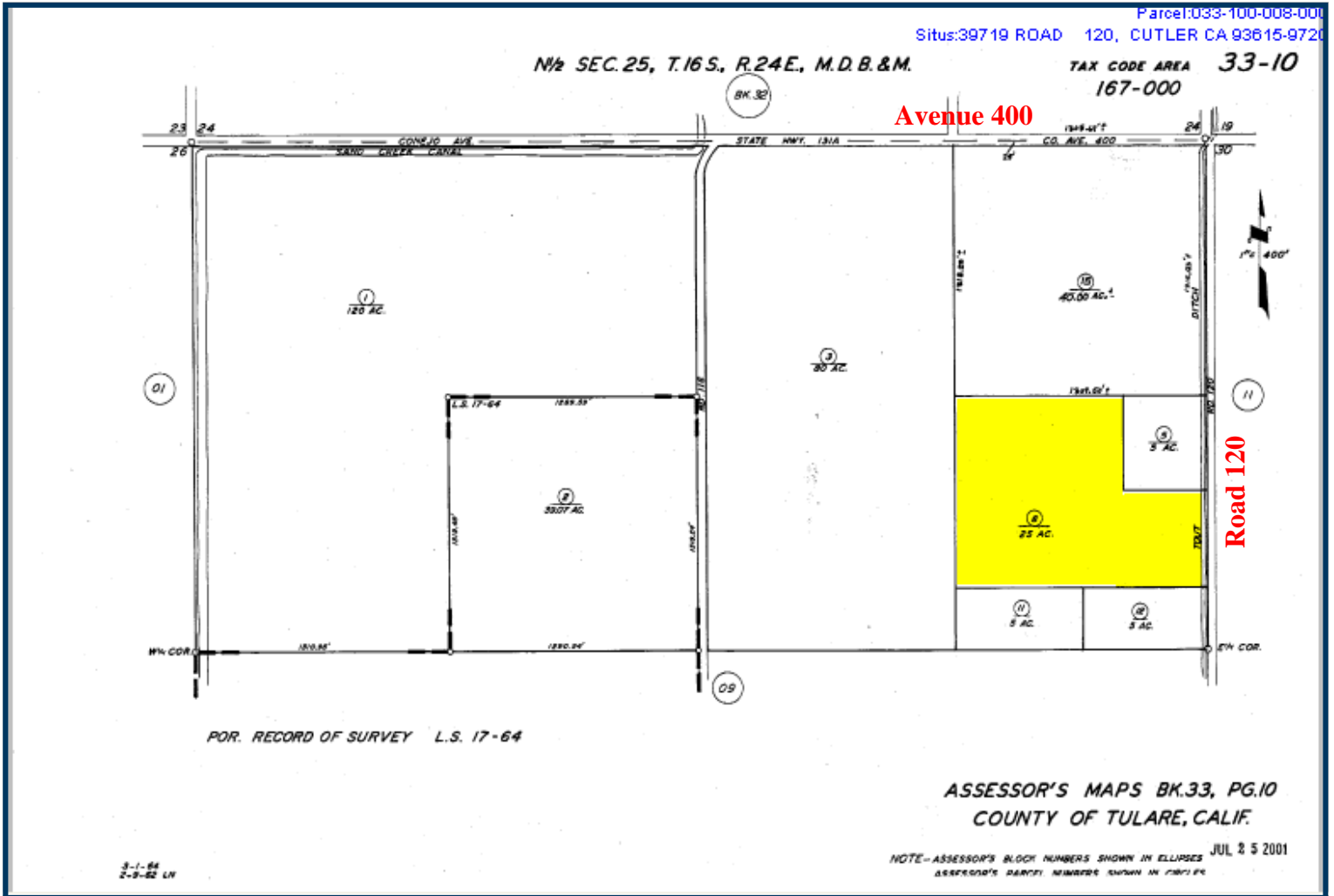
- Acreage:** 25+/- Acres
- APN:** 033-100-008
- Improvements:** Farm ground has pipelines with valves as per owner.
- Ranch:** Ranch was previously planted to trees, most have been removed. A portion of the ranch was recently planted to corn.
- Water:** Domestic Well: For home  
Ag Well: For farm ground  
Alta irrigation district: Assessments for 2012 will be 489.37. Water cost for 2011 was 4.10 per acre foot.
- Soil:** Madera Loam
- Improvements:** Perimeter block wall around homesite. Detached 2 car garage. The driveway is wide and goes deep into the homesite. The concrete was poured thick to accommodate large diesel trucks.
- Home:** Older 3 bedroom/1 bathroom. This is a very old home and is being sold in its "as is where is" condition. The home has little to no value.
- Price:** \$300,000

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

3449 S. 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

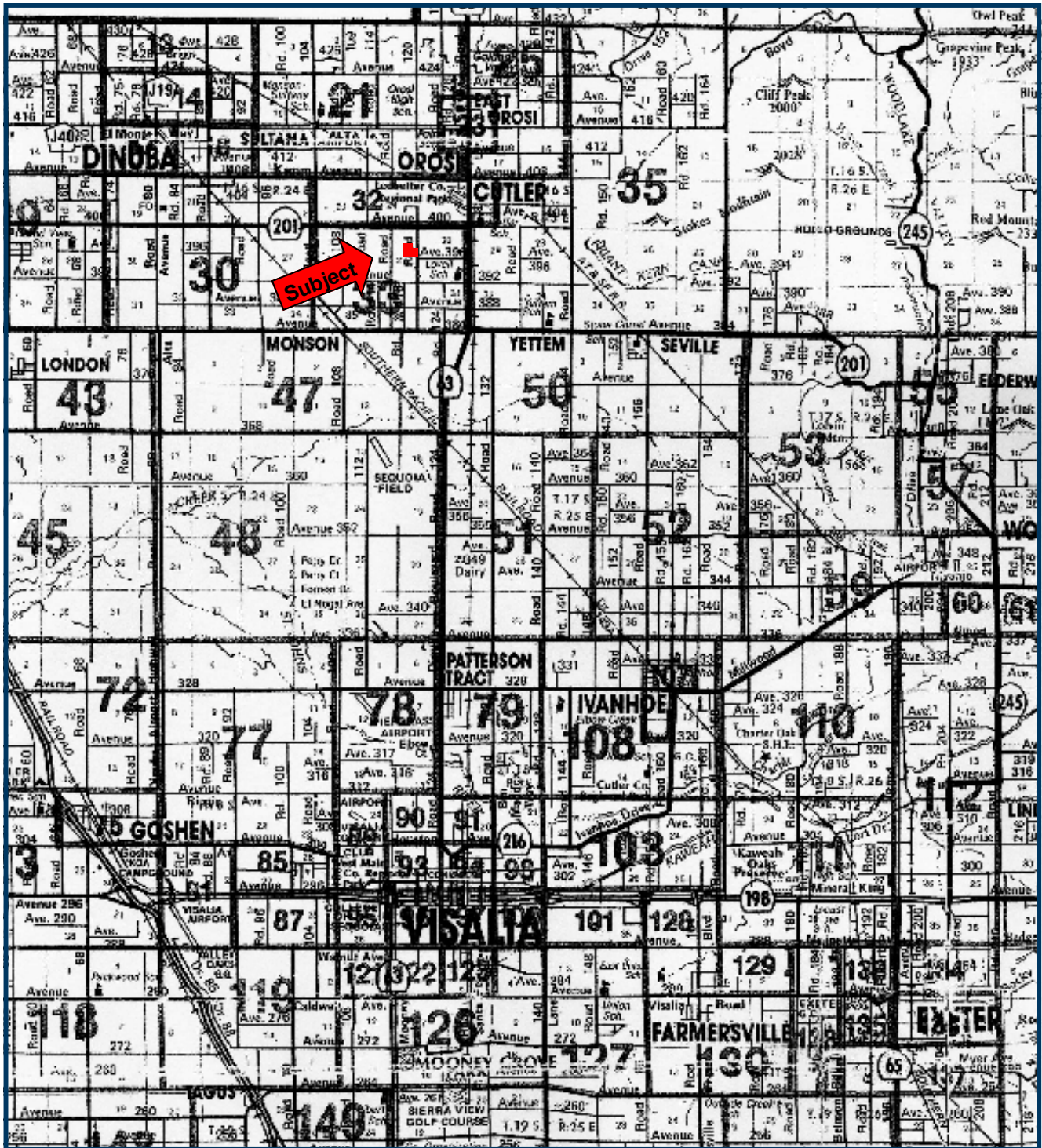


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# Location of Property

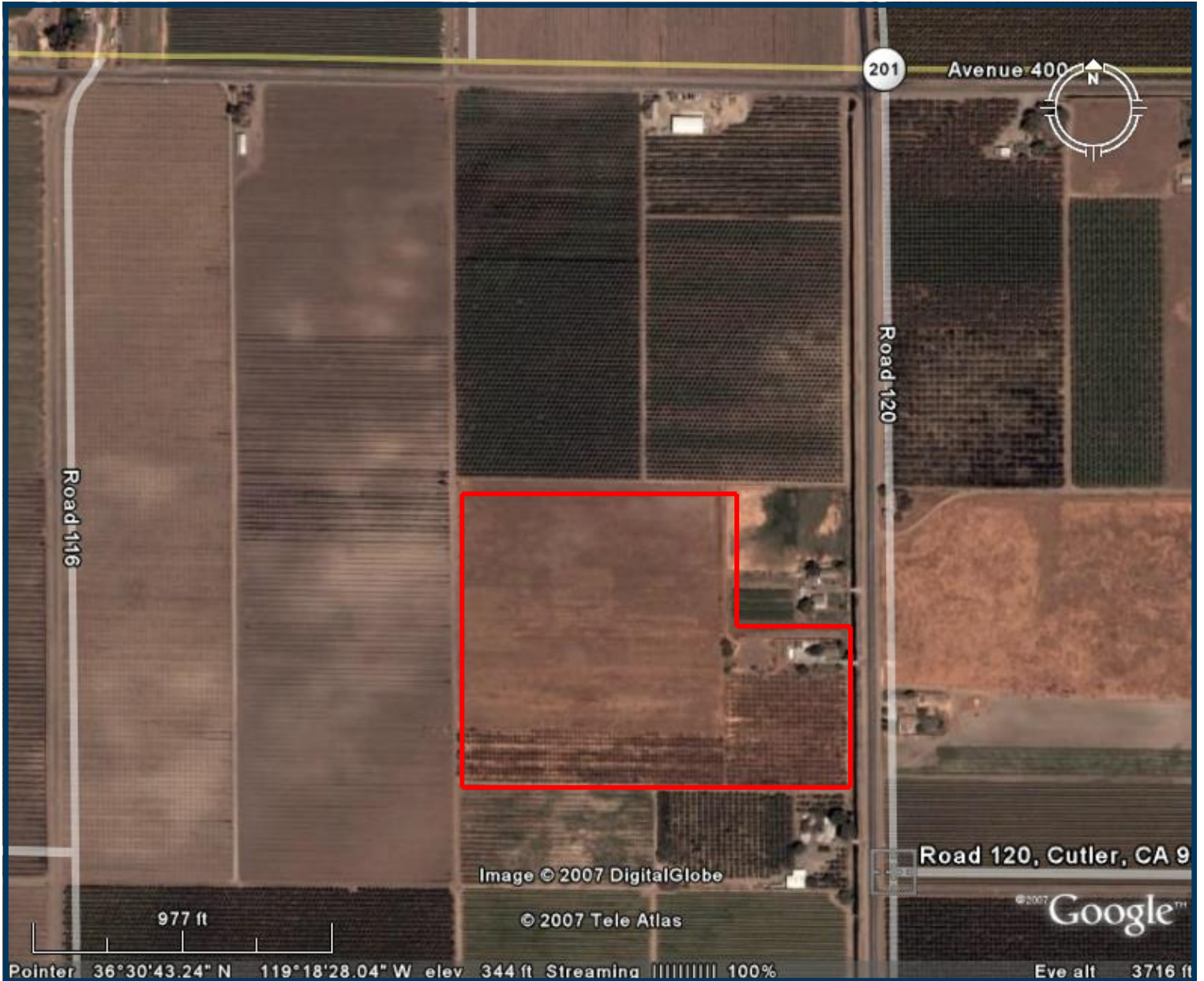


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# Aerial Photo of Property



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