



The Ranch Co.

Agricultural Real Estate Services Since 1965



Lort Drive: Country Homesite

Acres: 19.16

APN: 111-080-042

The Property: This is a beautiful and quiet country ranch and home site, with breath taking views and an abundance of privacy. Located on Lort Drive just N/E of Visalia and only minutes away from both the cities of Exeter and Visalia.

This ranch has some of Tulare Counties finest soils for a large variety of plantings including trees, vineyard, stone fruit, wheat and alfalfa etc., and still have room for a corral or two for cattle and horses.

Water in this area is abundant, with a great deal of underground water and rivers running north and south of the property. Water level in the area is estimated at between 20 and 40 feet, making pumping cost extremely reasonable.

The Johnson Slough runs across of the ranch, bringing in recharging waters from the Consolidated Peoples Ditch.

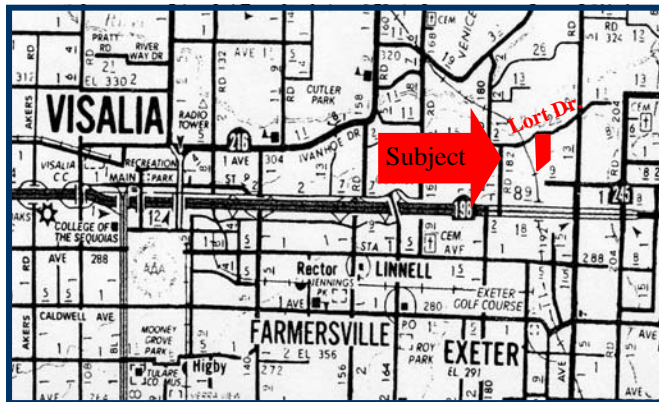
The Ranch has nearly 640 feet of road frontage making it easily accessible for the home's occupants as well as farm equipment.

Well: There is a well on this property.

Home: The Double-wide mobile home is in need of extensive repairs and is being sold in its: "as is where is," condition.

Directions: Take Hwy 198 East from Visalia / Make a left (going North) onto Road 182 / travel one mile then make a right on Lort Drive (Mineral King / Ave 304) / Travel 1.10 miles to our sign.

Price: \$395,000



S1/2 SEC. 22, T.18S., R26E., M.D.B.&M



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

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