



The Ranch Co.

Agricultural Real Estate Services Since 1965



Lort Drive: Country Homesite 4.30 Acres

Acres: 4.30 Acres

APN: 111-080-059

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.

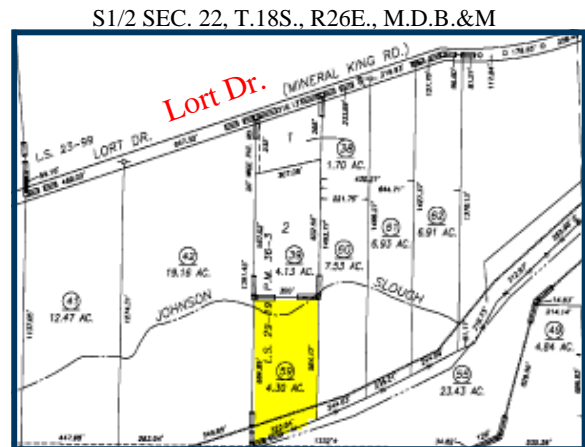
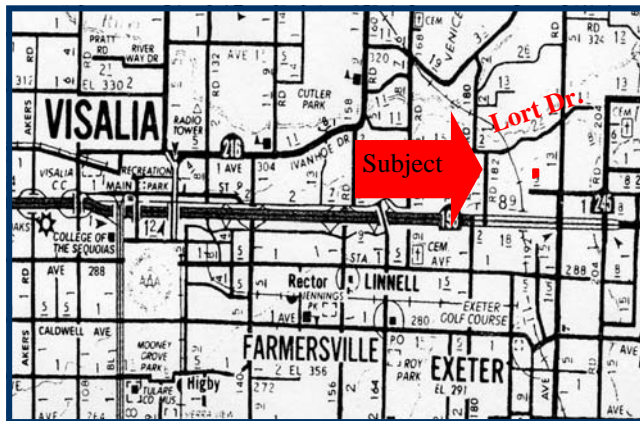
Water in this area is abundant, with a great deal of underground water and rivers running north and south of the property. Water level in the area is estimated at between 20 and 40 feet, making pumping cost extremely reasonable.

The Johnson Slough runs across the north portion of this parcel bringing in recharging waters from the Consolidated Peoples Ditch. The buyer of this parcel will need district approval for a crossing bridge over the slough for accessing their home.

Notes: Easements will be in place to access this private/secluded parcel from Lort Drive. The North boundary of this parcel starts at about the location of Johnson Slough.

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: \$150,000



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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