



The Ranch Co.

Agricultural Real Estate Services Since 1965



Homesite 3.30 Acres

Just West of Elderwood

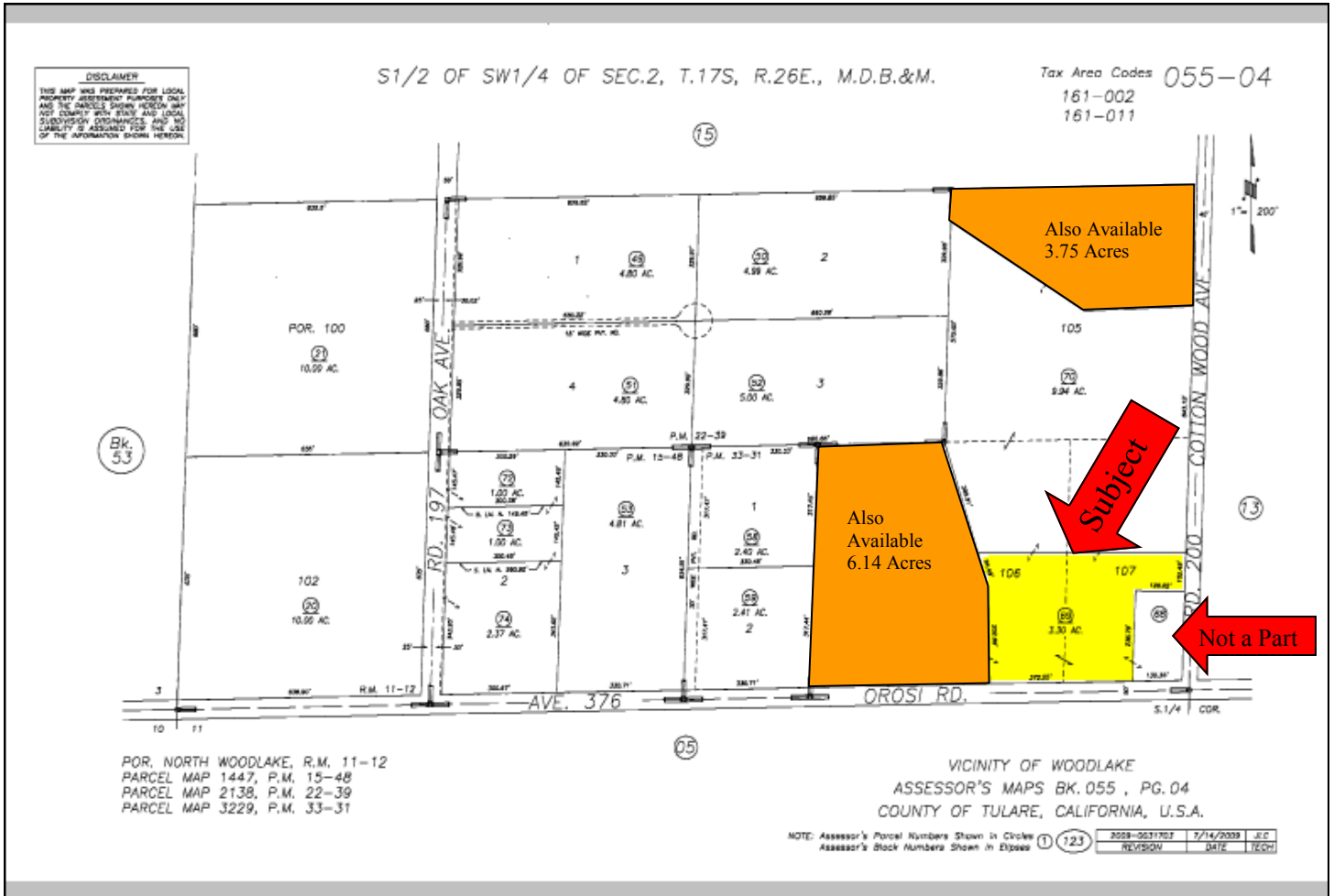
Acreeage:	3.30 Acres
Location:	This property is on Ave. 376 just 150 feet west of Road 200.
APN:	055-040-069
Road Frontage:	372 Feet along Ave. 376
Road Frontage:	102 Feet along Road 200
Notes:	Lovely country setting with beautiful views of pasture land, foothills and mountains, yet with direct access to a main paved road and within 10 minutes by car to Woodlake and only 20 minutes to the shopping and business hub of Visalia.
Improvements:	Property is perimeter fenced along the south, east, and west sides. The fencing on the north side sits approximately 102 feet south of the actual property line.
Water:	None
Easements:	There is a well on this property at the northeast corner of the parcel that belongs to the property just west of this parcel. There will be an easement required along the north line of this parcel to facilitate the well and pipeline of the adjacent parcel.
Price:	Priced to sell at \$56,000.

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



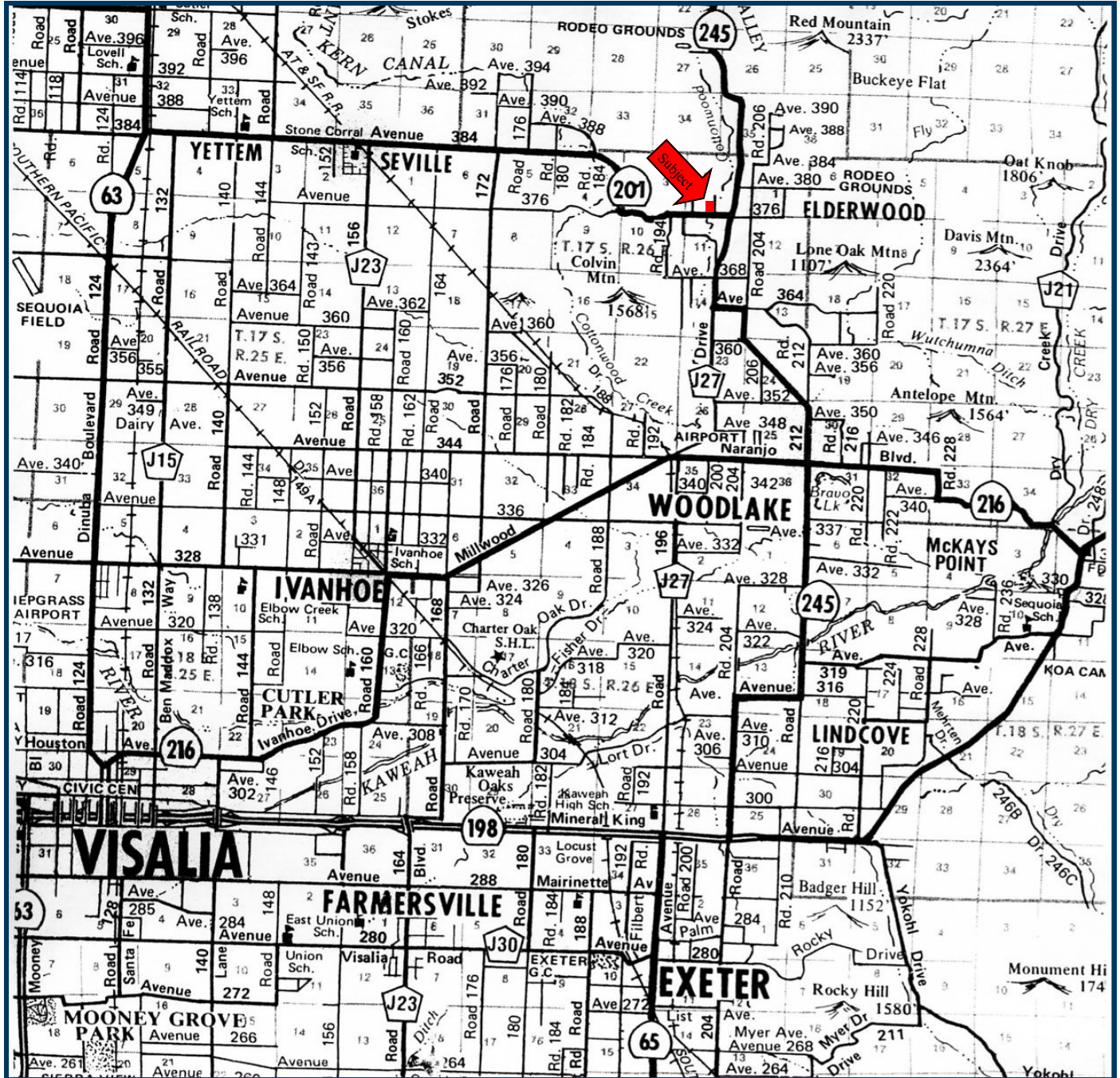
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Location of Property



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Aerial Photo of Property



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