



# The Ranch Co.

*Agricultural Real Estate Services Since 1965*



## **Woodlake Office Complex w/ Homes & Recreation**

*Currently the main headquarters of "Christians in Action"*

**Acreage:** 6.14 +/- Acres

**Location:** 19880 Ave 376 Woodlake, CA 93286

**APN:** 055-040-064 - 6.14 Acres

- Key Features:**
- **Primary Administrative Building:** Approximately 7,222 sq. ft. one story office complex completed in 1992 with 18 offices, conference rooms, 3 bathrooms with showers, kitchen extra wide hallways, large vestibule and plenty of parking.
  - **Home:** Single story brick residence 2,064 sq. ft. with four bedrooms and two full baths.
  - **Separate Meeting Building (Cabana):** Approximately 2,320 sq. ft. with large meeting hall which overlooks the pool and features a lovely floor to ceiling stone fireplace. Also contains full kitchen, separate shore/restrooms for men and women.
  - **Pool:** 33,000 gal. kidney shaped and fenced swimming pool built in 1971 and replastered in 2002.
  - **Mobile Homes:** Three mobile homes and one guest bunkhouse all currently hooked up to water, electricity, telephone, propane and septic systems.
  - **Shop:** with covered work area
  - **Bonfire Vesper Circle:** great outdoor area for group use.

**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.

**Summary:** This property could make an excellent office complex, church or missionary training facility, campsite, farming hub office etc. with on site living and recreational facilities, shop and ample acreage, for parking and future development.

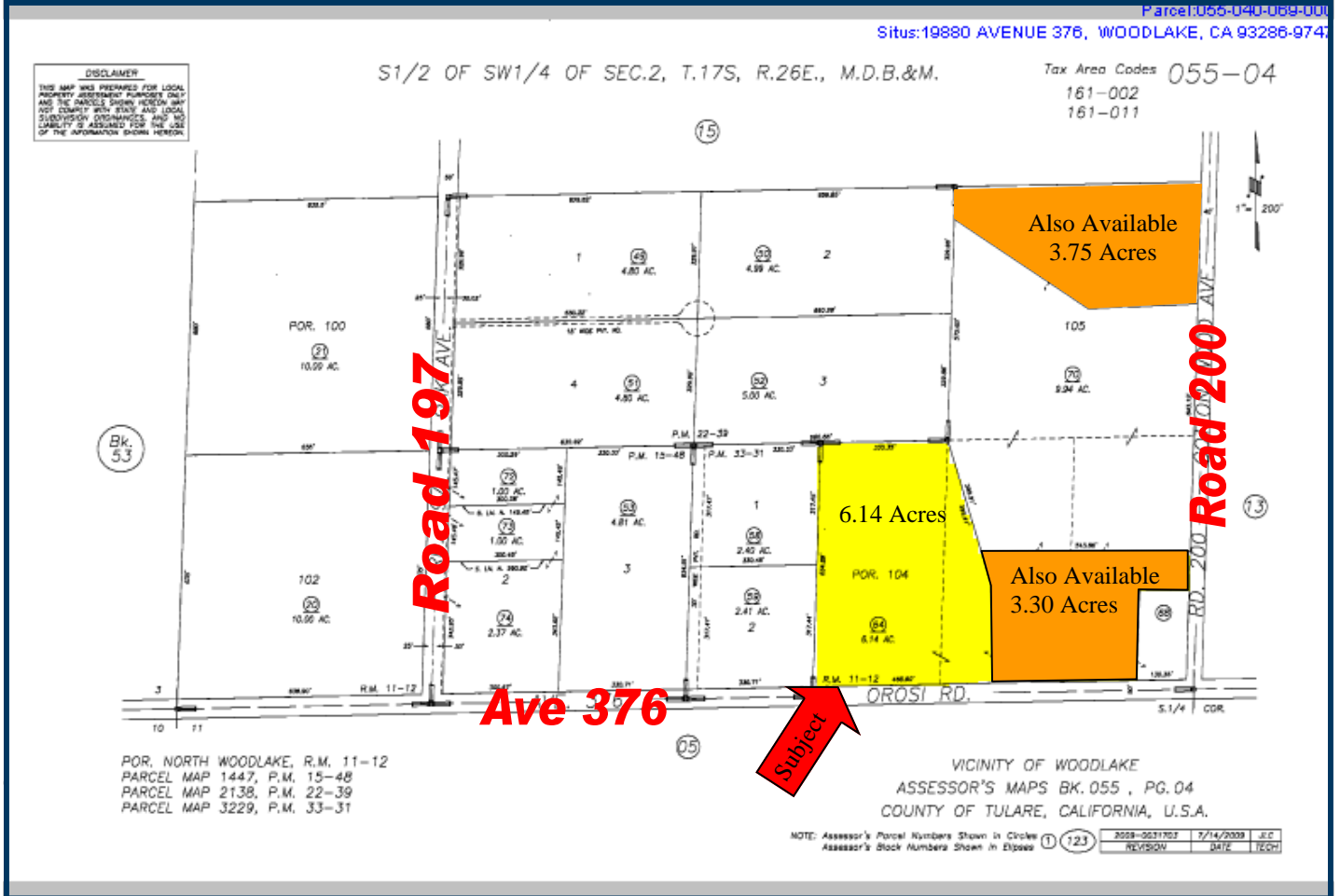
**Price:** \$460,000

*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



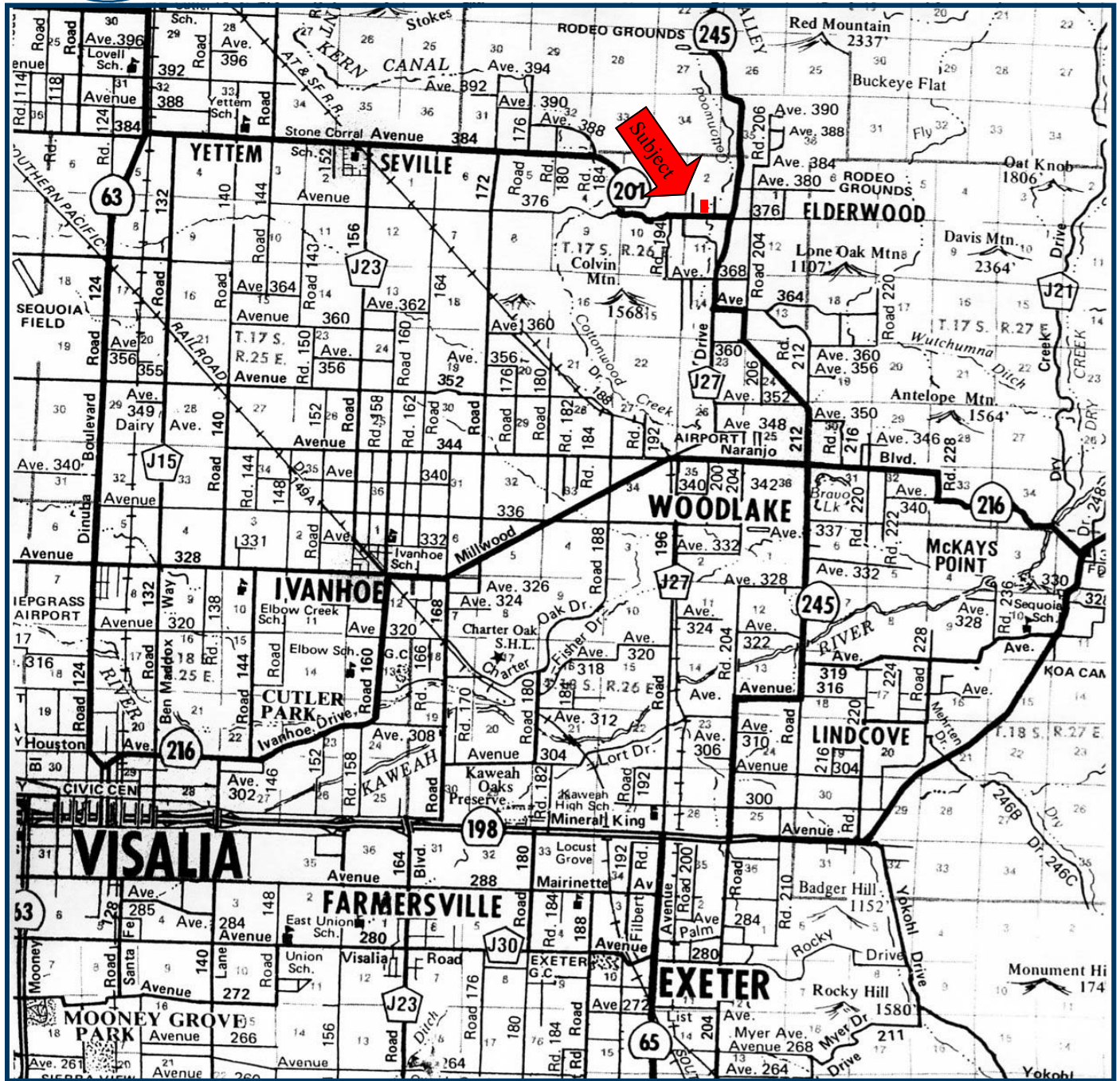
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# Location of Property



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# Aerial Photo of Property



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# Photos of Property



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