

**MANUEL ORTIZ REAL ESTATE**

*"Diversified Real Estate Service"*

230 North J Street • Tulare CA 93274

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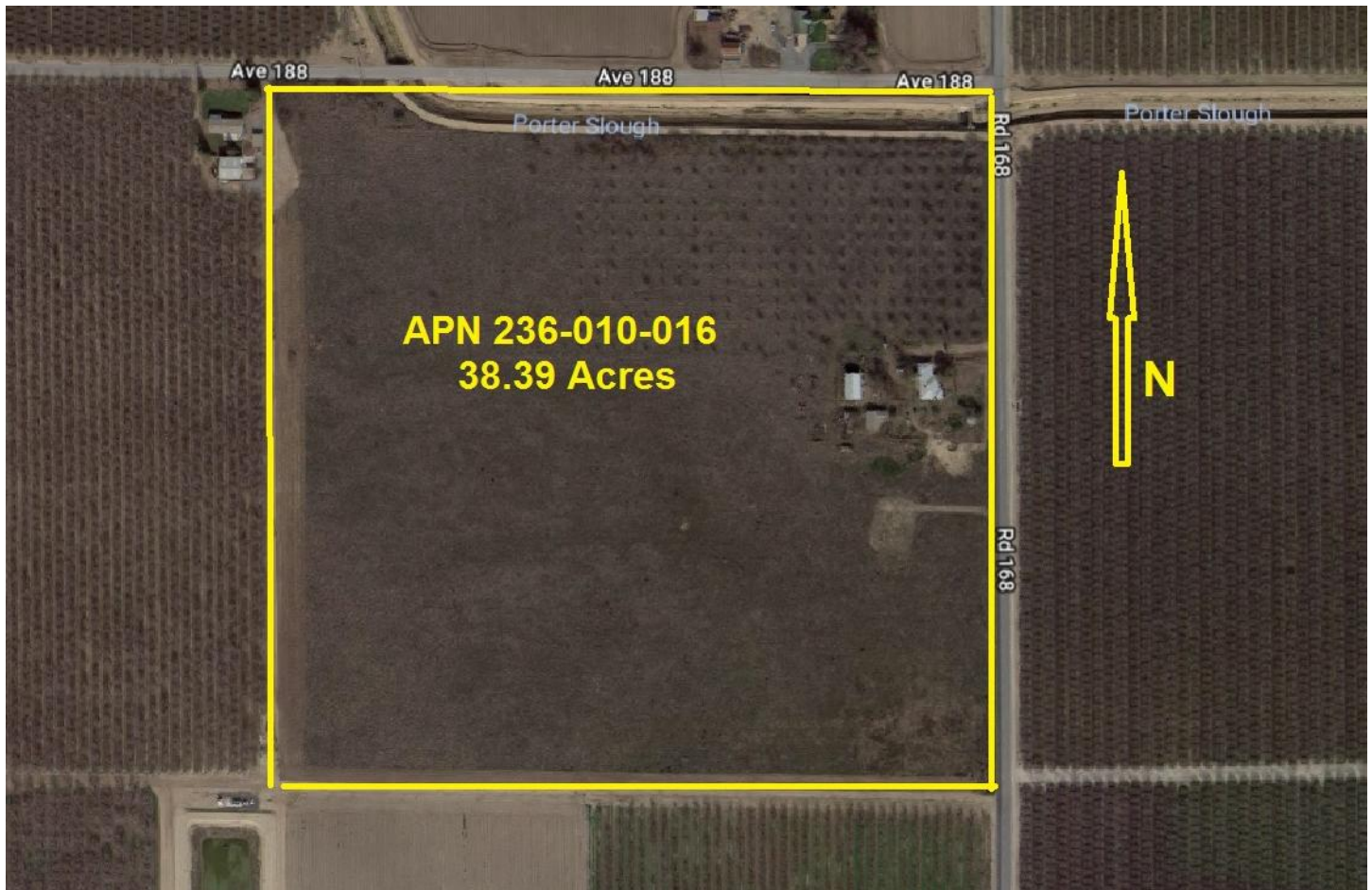
## **"PROPERTY FOR SALE"**

**38.39 Acres Open Land**

**Price \$799,000.00 / \$ 20,812.00 Per Acre**

**18717 Road 168**

**Strathmore Ca. 93267**



This property has not been farmed for approximately 14 ± years. It is in the Tule Irrigation District and is eligible to receive water from the canal on the north side of the property. Soil type Class 1 (Nord Fine sandy loam). A new domestic well was drilled in 2017 and is 400 ft., well log is available. There is an old lift pump and irrigation well on the N/E corner of the property but owner is not claiming that they either run or if the well will produce. There are

two homes on the property. The larger home is a 5 bed/ 2 bath and a new roof was recently completed plus new exterior paint. The smaller home was built in 1985 and is approxametly 700-800 S.F. Buyer is purchasing property as-in condition and seller is not warranting any issues there maybe with wells, pumps, pipeline and homes. Property is in the Willamson Act and is Zoned AE-40 Field & Row Crops.

Seller will retian possession of the homes on the property for up to 6 months or sooner as they either have replacment properties built or purchased. Buyer will coopertae with sellers 1031 exchange.

**Please Contact:**

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