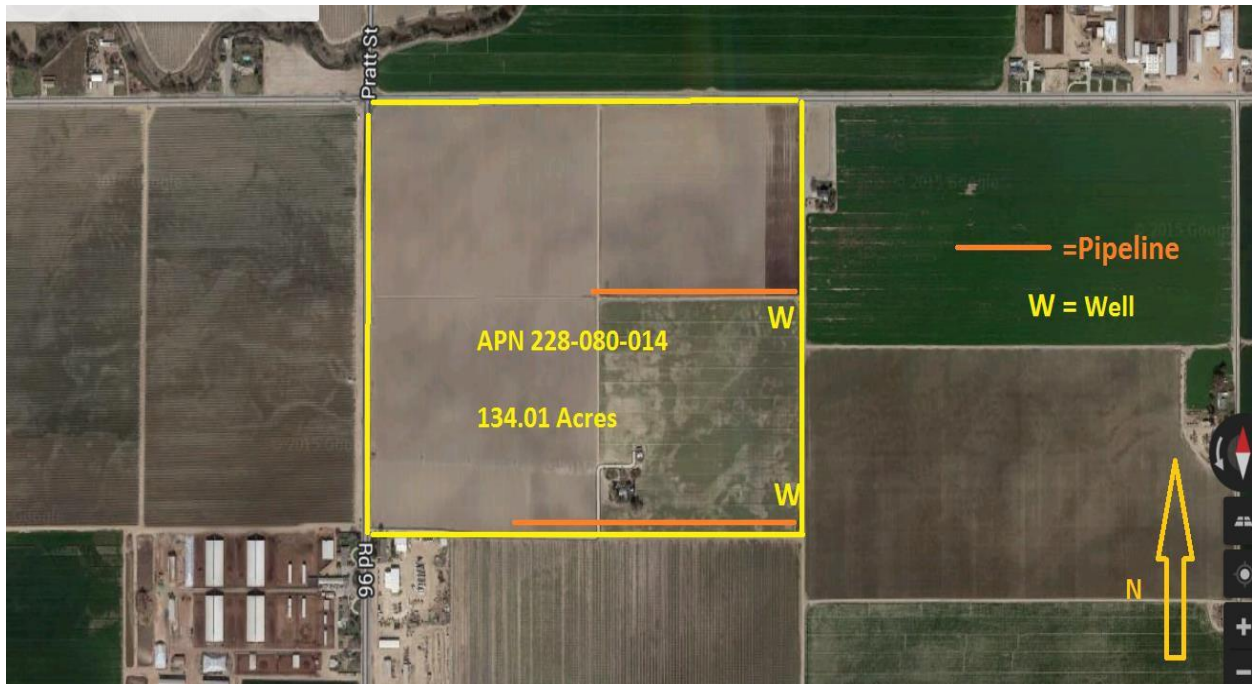


**FOR SALE PRICE: 3,350,
280.00**

Acres: 134.01 (Tulare County Tax Assessed Acres) **APN: 228-080-014**

Location: S/E Corner of Ave 184 & Rd. 96. **Address:** 18108 Rd. 96, Tulare Ca. 93274

Soil: 99.4% Colpien Loam / 0.6% Biggriz- Biggriz Zoning: AE -40 **Field Use:** Row Crops



- I. There is one older home on the property that is rented for \$550.00 per month. Rental agreement is on a month to month term
- II. There is some Gyp piled near the home on the property. This is not included with the sale.
- III. Any farm equipment on the property is not included with the sale of the property.
- IV. Wells: (2) One pump with a V-8 Natural Gas Engine. Second has a 40 hp. electric pump. Both wells are believed to be 250'. Both are gravel pack wells. Bowles owner believes they are set at 150'.
- V. The seller claims he purchased the property with no district surface water and is selling the property with no surface water.