



MANUEL ORTIZ REAL ESTATE

559-972-0909 | manuelortizjr.com | LIC# 01788064



PISTACHIOS & HOMES Pixley, CA

12325 Ave 118,
3 parcels, 2 Homes on 14.37± Acres

PRICE REDUCED
\$875,130

Property Details

14.37± Acres grandfathered into the M-1 Light Industrial Zoning Area, north of Pixley. Owners would like to sell all three parcels together because of the pump, irrigation lines, and trees. Property 12369 Ave 118 (4.35± Acres w/ 1880 s.f. home 3/2 can be purchased also.)

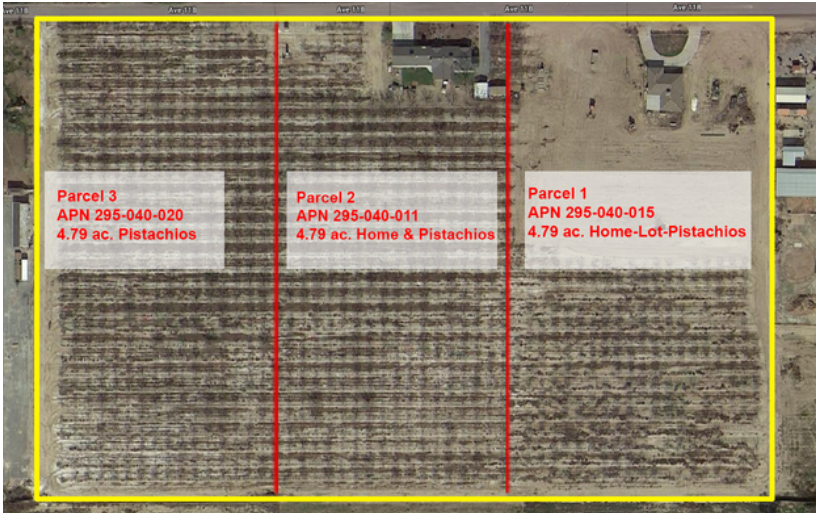
Properties are located north of Pixley Ca.

From 99 Freeway, exit Ave 120 north of Pixley, CA. and head East on Ave 120 to Rd. 124. Go south towards Ave 118. Turn West on Ave 118. Properties start 300ft on the south side of the road.

Agent Remarks

This is a great opportunity to purchase a property where you can both live on and run your business. Any of the neighboring vacant properties cannot build homes, but this home was built before Tulare County rezoned the area.

Title & Escrow to be with Fay Minyard with Chicago Title in Tulare, CA.





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Parcel 1

APN 295-040-015

Address: 12325 Ave 118, Pixley, CA 93256

1402 s.f. home - 3 bed / 2 bath. Built in 1997, Comp. Roof

4.79± Acres, Pistachios and Open Lot

Domestic well & pump, 2hp. pump, new pump installed in 2014

Pistachios were transplanted in 2014

Kerman's on Pioneer Root Stock

Home is rented for \$900 per month.

Parcel 2

APN 295-040-011

Address: 12267 Ave 118, Pixley, CA 93256

2110 s.f. home - 3 bed / 2 bath. Built in 1979, Comp. Roof.

4.79± Acres, house with remaining acres Pistachios

Kerman's on Pioneer Root Stock, Approx. 38 years old.

Irrigation well & pump: 15 hp submersible pump, single line drip

Well Log attached

Parcel 3

APN 295-040-020

4.79± Acres of Pistachios Kerman's on

Pioneer Root Stock, Approx. 38 years old.

15 hp pump is located on Parcel 2 - APN 295-040-011

Single Line Drip



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Property Pictures



Disclaimer: The information in this document was obtained from reliable sources. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on this document. All acreages are approximate from aerial measurements.

230 North "J" Street, Tulare, CA 93274 | 559-972-0909 | Fax 559-400-7280

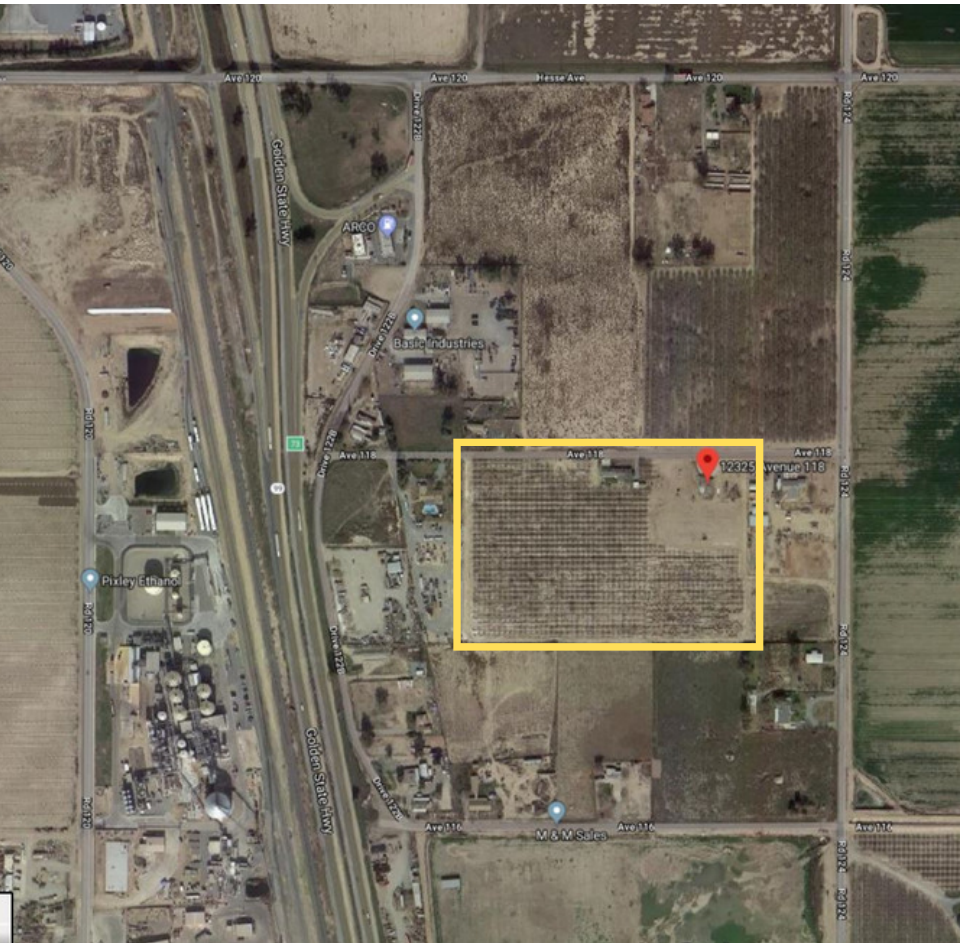
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Location Map



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