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Listing Summary

[Map](#)[Report Violation](#)

Listing #202510001

\$800,000 (LP)**Price/SqFt: 0.00**

23259 Avenue 64, Ducor, CA 93218 *

Sq Ft: 0**Area: 99****Active** (09/04/25) **DOM/CDOM: 4/4****Lot Sz: 1.60ac****Yr: 1983**

Remarks

Welcome to a one-of-a-kind property that blends comfortable living with endless agricultural potential. The 5,000 sq. ft. main building offers approximately 1,000 sq. ft. of living space with 3 bedrooms and 2 bathrooms. Upstairs includes a spacious loft and an additional room, creating flexibility for storage, work, or expansion. The property sits on a large AE-40 zoned lot, ideal for farming, ranching, or other agricultural ventures, making it a rare opportunity to live and invest in the same space. A detached building provides storage or conversion potential, and the expansive grounds allow room for equipment, RV parking, or future projects. Located in the quiet community of Ducor, you'll experience the peace of country living while still being a short drive from nearby amenities. This is more than just a property, it is a lifestyle with space to grow, expand, and enjoy.

[Pictures \(62\)](#)[Picture](#)

Agent
Co-Agent
Office
Co-Office
Property Type
Status
Agreement Type
Area
County
Year Built
Cross Street
Listing Date
On Market Date
Original Price
Occupant Type
Phone To Show
Agent Remarks

Kelli A Schoell (ID: 12146) Primary:661-496-3208 Secondary:661-979-1999 CalDRE#: 01778449

Jordan A Mulrooney (ID: 15818) Primary:559-280-9157 CalDRE#: 02021903

Chaddick Williams Realty (ID:2344) Phone: 661-979-1999, FAX: 661-587-6634 Office Lic.: 01978352

RE/MAX - All Estates Realtors (ID:10809) Phone: 559-734-1400, FAX: 559-734-1065 Office Lic.: 01893830

Commercial / Ind.

Property Subtypes

Commercial

Active (09/04/25)

Excl. Right to Sell

99

Tulare

APN

321-110-020-000

1983

Rd 236 & Norwood Rd.

Entry Date

09/05/25

09/04/25

09/04/25

800,000

Expiration Date

09/07/26

Vacant

Buyer and buyers agent to verify any and ALL information including but not limited to schools, permits, zoning, etc.
Please send offers to kelli@kelliarealtor@gmail.com and CC Jordan@jamsre.com or vice versa

Please see the following Showing Instructions.**To Show Call:**

Use "ShowingTime"

Showing Instructions

Must have confirmed appt. When leaving make sure you secure property and that all gates & doors are locked.

Property Information

Income/Expense Info
City Limits
Zoning Description
Annual Gross Income
Cap Rate
Total Annual Expense
APOD
Annual Net Income
Current Use

Actual
No
AE-40
\$0.00
0
\$0.00
No
\$0.00
none

Property Features

Financial Info.
Sale Includes
Sale Options
Utilities
Roof
Parking
Heat & Cool
Exterior
Environmental Report
Disclosures
Type Use

Owner
Building & Land
All Parcel
Private Water, Septic System
Steel Joists, Aluminum
Covered
Gas, Other
Steel / Metal
None
None of the Above
Retail, Industrial/Warehouse, Office Building, Other


Privileged Information

Picture Provided By
Internet Viewable

Yes

Loan Information

Mortgage Info

 This is not an official loan estimate. Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

PERSONALIZE YOUR MORTGAGE

Estimated Sale Price

Down Payment: (Amount or Percent)

%

CALCULATE

* Denotes information autofilled from tax records.

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