Listing #202510001 \$800,000 (LP)

23259 Avenue 64, Ducor, CA 93218 \*

Mactive (09/04/25) DOM/CDOM: 4/4

Sa Ft: 0 Area: 99 Price/SqFt: 0.00

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 guiet 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)







321-110-020-000

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

APN

N Active (09/04/25) Excl. Right to Sell 99

Tulare 1983

Rd 236 & Norwood Rd.

09/04/25

09/04/25 800,000 Vacant

**Entry Date** 09/05/25

**Expiration Date** 09/07/26

Buyer and buyers agent to verify any and ALL information including but not limited to schools, permits, zoning, etc. Please send offers to kellikellikellirealtor@gmail.com and CC Jordan@jamsre.com or vise 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 Actual **City Limits** No **Zoning Description** AE-40 **Annual Gross Income** \$0.00 Cap Rate O **Total Annual Expense** \$0.00 APOD No Annual Net Income \$0.00 **Current Use** none

**Property Features** 

Financial Info. Owner Sale Includes **Building & Land** Sale Options All Parcel

Private Water, Septic System Utilities Roof Steel Joists, Aluminum

Parking Covered **Heat & Cool** Gas, Other Steel / Metal Exterior **Environmental Report** None **Disclosures** None of the Above

Retail, Industrial/Warehouse, Office Building, Other Type Use

**Privileged Information** 

Picture Provided By Internet Viewable

Yes

Longitude / Latitude	-119.052315 / 35.905586	
Show Address to Public	Yes	
Agent Hit Counter	12	
Public/Client Hit Counter	1	
		Loan Information
Total Assessment	0	
Assessment Year	0	
Tax Year	0	
Land Assessment	0	
Improved Assessment	0	
Lot Depth	0	

## Mortgage Info

FIND YOUR MONTHLY PAYMENT ACCURATE LIVE RATE ESTIMATES					PERSONALIZE YOUR MORTGAGE		^	
KEY INFO	30 Yr Fx	15 Yr Fx	30 Yr FHA	VA	Conv 5/6 ARM	Estimated Sa	le Price	
Down Payment	\$160,000	\$160,000	\$28,000	\$0	\$160,000	\$	800000	
Mortgage Payment	<u>\$4,098</u>	\$5,358	\$4,901	\$4,96 <u>5</u>	<u>\$4,045</u>			
Rate	6.625%	5.875%	6.375%	6.125%	6.500%	Down Payment: (Amount or Percent)		
APR	6.705%	5.955%	6.455%	6.205%	6.580%	DOWN Fayine	ant. (Annount of Fercent)	
Taxes (est)	\$800	\$800	\$800	\$800	\$800	Any Down Payment		9
nsurance / HOA Dues	\$200	\$200	\$200	\$200	\$200	All,	y Down i dyment	'
PMI	\$0	\$0	\$687	\$0	\$0			
Monthly Payment	\$5,098	\$6,358	\$6,588	\$5,965	\$5,045		CALCULATE	

Asking Price of \$800,000 with a Down Payment of 20.0% and a Loan Amount of \$640,000. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Click Key Info for required disclosure. Click here for relationship disclosure, false

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U.S. Patent 6,910,045
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<sup>\*</sup> Denotes information autofilled from tax records.