



Country Residence & Citrus | Visalia, CA

Property For Sale

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
www.mdgre.com

**GRAHAM** | & ASSOCIATES

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

Matt Graham  
Lic# 01804235

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Lic# 1917959

## PROPERTY DETAILS

<b>Address:</b>	31946 Road 168   Visalia, CA
<b>APN:</b>	110-130-004
<b>Lot Size:</b>	8.63 +/- Acres
<b>Residence Size:</b>	1,294 +/- Sq. Ft.
<b>Plantings:</b>	5 +/- Acres - Cara Cara oranges
<b>Zoning</b>	AE-20
<b>Sales Price</b>	\$785,000.00

**Additional Comments:**

This lovely country property is +/- 8.63 acres of agricultural land recently developed to 5 ac +/-Cara Cara oranges. The trees are not yet in full production. The property is located northeast of Visalia and south of Ivanhoe on Road 168. An easy drive into town! Two irrigation wells are located on the property, in addition to a domestic well for the residence. A charming home (circa 1936) has been extensively refurbished throughout - featuring a modern kitchen with stone countertops and stainless appliances, refinished original hardwood floors, and a new bathroom featuring a subway tile shower. In addition, there is a house pad and an older 1000sf refurbished barn on the property. The property is fully fenced and landscaped along the perimeter, with a DG bridal path for a perfect hose setup and a private tree nursery for future landscaping. Please contact the listing agent for further details and a tour of this exceptional country property.

For a Virtual Tour, please visit: <https://drive.google.com/file/d/1CK767rlKj0DVkyFtqUwxholaGChZdN xv/view?usp=sharing>

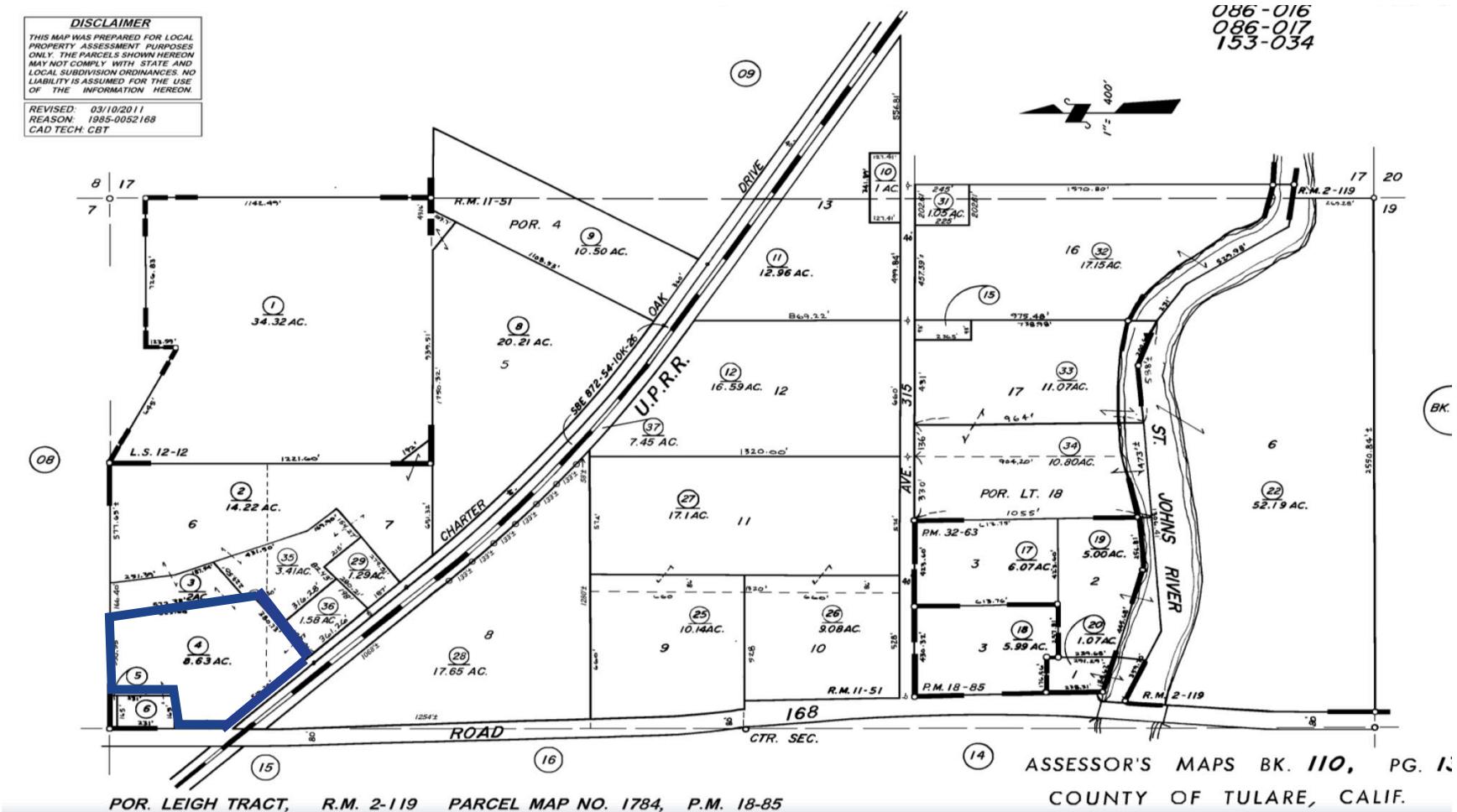


**Contact Broker:**  
Matt Graham  
Lic# 01804235

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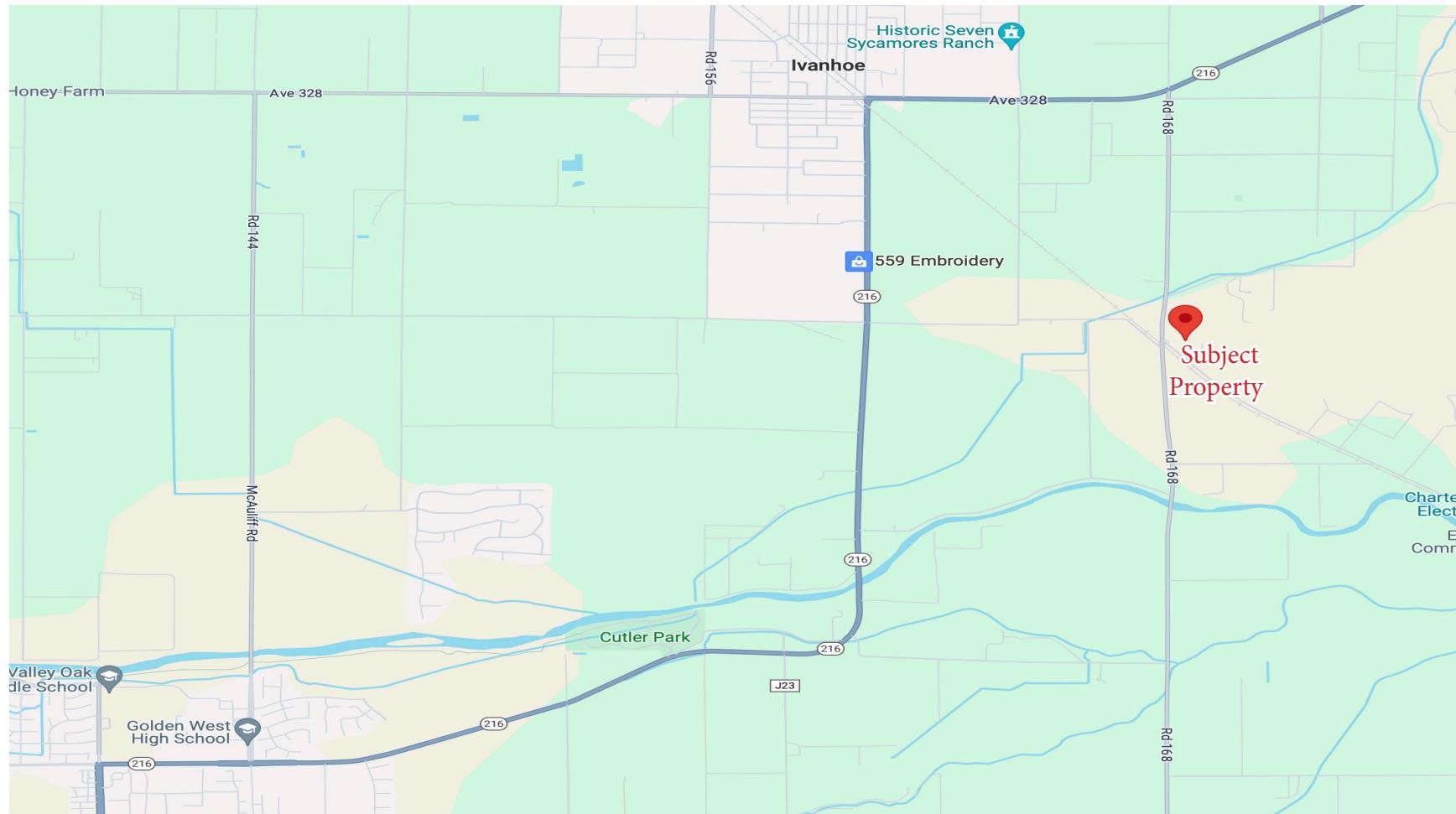
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## TAX MAP



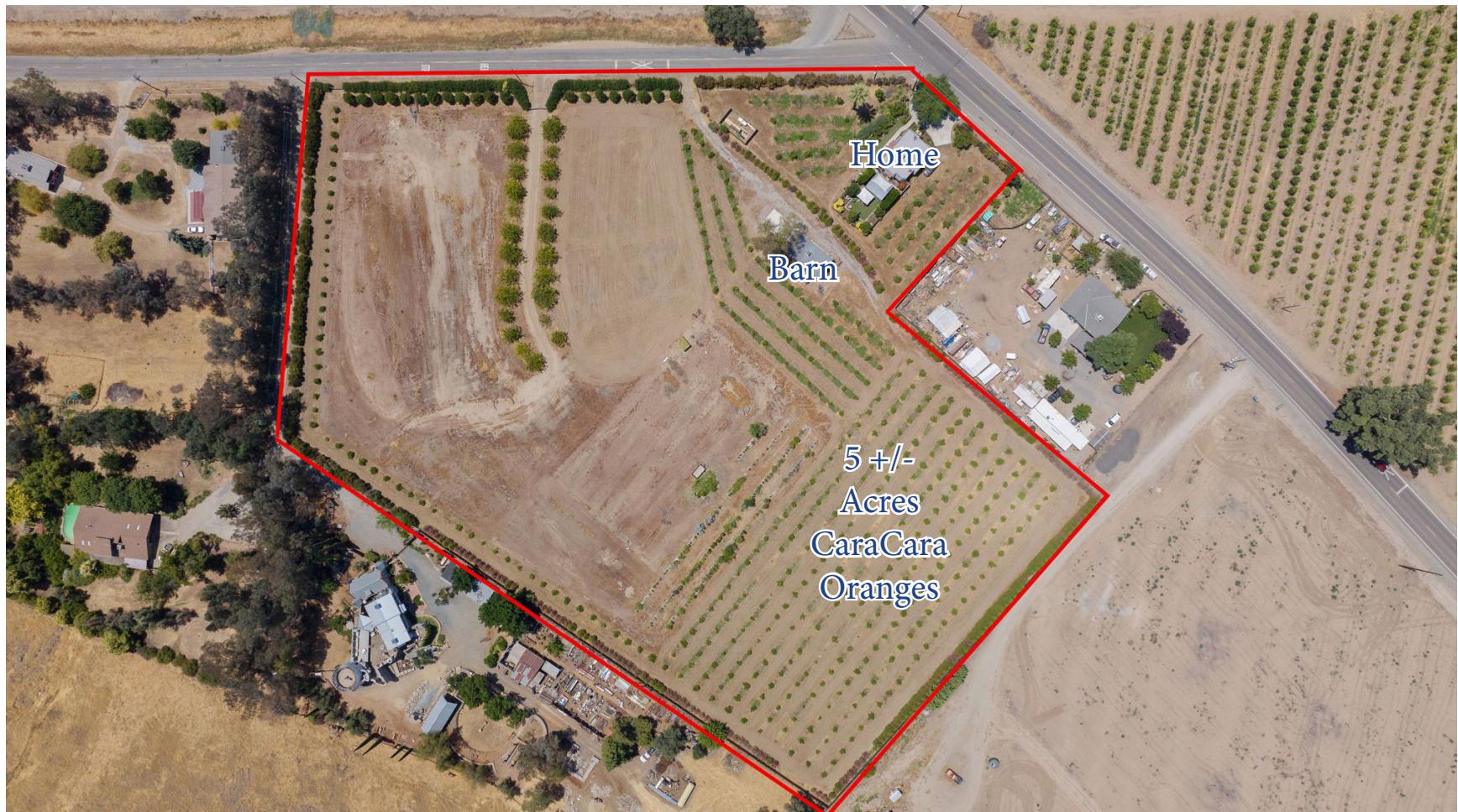
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## LOCATION MAP



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## PROPERTY LAYOUT



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## HOME PHOTOS



## HOME PHOTOS



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## BARN PHOTOS



## CITRUS AERIALS

