



SELLER-FINANCING AVAILABLE

# Agricultural Land | Near Highway 99 |

22492 ROAD 19, CHOWCHILLA, CA 93610

\$395,000 | 13.27 ACRES | \$33,911 PER ACRE

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SACRAMENTO | CENTRAL VALLEY | BAY AREA

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### PRESENTED BY:

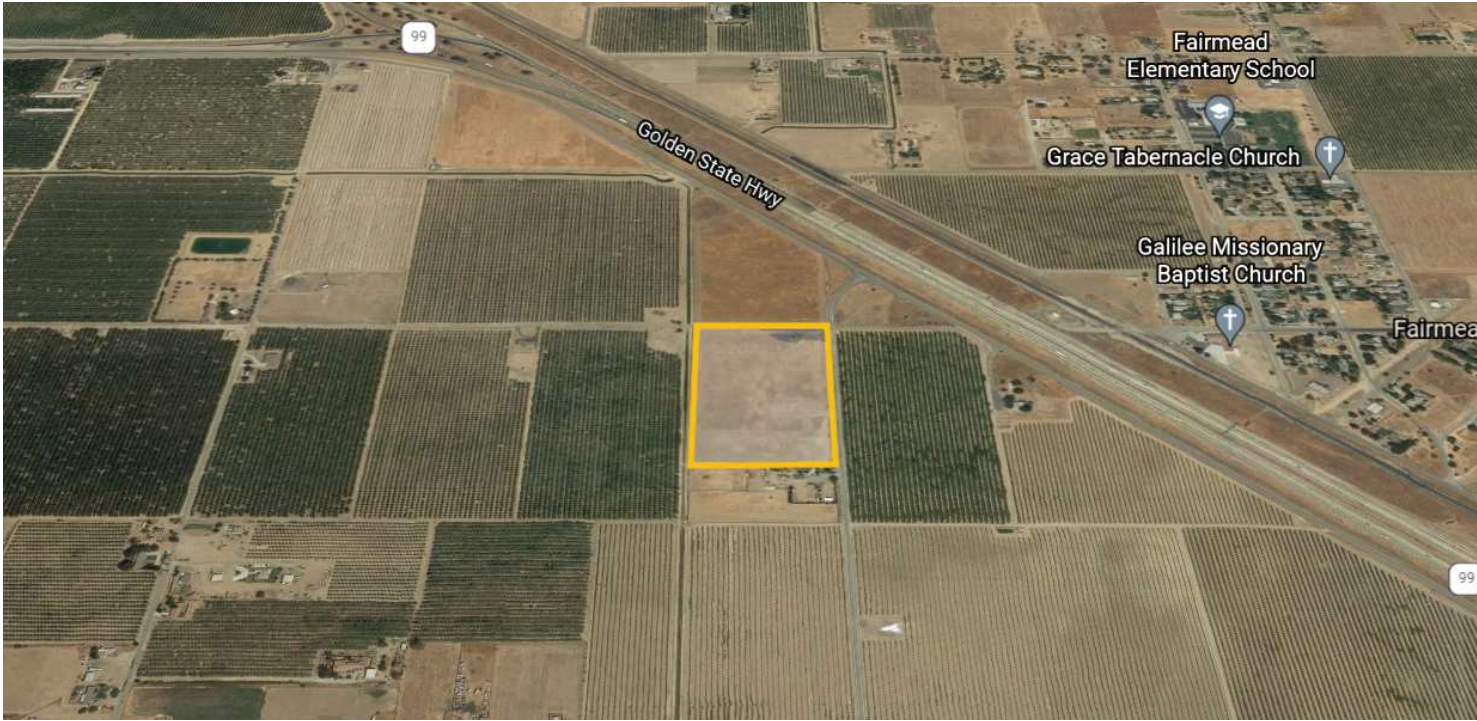
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**OFFERING SUMMARY**

Sale Price:	\$395,000
Price / Acre:	\$29,766
Price / Land SF:	\$0.68
Lot Size:	13.27 Acres

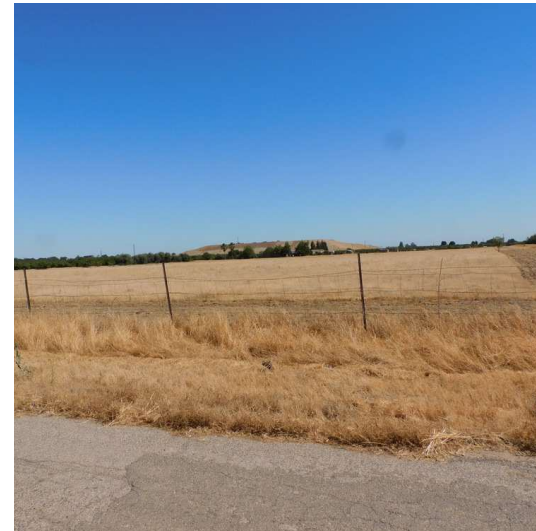
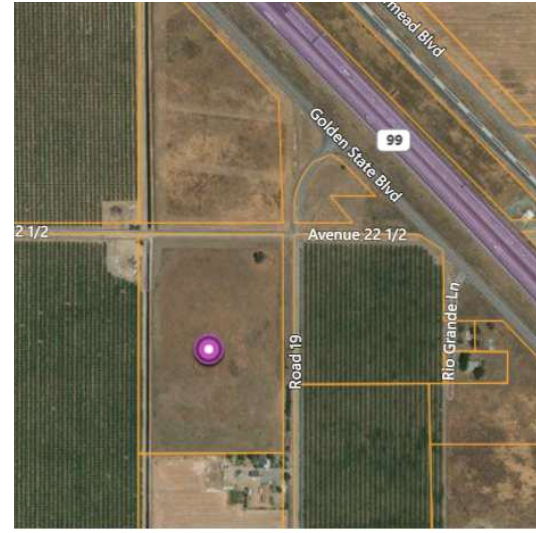
**PROPERTY HIGHLIGHTS**

- Close proximity to Highway 99
- Water available from the Canal Irrigation District
- Agricultural zoning in the path of development
- Excellent land bank opportunity for future use
- Well shaped corner land parcel
- Seller-Financing Available at 50%

Land SF:	578,041 SF
Zoning:	Agricultural

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	313	3,982	8,234
Total Population:	1,160	16,322	36,983
Average HH Income:	\$48,175	\$51,034	\$61,688



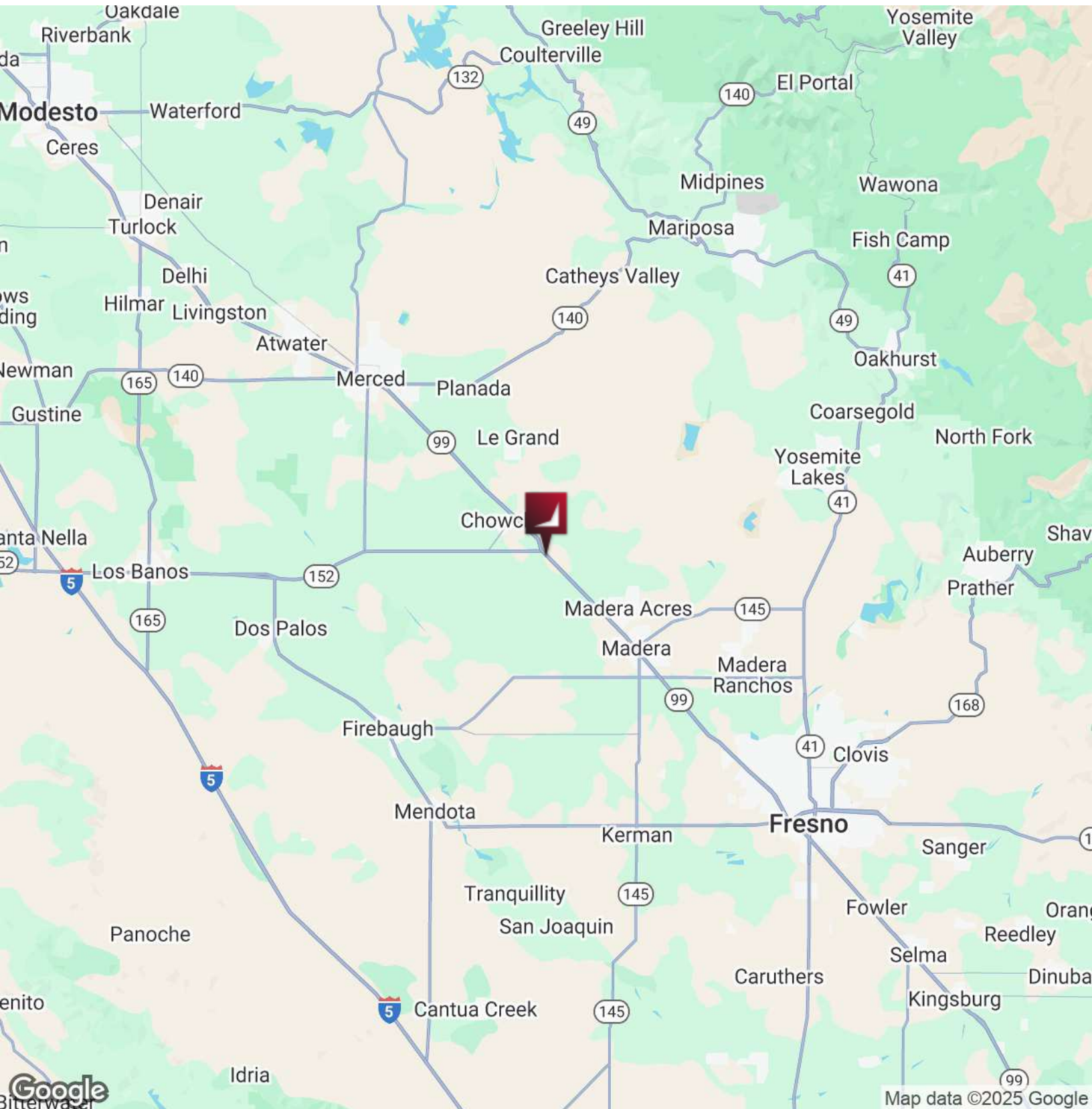


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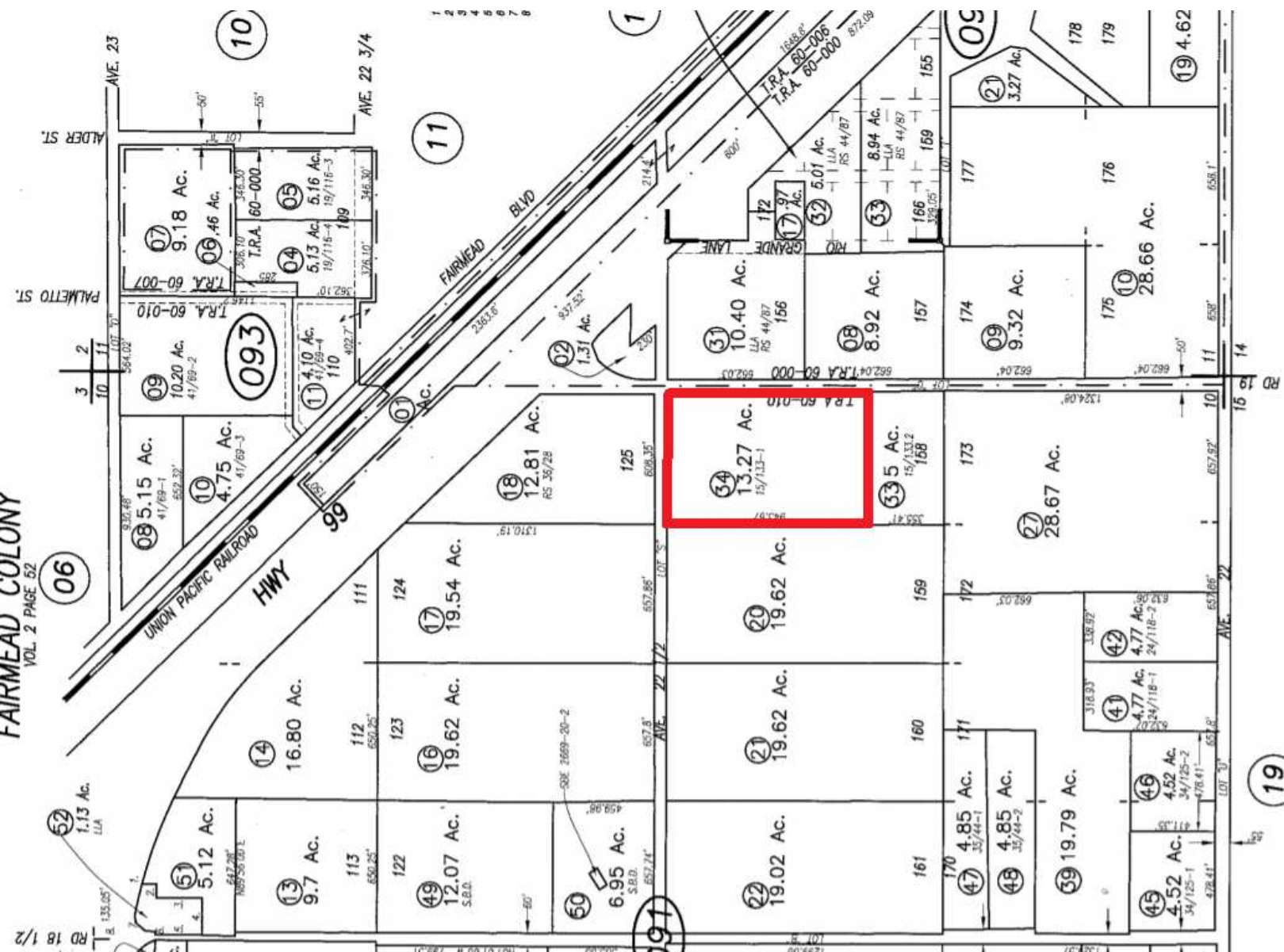




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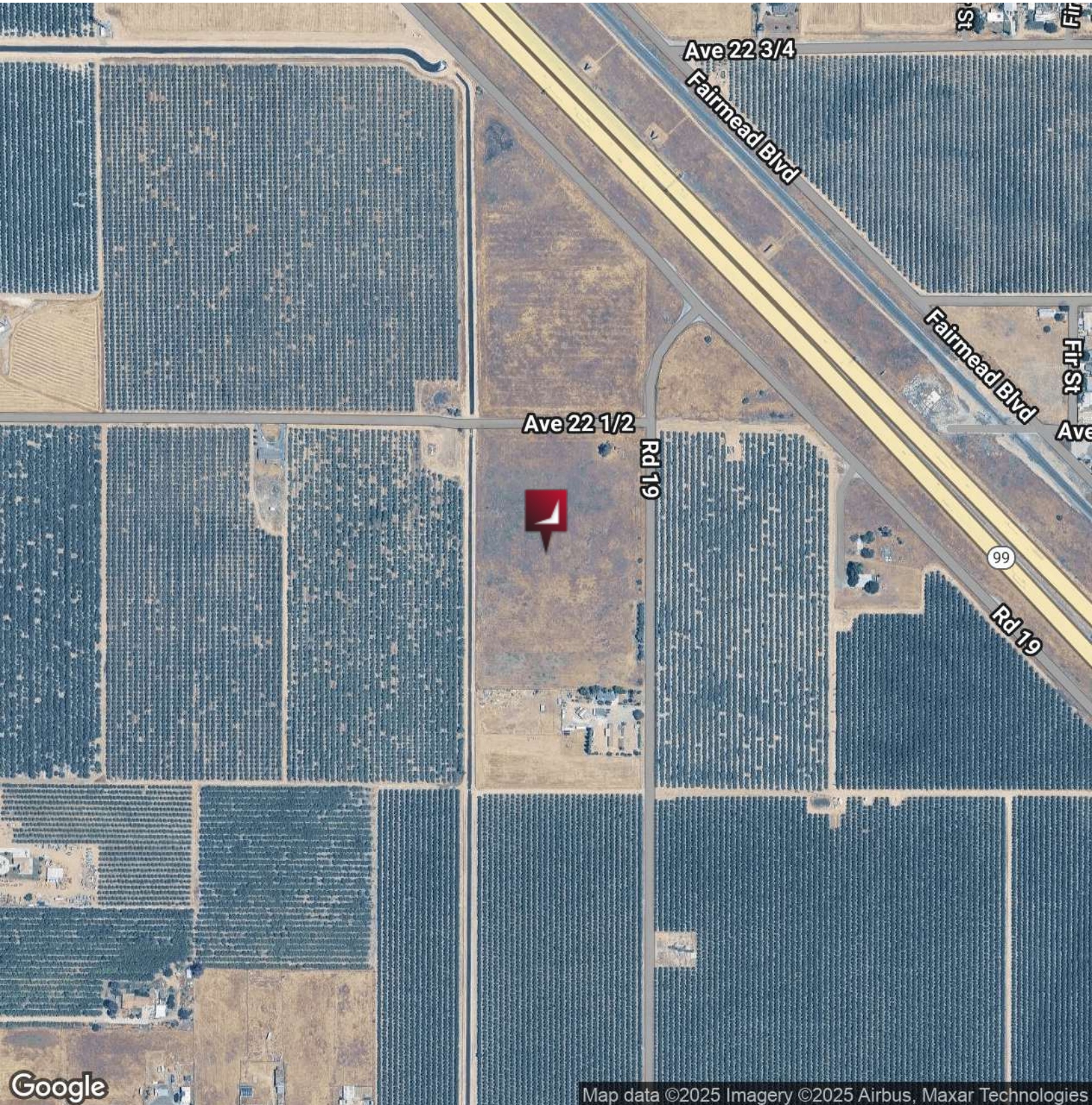
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VOL. 2 PAGE 52

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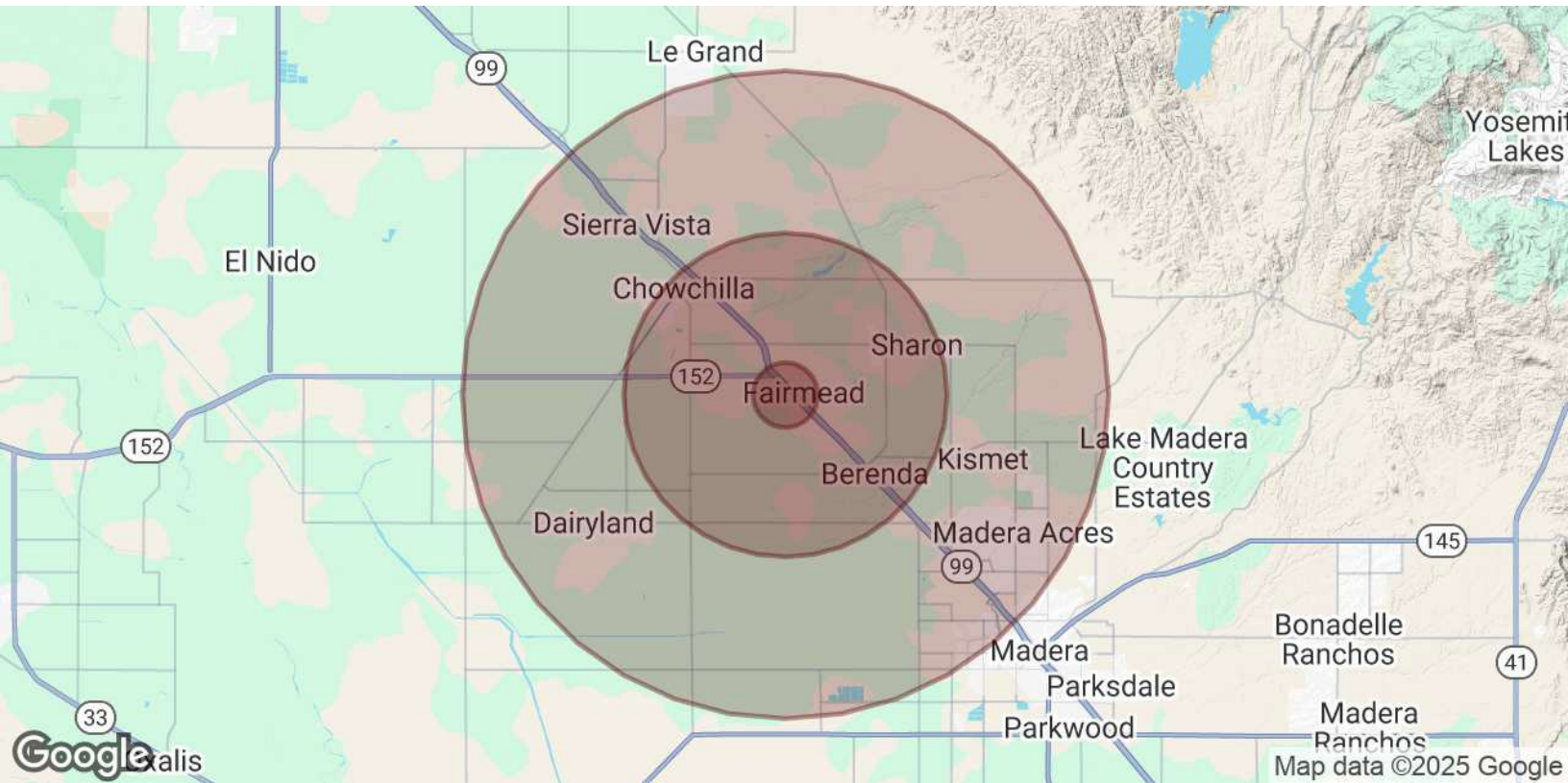


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**POPULATION**

Total Population

Average Age

Average Age (Male)

Average Age (Female)

**1 MILE**

1,160

31.7

31.0

32.8

**5 MILES**

16,322

32.2

31.4

33.2

**10 MILES**

36,983

32.7

31.8

33.6

**HOUSEHOLDS & INCOME**

Total Households

# of Persons per HH

Average HH Income

Average House Value

**1 MILE**

313

3.7

\$48,175

\$372,124

**5 MILES**

3,982

4.1

\$51,034

\$364,016

**10 MILES**

8,234

4.5

\$61,688

\$367,119

\* Demographic data derived from 2020 ACS - US Census