



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

Matt Graham
Lic# 01804235

Jim Abercrombie
Lic# 1917959

PROPERTY DETAILS

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



Contact Broker:

Matt Graham
Lic# 01804235

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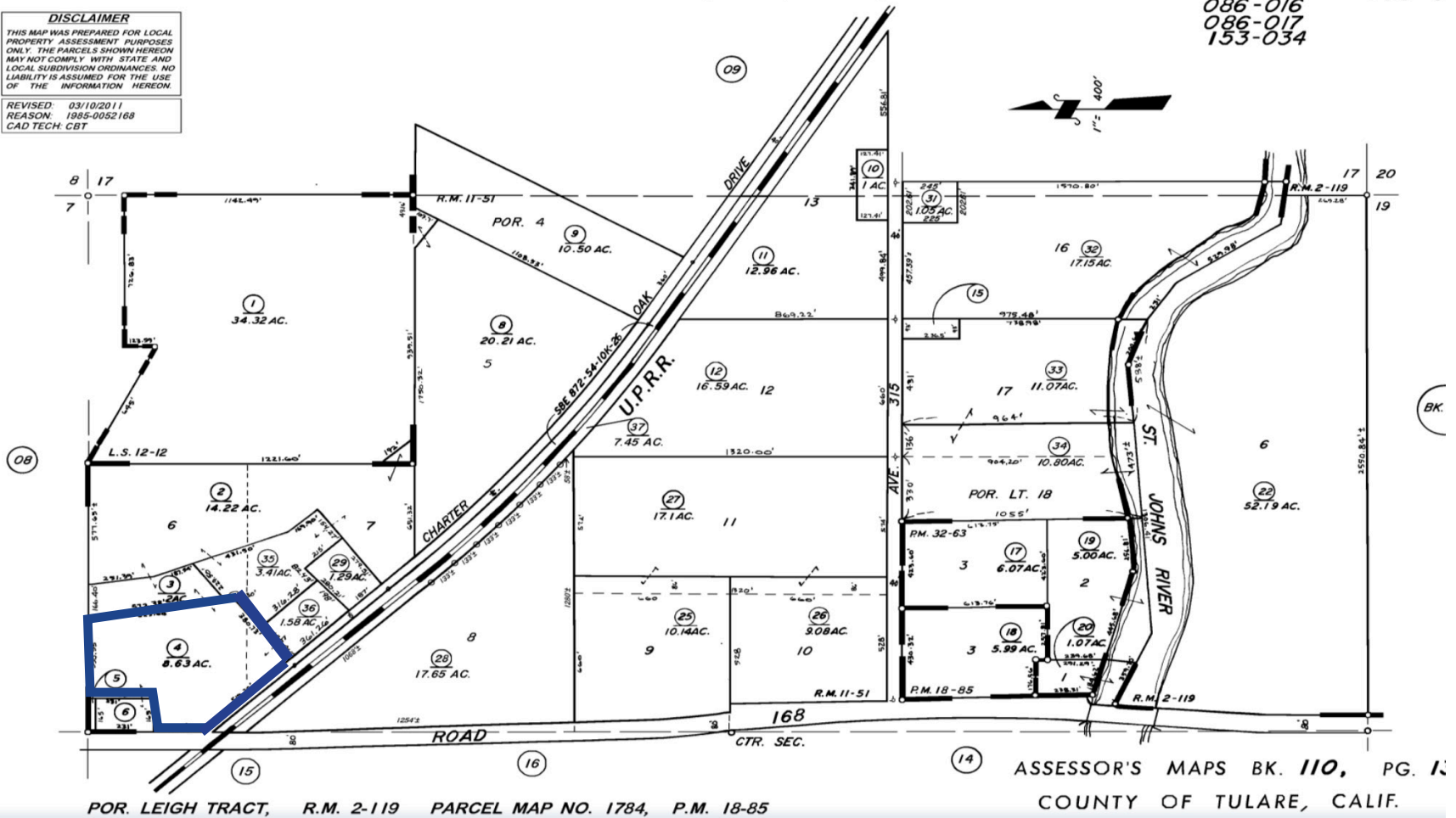
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TAX MAP

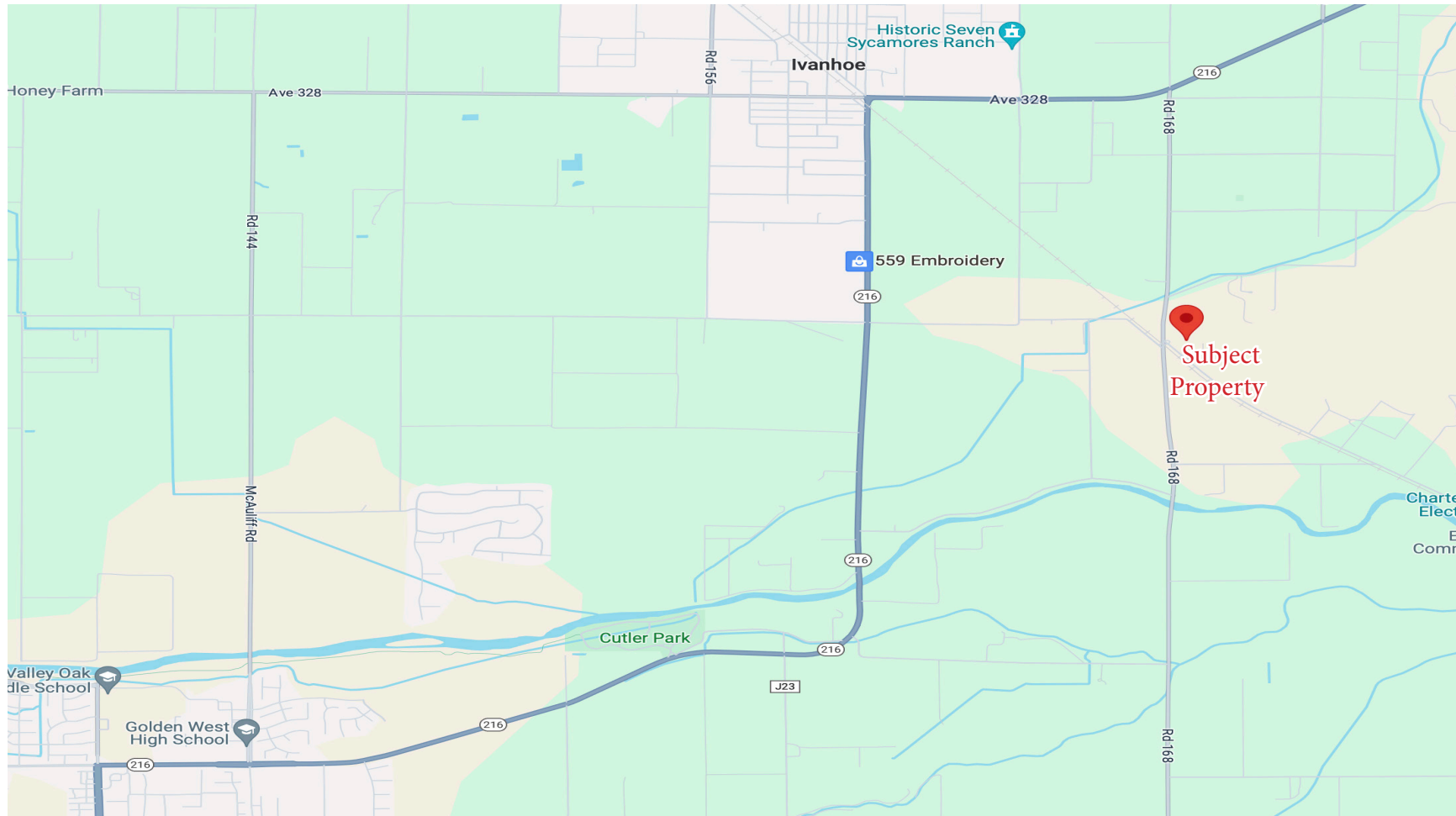
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 03/10/2011
REASON: 1985-0052168
CAD TECH: CBT

086-016
086-017
153-034



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LOCATION MAP



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PROPERTY LAYOUT



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HOME PHOTOS



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BARN PHOTOS



CITRUS AERIALS



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PROPERTY AERIALS



For a Virtual Tour, please visit: <https://drive.google.com/file/d/1CK767rlKj0DVkyFtqUwxholaGChZdNxv/view?usp=sharing>