

FOR SALE



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Kingsburg Cottage Home



**1.00± Acre
Fresno County, California**

- Nicely remodeled
- Domestic pump and well
- Converted detached garage

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CA BRE #00020875



Kingsburg Cottage Home

1.00± Assessed Acre

\$190,000

LOCATION:

The subject property is located on the west side of Del Rey Avenue, approximately 3/8 mile north of Elkhorn Avenue.
Address: 16581 S. Del Rey Avenue, Kingsburg, CA 93631.

LEGAL:

1.00± assessed acre located in a portion of the NE 1/4 of the SW 1/4 of Section 32, T16S, R22E, M.D.B.&M. Fresno County APN: 393-142-22s.

ZONING:

(Agricultural Exclusive, 20 acre minimum parcel size).

RESIDENCE:

A nicely remodeled 900± sq. ft. cottage style home. The 2 bedroom, 1 bath residence was originally constructed in 1948±. The parcel also includes a detached garage converted to a recreation room.

WATER:

Consolidated Irrigation District (no water delivery).
(1) domestic pump and well.

PRICE/TERMS:

\$190,000 cash at the close of escrow

ASSESSOR'S PARCEL MAP

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN SEC. 31 & 32, T.16S., R.22E., M.D.B.&M.

Tax Rate Area
11-007
121-001
121-002

393-14

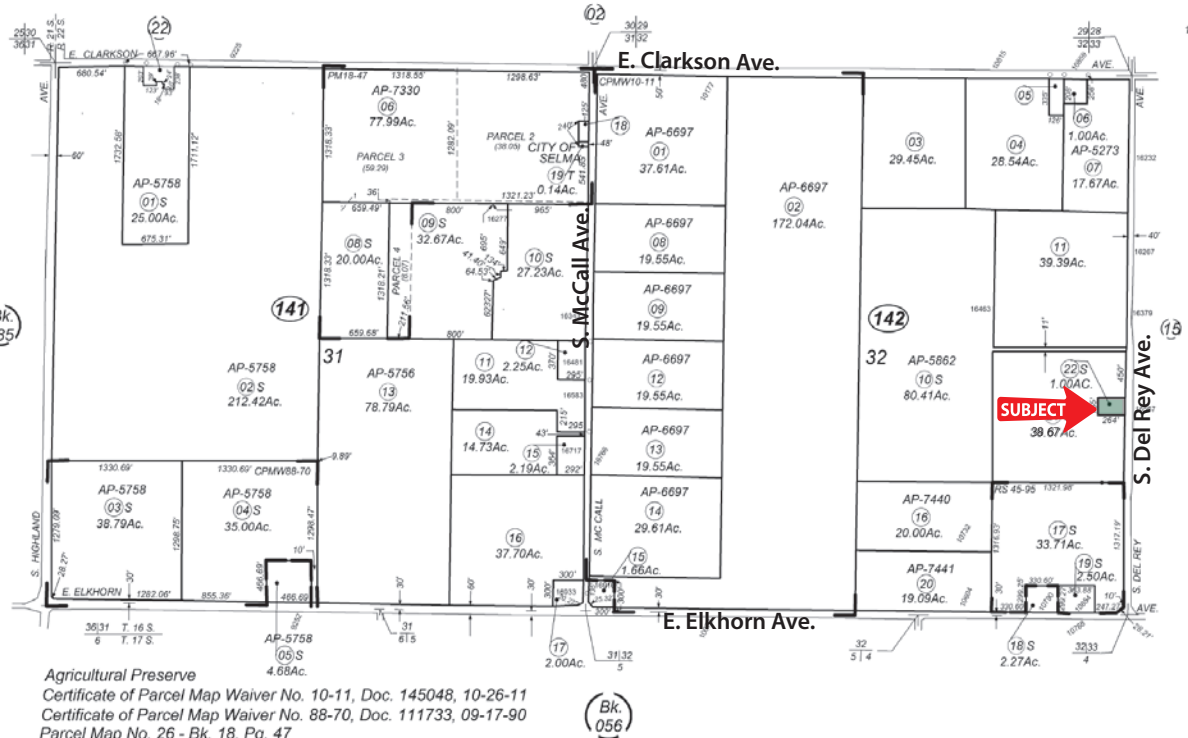


10/17/2016

Agricultural Preserve
Certificate of Parcel Map Waiver No. 10-11, Doc. 145048, 10-26-11
Certificate of Parcel Map Waiver No. 88-70, Doc. 111733, 09-17-90
Parcel Map No. 26 - Bk. 18, Pg. 47
Record of Survey - Vol. 45, Pg. 95

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

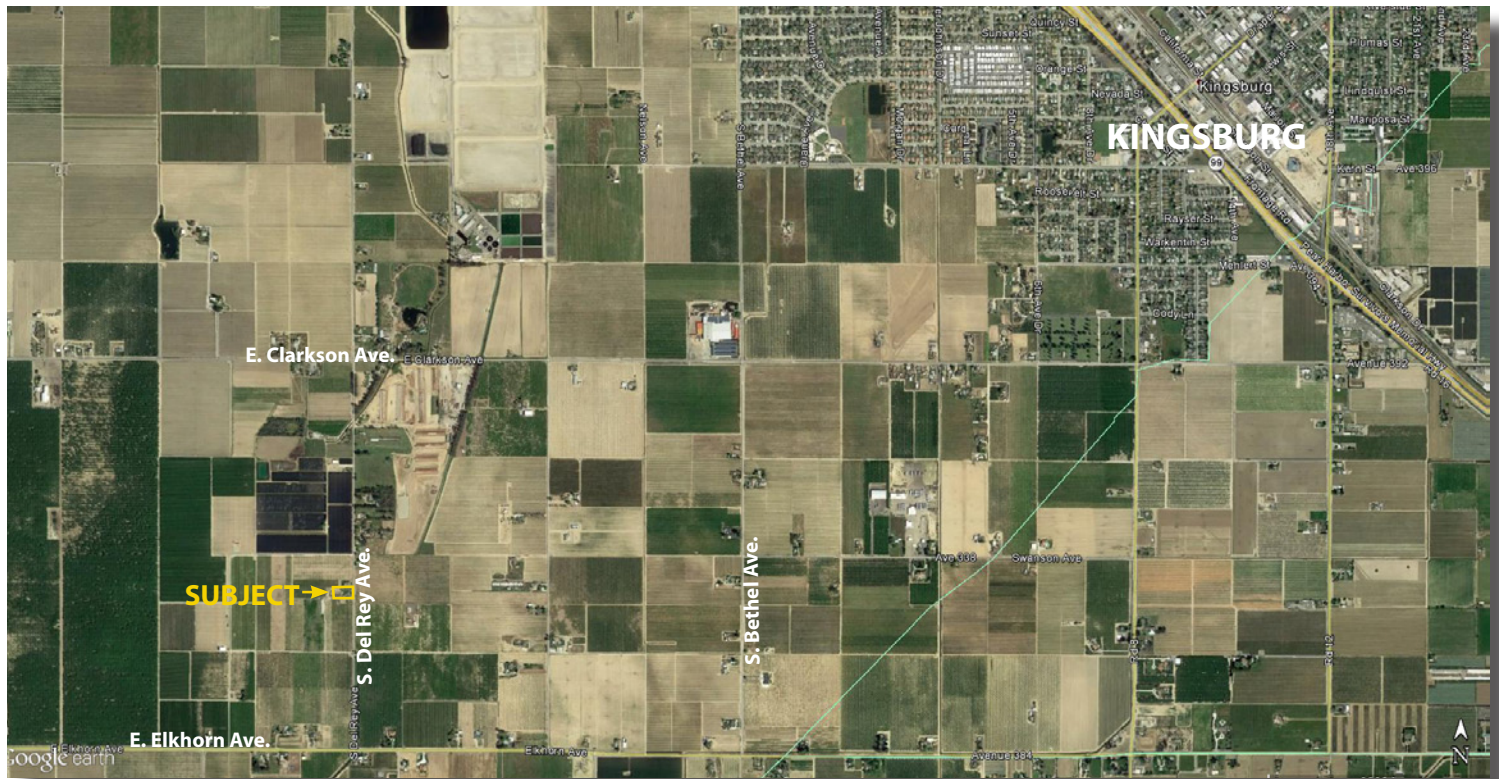
Assessor's Map Bk.393 - Pg. 14
County of Fresno, Calif.



RESIDENCE BACK YARD



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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