

12.04±
ASSESSED ACRES

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875

DINUBA CITY LIMITS
FUTURE RESIDENTIAL
TULARE COUNTY, CALIFORNIA

\$1,495,000

PRICE REDUCED



PROPERTY
HIGHLIGHTS:

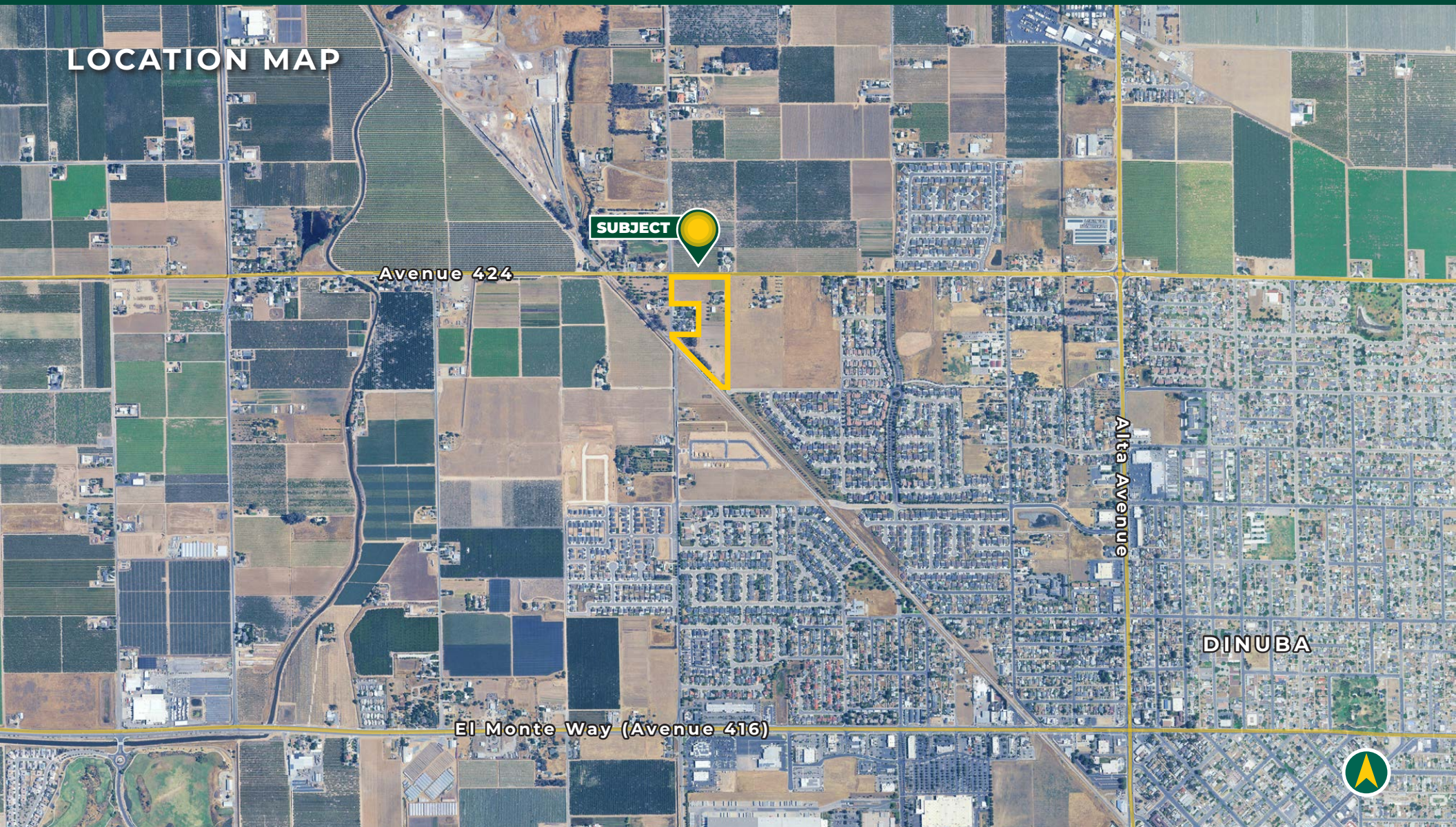
- WITHIN DINUBA CITY LIMITS
- FUTURE RESIDENTIAL DEVELOPMENT POTENTIAL
- GOOD SOILS AND WATER
- CUSTOM BUILT HOME

DINUBA CITY LIMITS FUTURE RESIDENTIAL
TULARE COUNTY, CA

12.04± ACRES

\$1,495,000

LOCATION MAP



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

PROPERTY INFORMATION

DESCRIPTION

This beautiful home and land opportunity is located in the Dinuba City Limits. The property is currently zoned (R 1-10) Family Residential in the City of Dinuba Zone Plan. The buyer of this property could live in the home and potentially farm the land while waiting for the benefits of future residential development. Dinuba does have residential development on both streets where this prime corner property is located. The land has access to Alta District water, a domestic pump/well and an Ag pump/well that is not currently operating. The parcel also borders city water and sewer on the southeast property line.

LOCATION

The property has a great location on the corner of W. Nebraska Avenue (Avenue 424) and Road 72. The street address is 7301 Avenue 424, Dinuba, CA 93618.

LEGAL

Tulare County APN: 014-013-001, approximately 12.04± acres. Alta Colony in a portion of LT 36 in 07-16-2024.

ZONING

Family Residential (R 1-10).

WATER

Alta District water
Domestic pump and well
Ag pump and well (not currently in use)

PLANTINGS

Currently open ground.

SOILS

Delhi loamy sand, 0 to 2 percent slopes
Exeter loam, 0 to 2 percent slopes
Flamen loam, 0 to 2 percent slopes

BUILDINGS

Attractive custom built residence is a very well maintained 4 bedroom, 3.5 bathroom 2,765± sq. ft. home. The house was built in 1992 with the roof being completely replaced in 2024. The house also has a 2 car 703± sq. ft. garage, half of which has been converted into a pet grooming facility. The yard is beautifully landscaped and also has RV parking. The home also features owned solar, chef's kitchen, newer roof, fire place in great room, a spa and barbecue in the backyard for entertaining.

The property also has a 40'x60' pole barn, tack room, multiple pipe fenced pastures and storage sheds that add to the complete city-country living atmosphere.

PRICE/TERMS

The asking price is \$1,495,000 all cash or terms acceptable to seller.

NOTES

The Buyer should verify all zoning, land use and development requirements with the City of Dinuba.



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

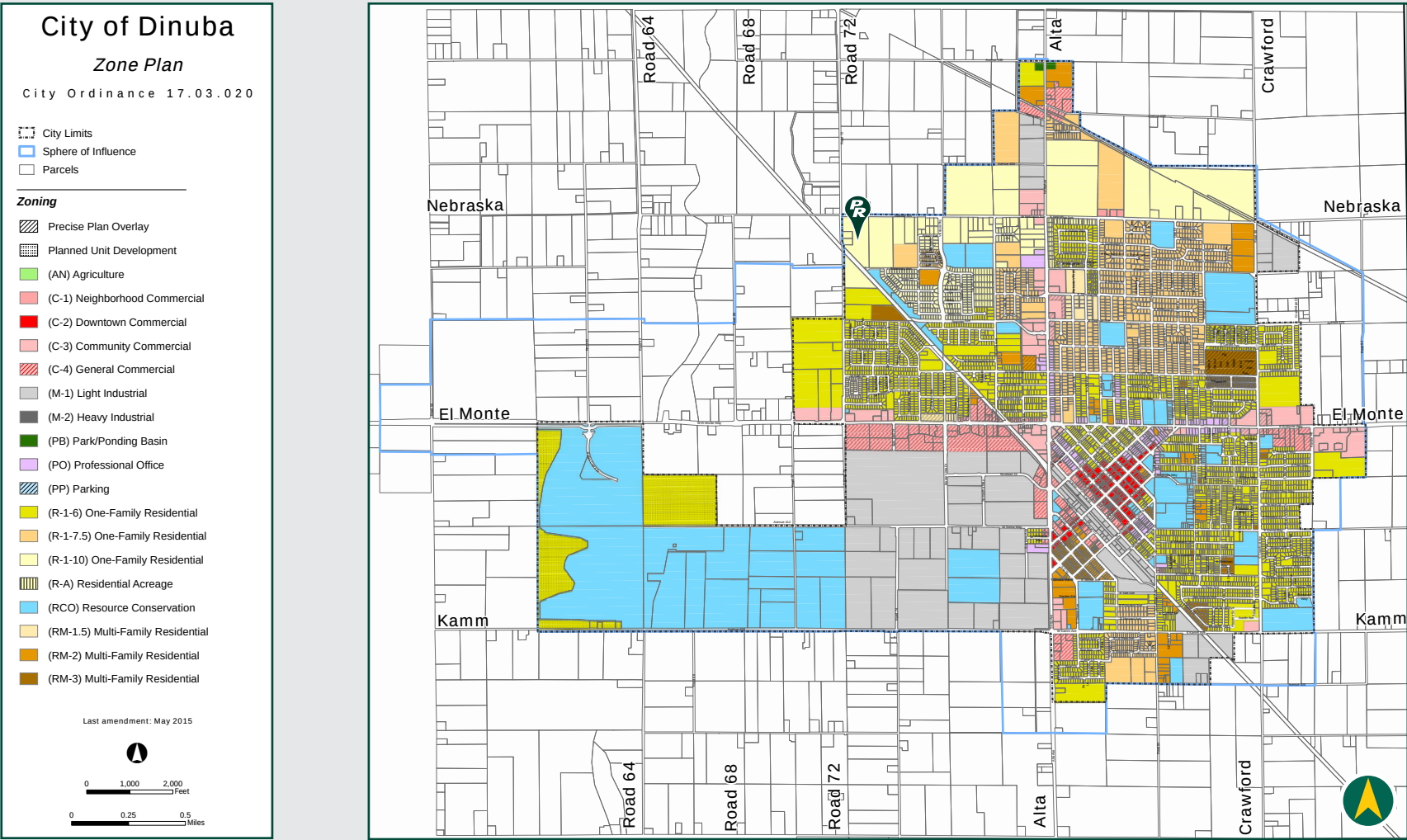
VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

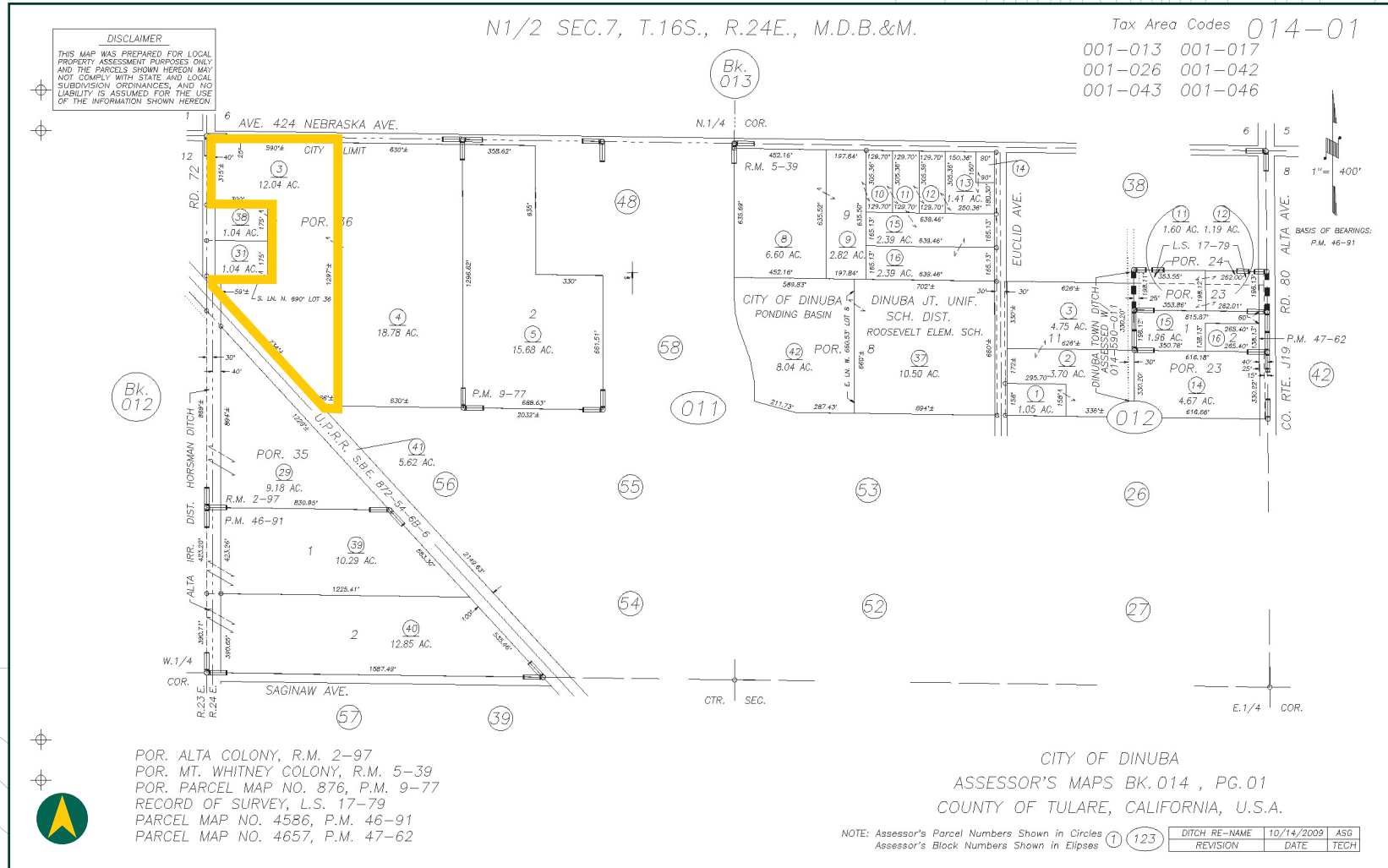
GENERAL PLAN MAP



COMPETITION MAP



PARCEL MAP



PROPERTY PHOTOS



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



**OFFICES SERVING
THE CENTRAL VALLEY**

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

