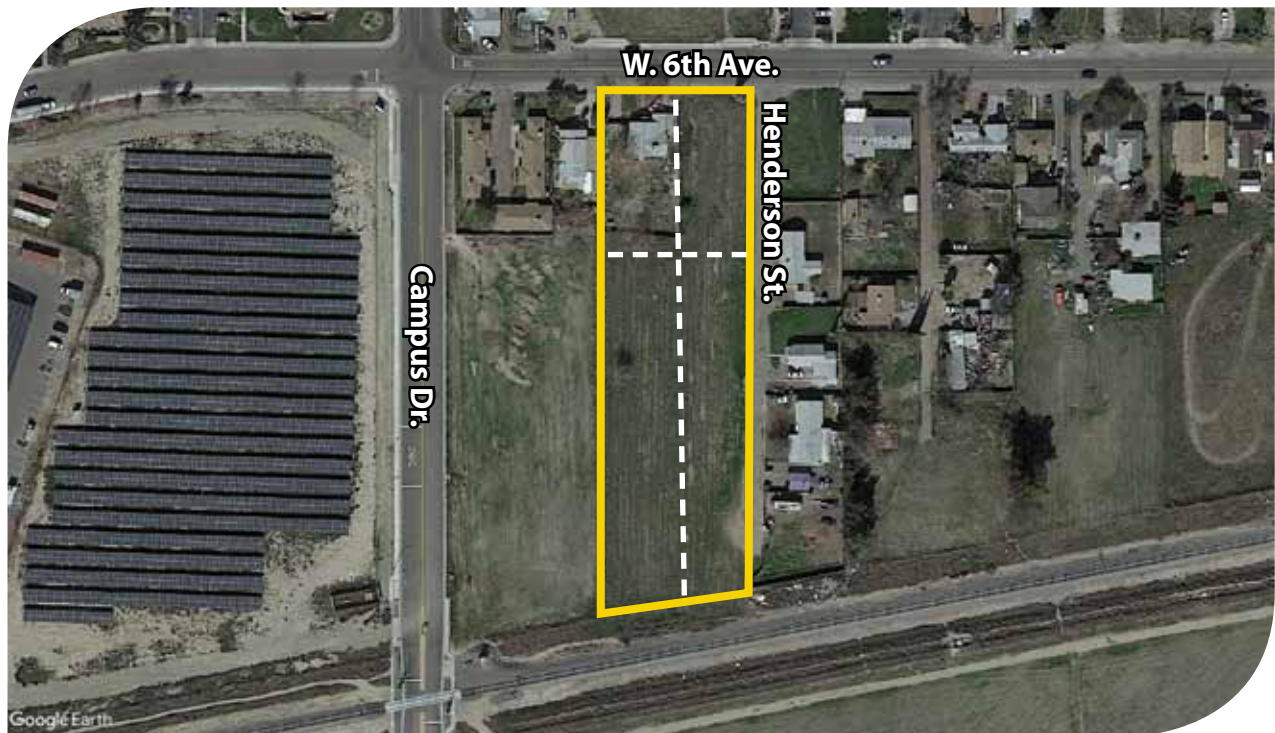


FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Hanford Residential Lots With Home



2.01± Acres
Kings County, California

- (4) Separate parcels zoned R-M3
- Potential development property
- Electricity, city water, sewer at street
- Very close proximity to Adventist Medical Center and Hanford Mall

Exclusively Presented By:
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Hanford Residential Lots With Home

2.01± Acres

\$675,000

LOCATION:

Located on the south side of W. 6th St., east of Campus Drive in Hanford, CA.
Address: 1209 W. 6th Street, Hanford, CA 93230.

DESCRIPTION:

2.01± acres consisting of 3 vacant lots and 1 lot with a single family home.

LEGAL:

Kings County APN's: 012-282-054, 055, 056 & 057.

ZONING:

Property is zoned R-M3. See Residential Zone Use Table for permitted uses.

UTILITIES:

Electricity, city water & sewer.

**BUILDINGS/
IMPROVEMENTS:**

1,320± sq. ft. single family, 3 bedroom, 1 bath home.

PRICE/TERMS:

\$675,000 cash to Seller at close of escrow. This site consists of 4 separate parcels that may be sold separately or together. Price for separate sales to be negotiated.



RESIDENTIAL ZONE USE TABLE

RESIDENTIAL USES	
Assisted living, skilled nursing or hospice facility	C
Bed and breakfast inn	C
Boarding house or rooming house	C
Emergency shelter	C
Employee housing for 6 or fewer employees	P
Mobile home park	C
Multifamily dwelling, 2 units per building (duplex)	P
Multifamily dwelling, 3 or 4 units per building (triplex or fourplex)	P
Multifamily dwelling, 5 or more units per building	P
Recreational vehicle park	C
Residential care facility, up to 6 persons	P
Residential care facility, 7 or more persons	C
Single-family dwelling, attached	P
Single-family dwelling, detached	P
Single-room occupancy (SRO)	
Supportive housing	P
Transitional housing	P
RESIDENTIAL ACCESSORY AND SUPPORT USES	
Accessory dwelling unit	A
Building ancillary to the main residential use	P
Cottage food operation	A
Expansion of existing nonconforming residential use	C
Home occupation	A
Keeping of household pets	P
Raising of fruit, vegetables, and horticultural specialties for personal use	P
Temporary caretaker's dwelling	T
Temporary materials storage yard	T
Temporary residential sales office	T
Other accessory or ancillary use of structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use	P
OTHER USES	
Community center or facility	C
Day care, up to 8 children	P
Day care, 9 to 14 children	A
Day care, over 14 children	C
Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A
Park or playground	P
Religious institution or facility	C
Storm drainage basin, with or without a park	P

USE CODES

P = Use is Permitted by Right

C = Use Requires Conditional Use Permit

A = Use Requires Administrative Use Permit

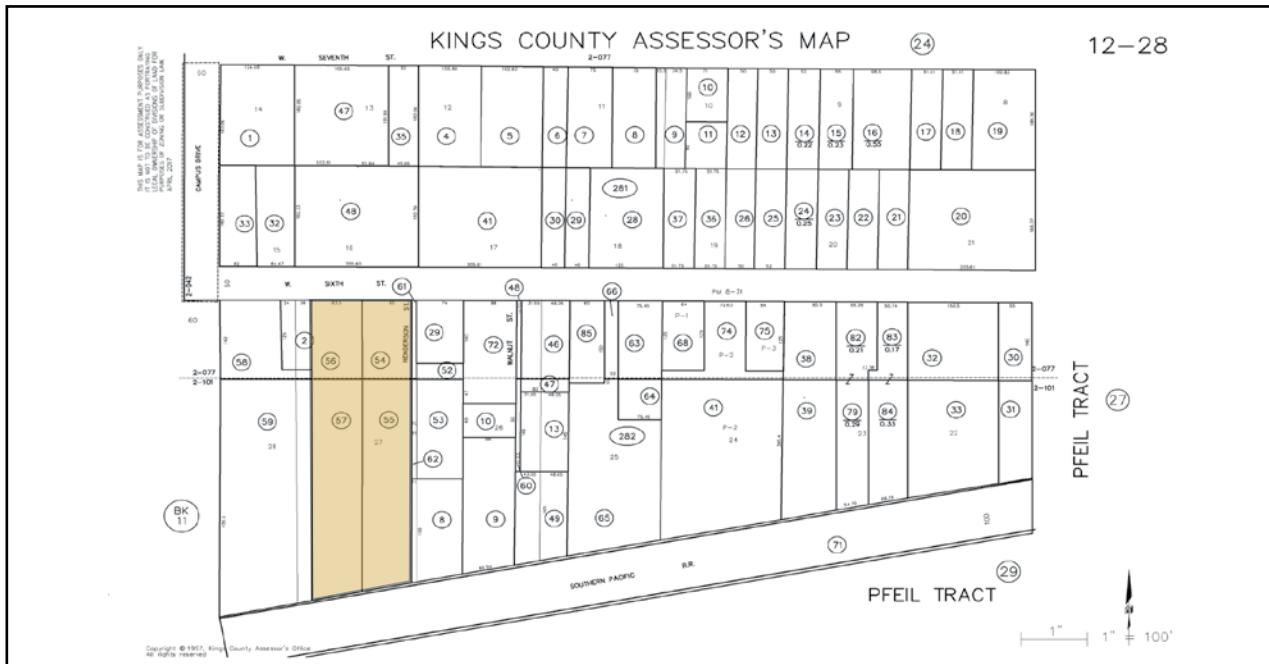
T = Use Requires Temporary Use Permit

Blank = Use is Not Allowed

LOCATION MAP



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

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