



Commercial \* Income Property \* Development \* Vacation Property \* Residential \* Ranches \* Duck Clubs \* Industrial

## Cox Station

### *Agricultural Trucking Land with Buildings*



- Description:** Mixed use piece of property just off of Hwy 99. Take a look at this deal. Open-Air Steel building measuring 120' X 100'. Perfect for storing Ag equipment, RVs, Semi trucks and more since it is 20' tall. Also includes a truck scale and other miscellaneous outbuildings.
- Extras:** Property has great dual access with fee simple ownership of land from Hwy 99 PLUS an additional road that is a separate parcel extending to Turner Ave.
- Location:** Located off of Hwy 99 just 2 miles South of Gridley.
- Zoning:** Currently used for Agricultural trucking operation. Buyer to confirm acceptable usage.

<b>APN/ Acres:</b>	024-160-007	3.27+/- Acres (Road Access to Hwy 99)
	024-160-019	.45+/- Acres (Road Access to Turner Ave.)
	Total:	3.72+/- Acres



---

Farm Land \* Income Property \* Commercial \* Vacation Property \* Residential \* Ranches \* Duck Clubs \* Industrial

---

**Value:** .86/Acre concrete slab. (37,16 sq ft) Would cost you over \$500,000 to rebuild today.

**Utilities:** Private Well for water source, Septic for waste and PG&E for electric.

**Extras:**

- Lots of Additional Parking
- Completely Fenced
- Plenty of Storage Buildings
- Great Location

**Price:** \$550,000

The property presents clear opportunities, making it a prime choice for investors eyeing value.

---

**Kory Hamman**  
Hamman Real Estate, Broker/EMS  
Lic#: 01158025  
1791 Hwy 99  
Gridley, CA 95948  
(530) 228-1940 cell  
[koryhamman@yahoo.com](mailto:koryhamman@yahoo.com)



***OVER 3/4 BILLION IN SALES & GROWING!!!***

1791 Hwy 99, Gridley, CA 95948 Phone: (530) 228-1940











S. 1/2 SEC. 18 T. 17 N. R. 3 E. M. D. B. & M.

24-16

