

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.

APN/ Acres: 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

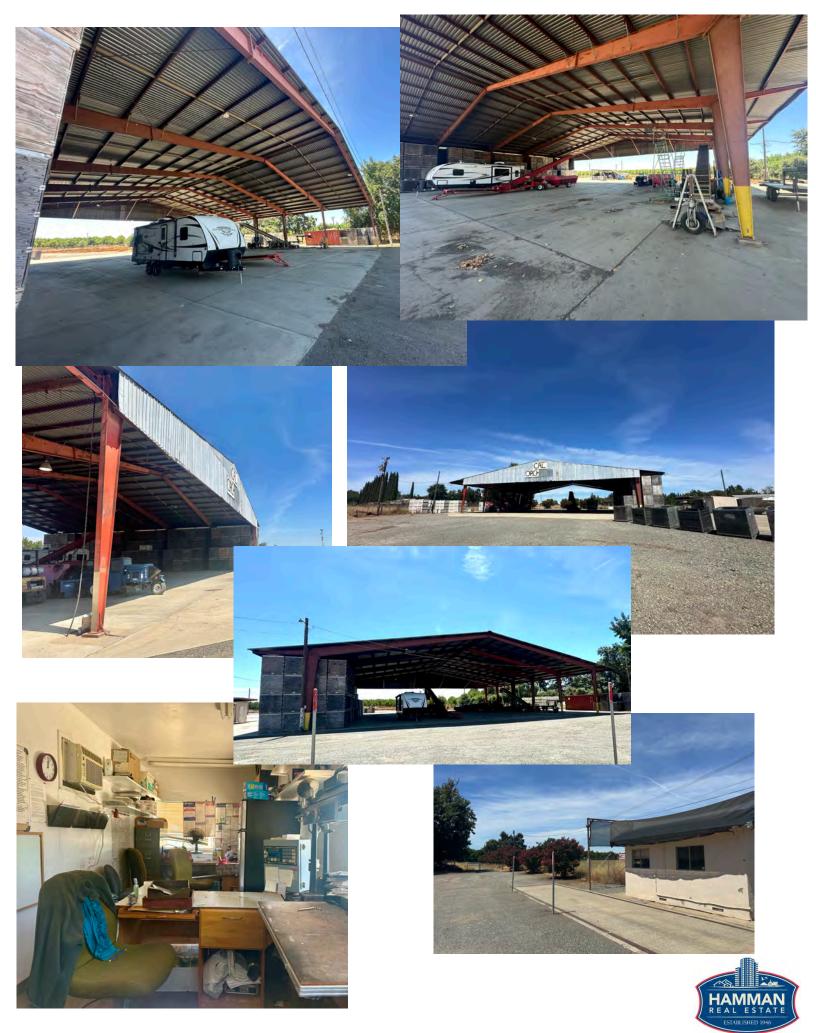
The property presents clear opportunities, making it a prime choice for investors eyeing value.

Kory Hamman

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