

FOR SALE



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Reservation Road Cattle Ranch



866.3± Acres
Tulare County, California

- Year-Round Access
- Year-Round Livestock Water
- Year-Round Recreational Use

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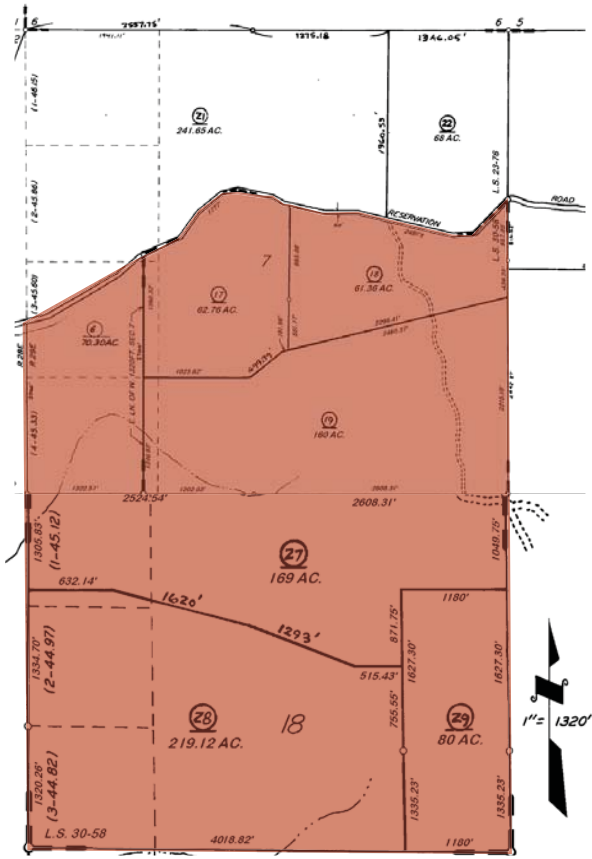
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866.3± Acres

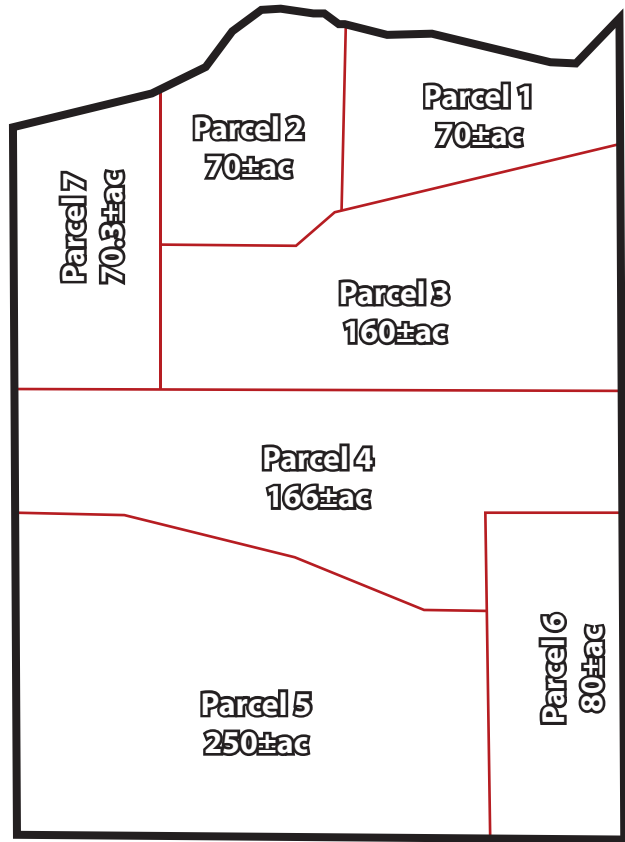
\$1,650,000

- DESCRIPTION:** This is a very nice cattle or recreational ranch located on Reservation Road just 3.6 miles off of Highway 190 east of Porterville. It has year-round access and consists of gently rolling hills with adequate water for year-round grazing.
- LOCATION:** The property is located on the south side of Reservation Road, 3.6 miles southeast of Highway 190, approximately six miles east of Porterville in Tulare County.
- LEGAL:** Tulare County APN's: 305-010-027, 028 & 029, 305-100-006, 017, 018 & 019.
The average elevation of the ranch is 1,100 to 1,500 feet.
The zoning is AF (agricultural foothill), use is 6,100 agricultural dry pasture. The property is under the Williamson Act Contract.
- SPECIAL NOTE:** The assessed parcels add up to 822.54± acres. However, a tentative parcel map of 6 of 7 parcels adds up to 796± acres and parcel number 305-100-006 has assessed acreage of 70.3± acres for a total of 866.3± acres.
- WATER:** There is a 600± foot domestic well with solar panels and a storage tank for livestock water. There is also a year-round spring with two ponds plus seasonal catch basins.
- SOILS:** 168 Vista-Rock outcrop complex, 9 to 5% slopes.
116 Cieneba-Rock outcrop complex, 15 to 75% slopes.
142 Las Posas loam, 15 to 30% slopes.
- PRICE/TERMS:** The asking price is \$1,650,000.

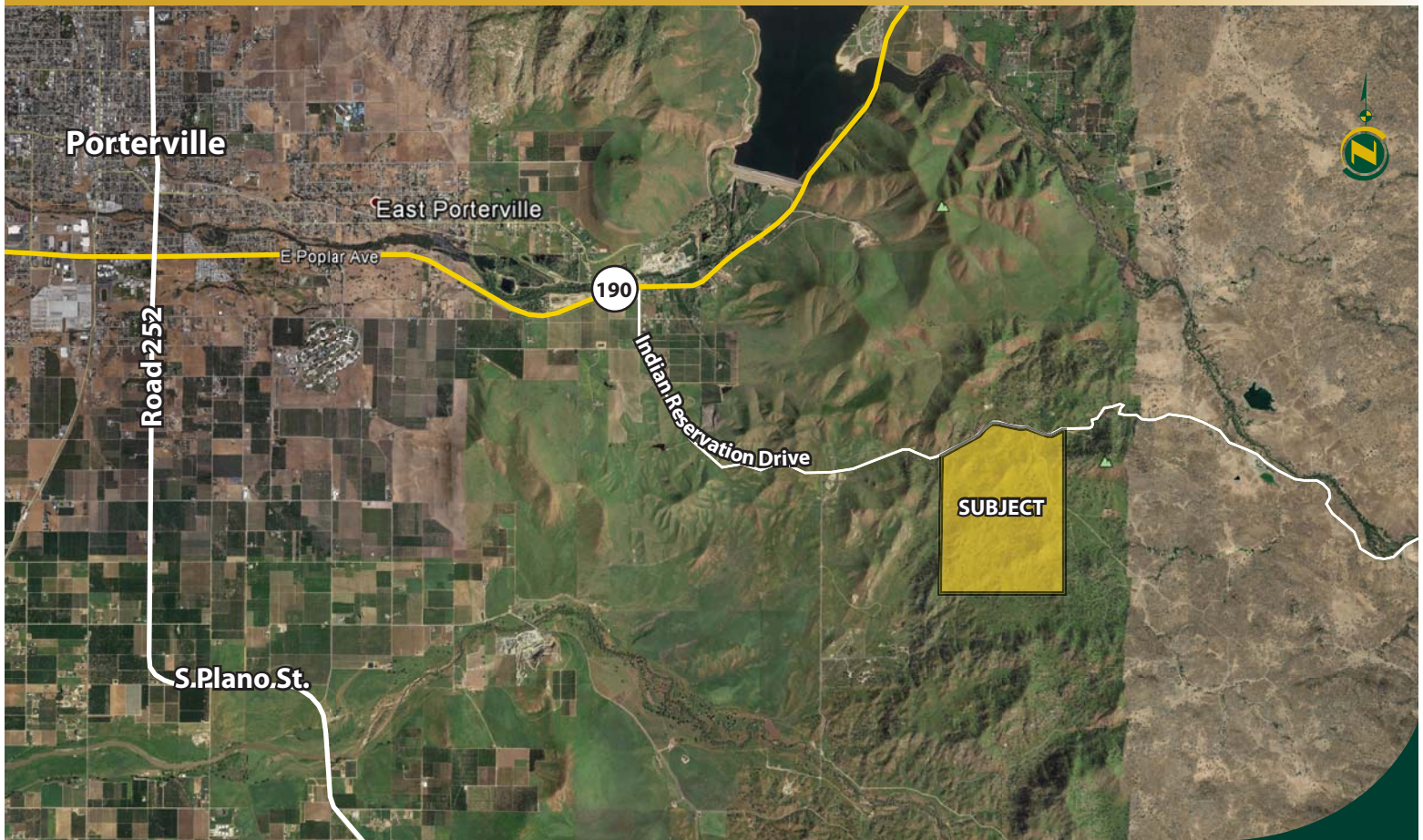
ASSESSOR'S PARCEL MAP



Tentative Parcel Map



AERIAL MAP



LOCATION MAP



REGIONAL 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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