

FOR SALE



**PEARSON
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Ducor Open Ground



**67.28± Assessed Acres
Tulare County, California**

- Close to Highway 65
- Electricity Nearby

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Pearson Realty**



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CA BRE #00020875



Ducor Open Ground

67.28± Assessed Acres

\$518,000

DESCRIPTION:

Available for sale is a 67.28± acre property located north of the town of Ducor, California. The property has been subdivided into three parcels and features good access and electricity nearby.

LOCATION:

The property is located on the north side of Avenue 68 between Road 236 and Road 240, just 1.5 miles north of Ducor, California.

LEGAL:

Tulare County APNs: 321-040-052, 053 & 054.
The property is not under the Williamson Act Contract.

WATER:

There is a well located on the property that is approximately 600± feet deep with a 50± HP submersible pump and a 15± HP booster pump. The pumps are not connected to power and are in unknown condition. The pumps and well are being sold as-is.

SOILS:

Predominantly Centerville clay, 2 to 9 percent slopes.
Porterville clay, 0 to 2 percent slopes.

PRICE/TERMS:

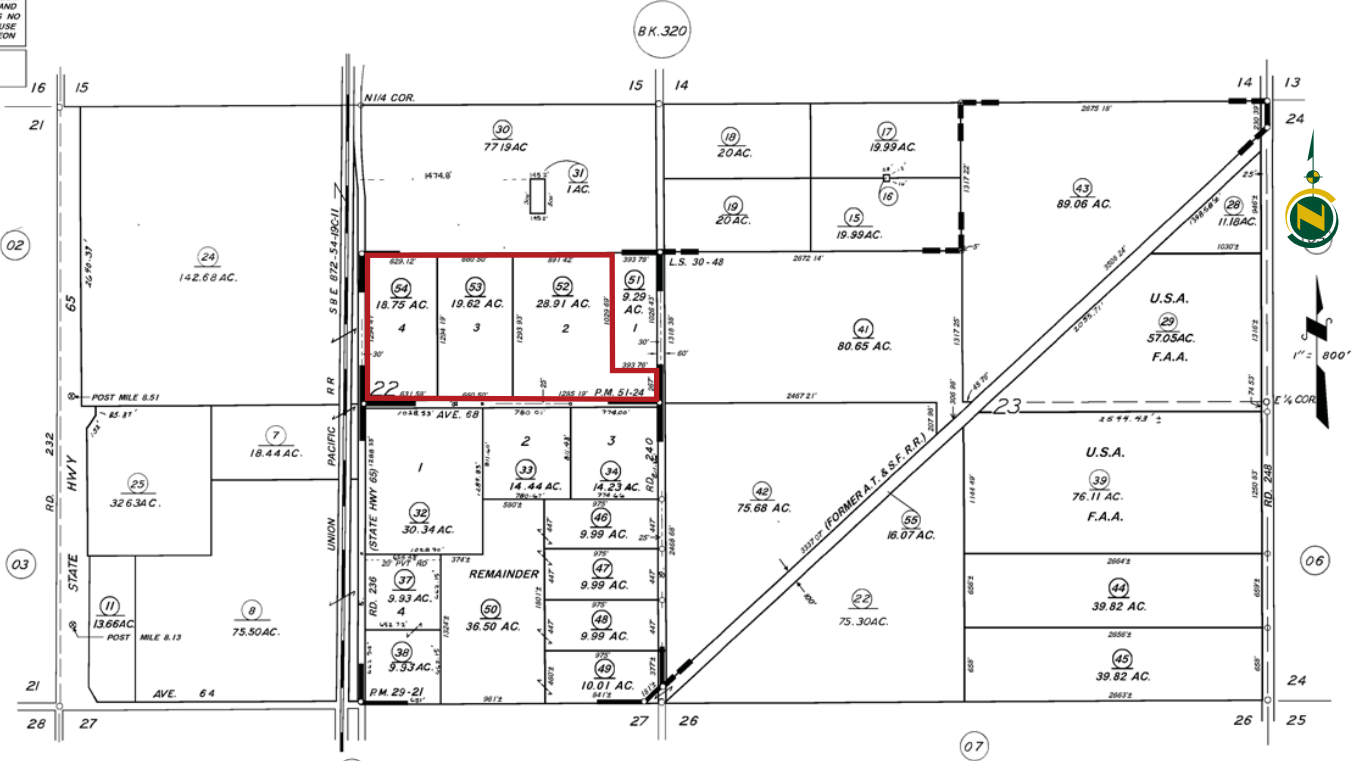
The asking price is \$518,000 cash at close of escrow.

ASSESSOR'S PARCEL MAP

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
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 REASON 2010-0082421
 CAD TECH ASG

SEC'S. 22 & 23, T.23S., R.27E., M.D.B.&M.

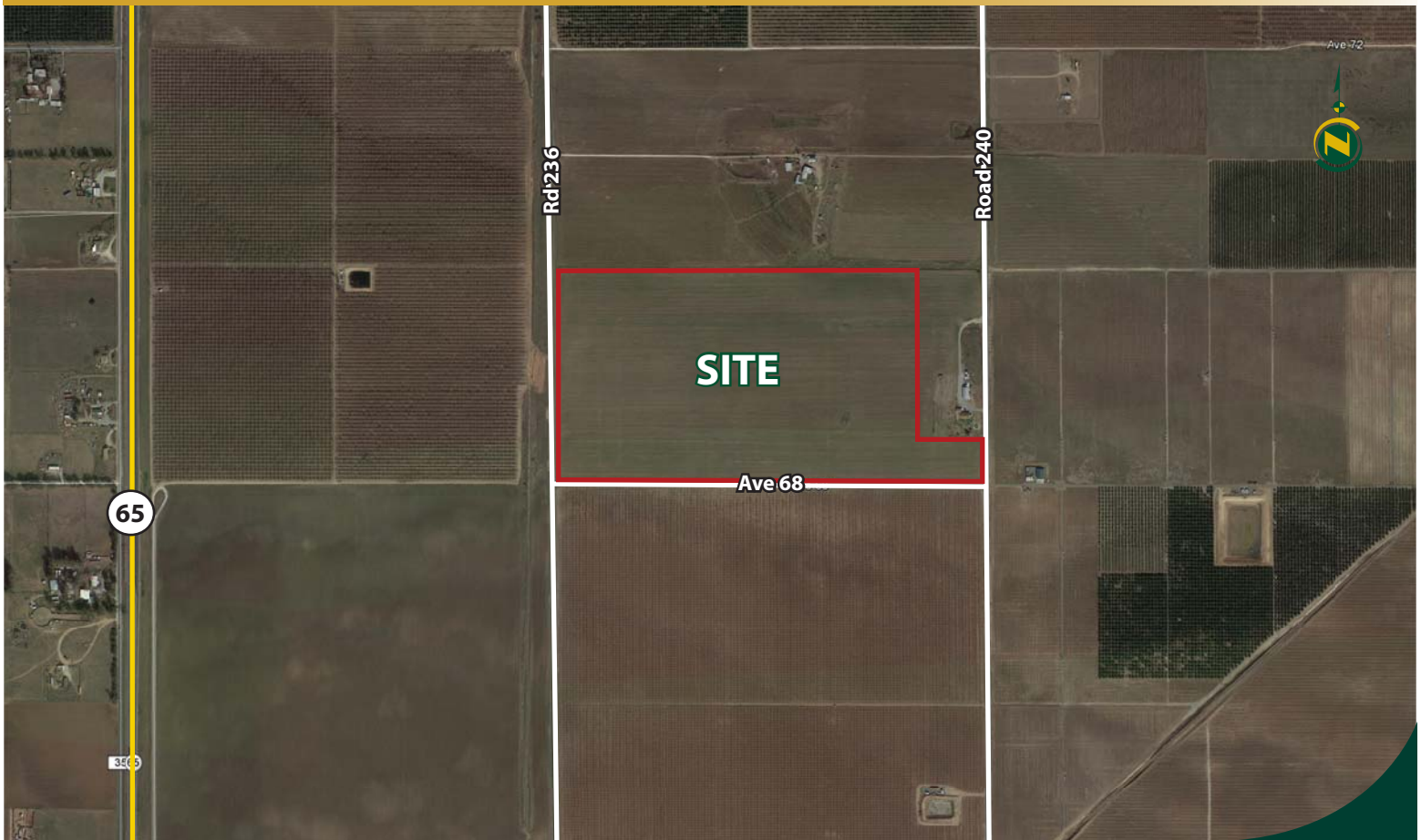
TAX CODE AREA **321-04**
 074-003



PARCEL MAP NO. 2820,
 PARCEL MAP NO. 5018,
 POR. RECORD OF SURVEY,
 POR. RECORD OF SURVEY,
 P.M. 29-21 (11)
 P.M. 51-24
 L.S. 26-26 (HWY. 65)
 L.S. 27-91 (HWY. 65)

VICINITY OF DUCOR
 ASSESSOR'S MAPS BK. 321, PG. 04.

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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