

FARMERSVILLE AREA OPEN LAND

Tulare County, California

45.35± Acres

\$907,000
(\$20,000/Acre)



- Excellent Soils
- Ag Wells
- Excellent Farming Location



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Exclusively Presented by:



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Tulare County, CA



SOILS AND PROPERTY OVERVIEW MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	100%

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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 45.35± acre property located in the desirable farming area south of Farmersville, California. The property features excellent soils suitable for nut crops, and an Ag well.

LOCATION

The property is located on the west side of Road 164 between Avenue 256 and Avenue 248.

LEGAL

Tulare County APN: 152-100-025.

**The Santos Dairy has an access easement on the north drive of the property.*

ZONING

Zoning: AE-40

The property is enrolled in the Williamson Act.

PLANTINGS

The property is currently planted to walnuts, but the trees will be pulled by the seller during summer 2023.

SOILS

Nord fine sandy loam, 0 to 2 percent slopes.

WATER

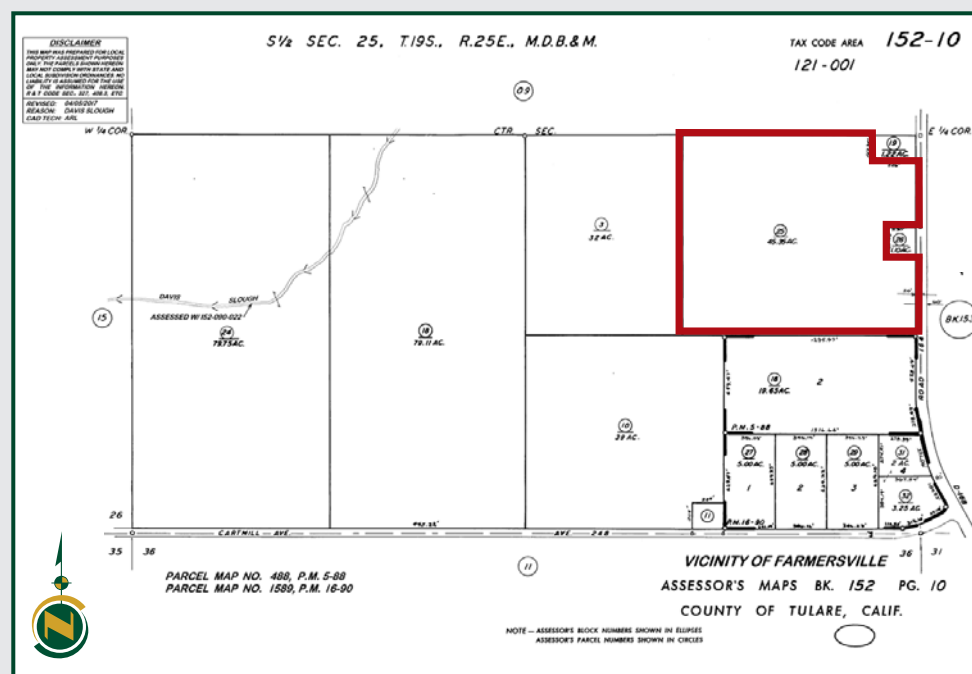
Irrigation water is supplied by one Ag pump and well. The pump is a 30±HP electric turbine pump and the well is approximately 235± feet deep with bowls set at 180± feet. The ranch is in the Greater Kaweah GSA.

PRICE/TERMS

The asking price is \$907,000.

Seller financing is available with terms acceptable to seller.

PARCEL MAP

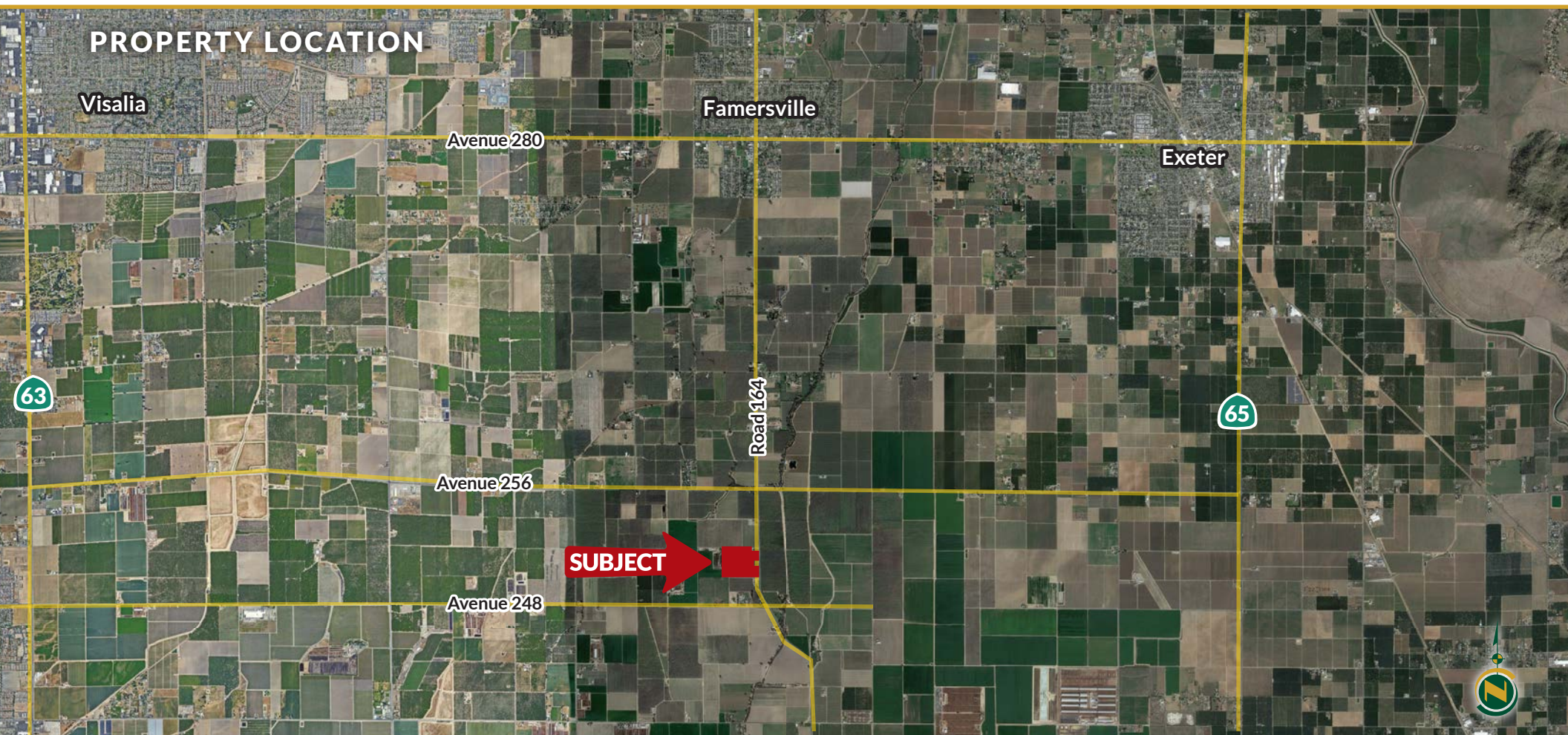


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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.