

PORTERVILLE AREA ALFALFA

Tulare County, California

36.74± Acres

\$900,000
(\$24,496/Acre)



- Good Farming Location
- Good Soil
- Two Sources of Water



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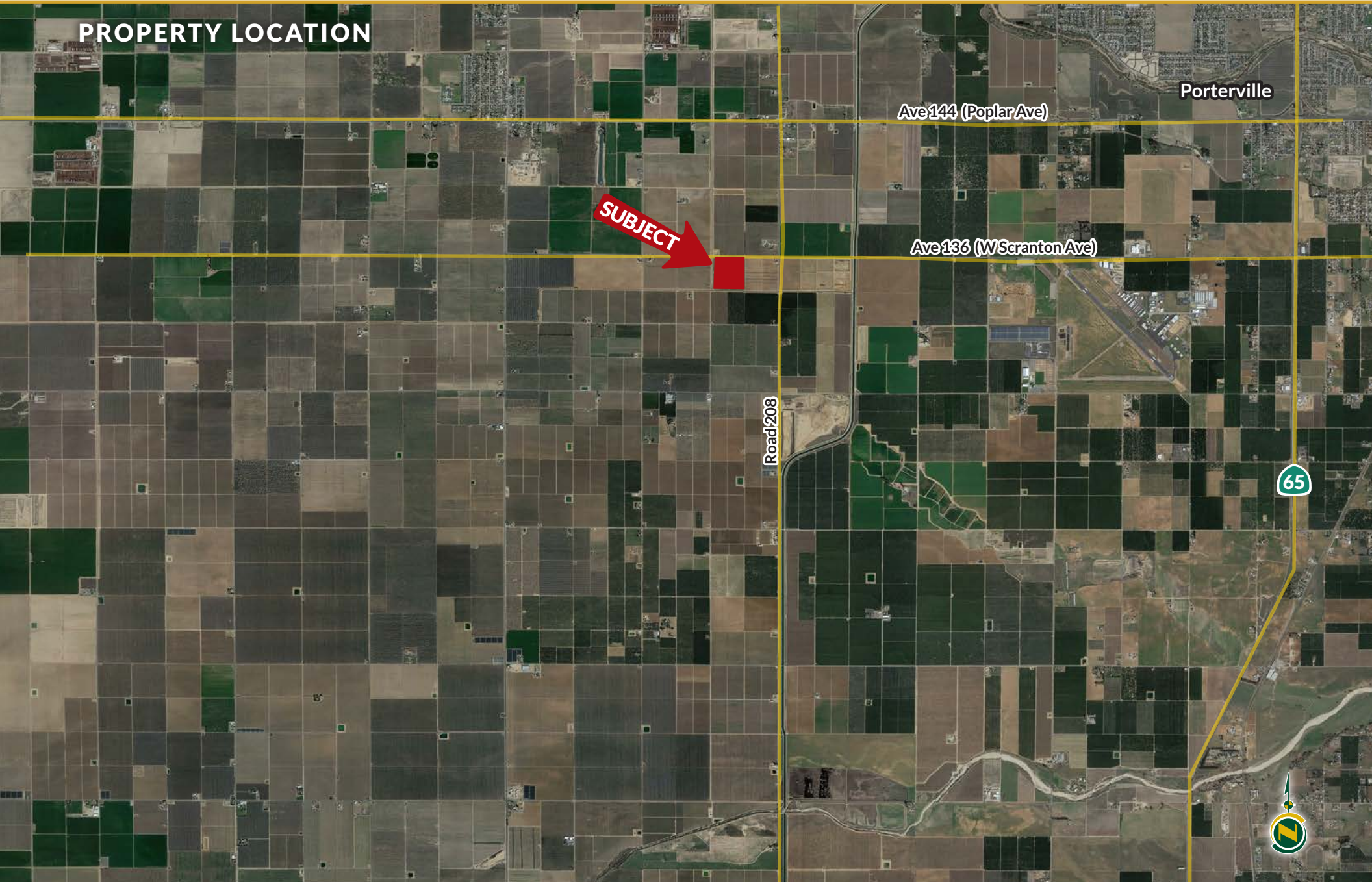


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well-located property just west of Porterville that is currently farmed to alfalfa. The property features two sources of water and good soil for permanent plantings.

LOCATION

The property is located on the south side of Avenue 136 and west of Road 208 in Porterville, CA.

LEGAL

Tulare County APN: 302-020-046

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

LEASE

The property is currently leased until May of 2026 at \$6,480 per year.

PLANTINGS

The property is currently planted to alfalfa.

WATER

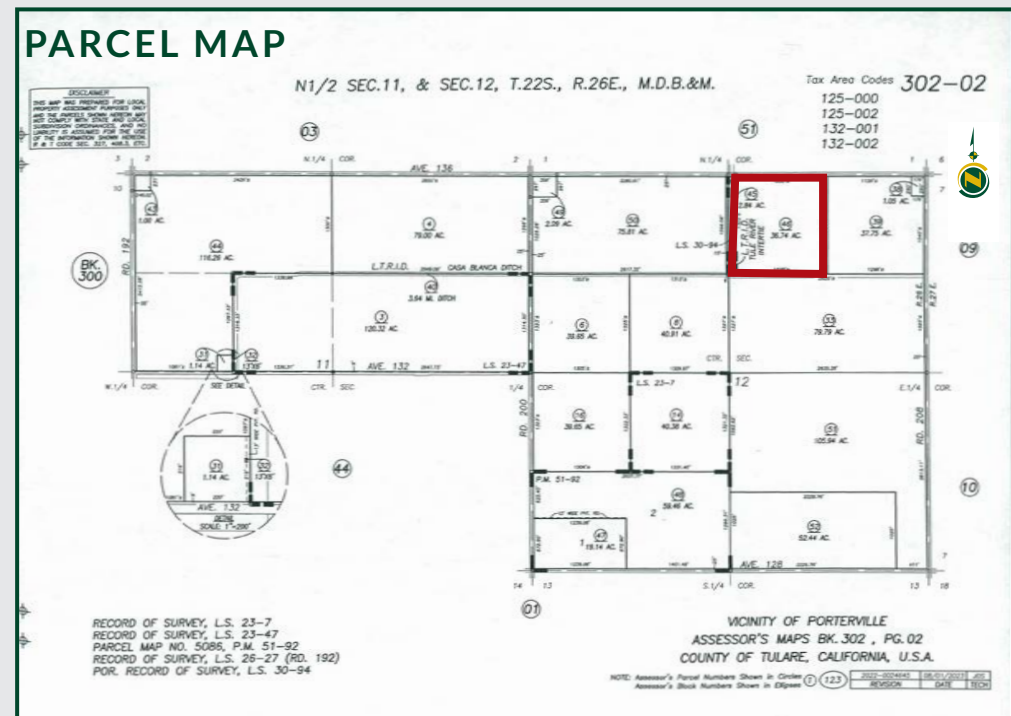
Irrigation water is provided by Lower-Tule River Irrigation District and one Ag well. The pump produces approximately 586± gallons per minute and was tested in late July, 2023. The property is located in the Lower Tule River Irrigation District GSA.

SOILS

Exeter loam, 0 to 2 percent slopes.

PRICE/TERMS

The asking price is \$900,000. Buyer to assume the current lease.



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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.