

TULARE OPEN GROUND

Tulare County, California

\$120,000
(\$3,000/Acre)

LOCATION

Located in Alpaugh, CA. The property is a quarter mile east of Rd 40 and a half mile south of Ave 38.

LEGAL

Tulare County APN: 330-120-006. Located in the NW 1/4 of the NE 1/4 of Section 15, T24S, R23E, M.D.B.&M

ZONING

AE-80

PLANTINGS

40.00± Acs. of open ground.

BUILDINGS

There are no buildings on the property.

SOILS

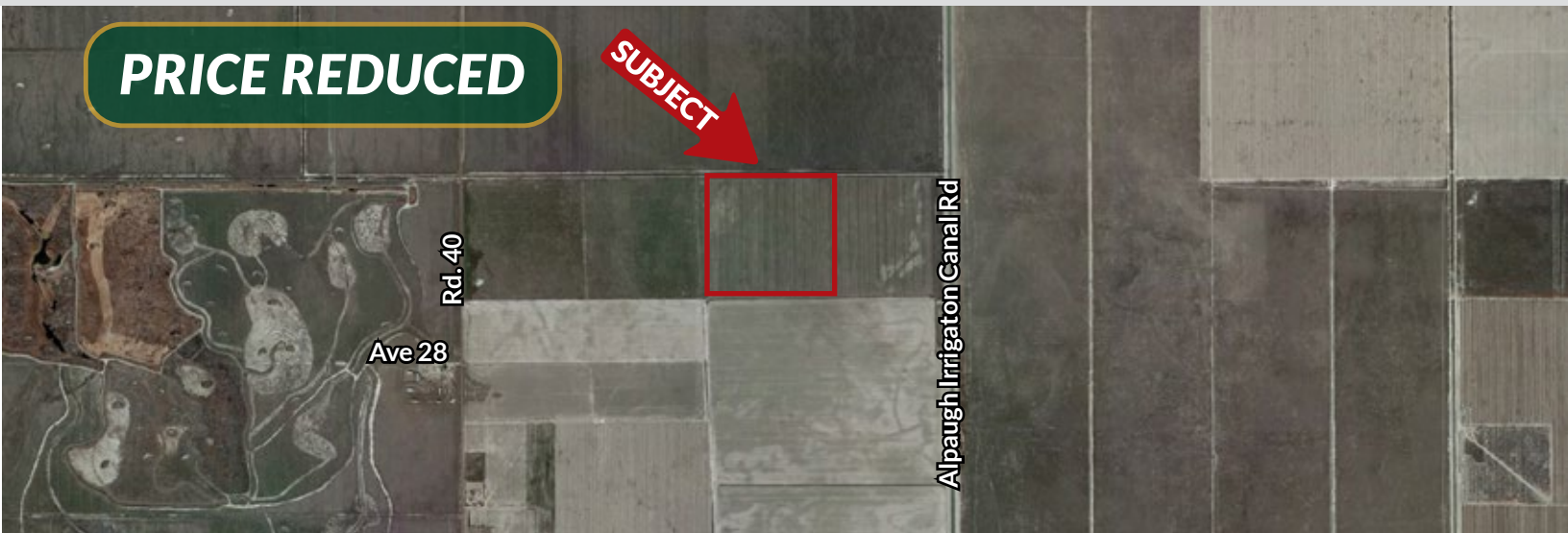
Nahrub silt loam, overwashed, 0-1% slopes.

WATER/IRRIGATION

There are no pumps or wells on the property. It does not receive water from an irrigation district.

PRICE/TERMS

\$120,000 cash at the close of escrow.



40.00± Acres

- Tri-County Water Authority GSA
- Open Ground
- Permanent Plantings Nearby

Exclusively Presented by:

Pearson Realty



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

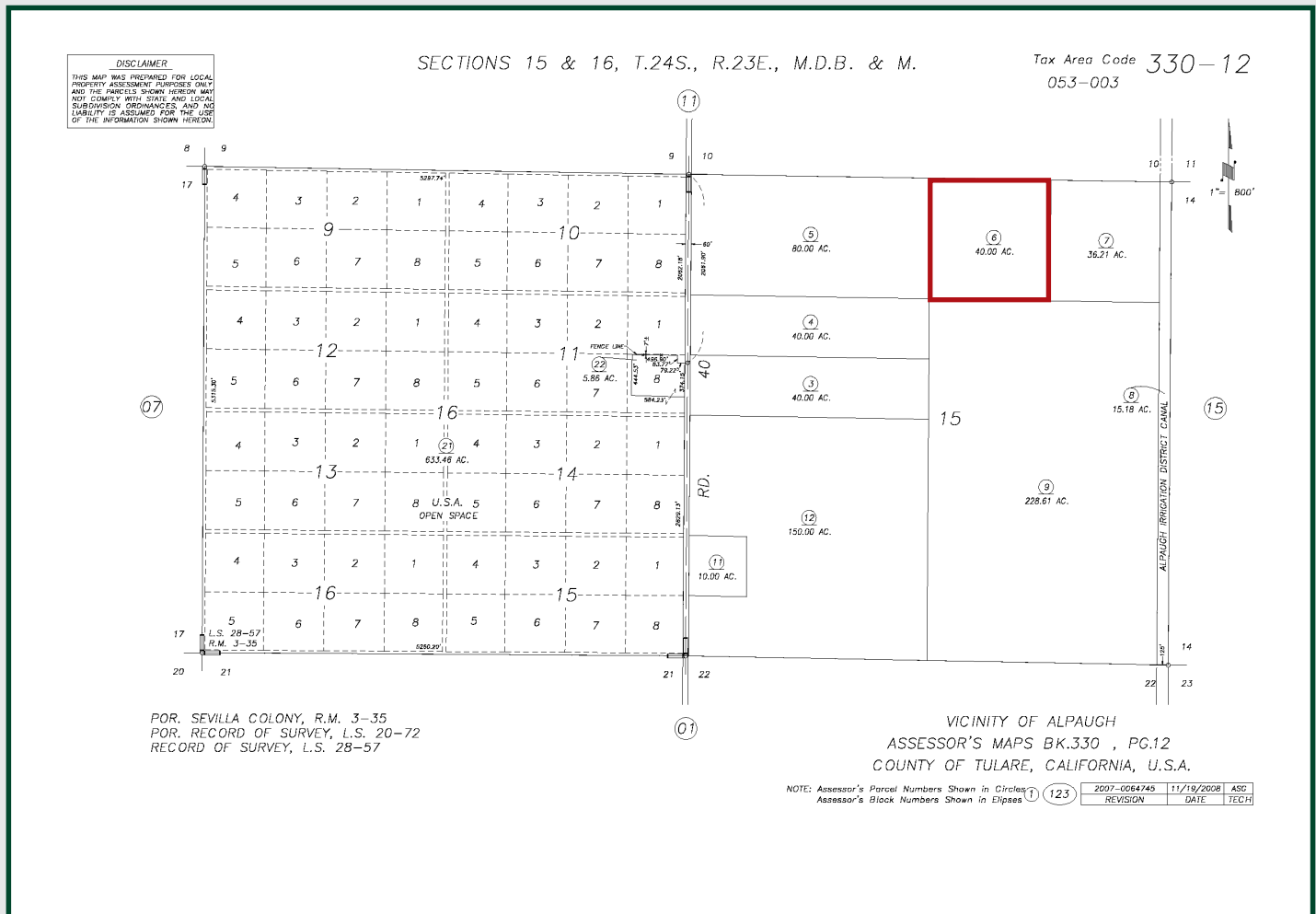
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

APN 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

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.



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

2