

STONE CORRAL ID OPEN LAND

Tulare County, California

60.00± Acres

\$1,350,000

(\$22,500/Acre)



- Stone Corral Irrigation District
- Two Ag Wells
- Good Farming Location
- Open Ground Ready to Plant



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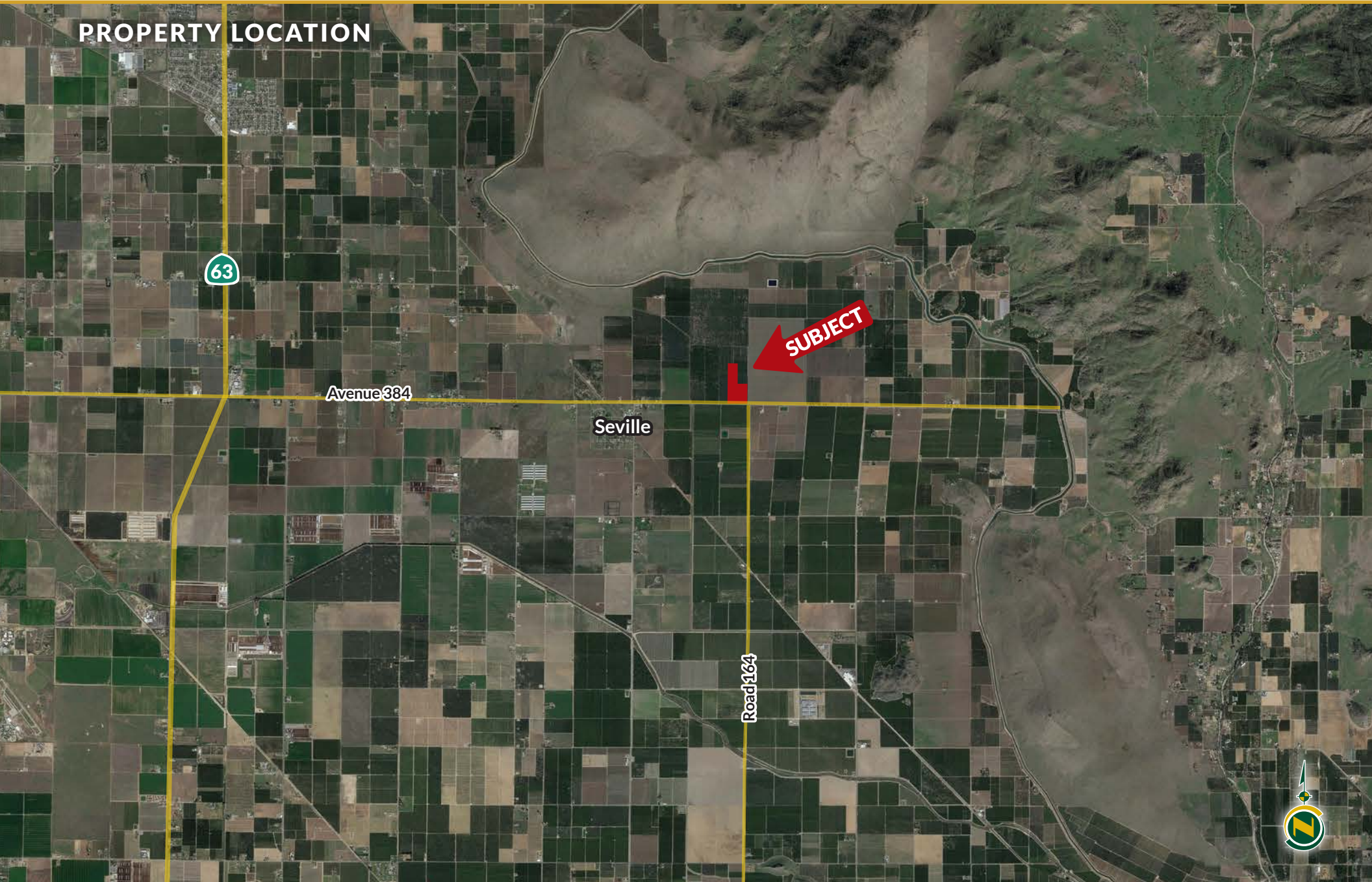


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Open land featuring two sources of irrigation water. The property was previously planted to olive trees that were removed and chipped in late 2023.

LOCATION

The property is located on the northwest corner of Avenue 384 and Road 164, just east of the town of Seville, California, which is southeast of the Cutler-Orosi area.

LEGAL

Tulare County APN: 035-110-009.

The property is enrolled in the Williamson Act Contract.

ZONING

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

WATER

The ranch receives water from Stone Corral Irrigation District and two Ag wells.

SOILS

Porterville clay, 0 to 2 percent slopes.

PRICE/TERMS

Asking price is \$1,350,000.

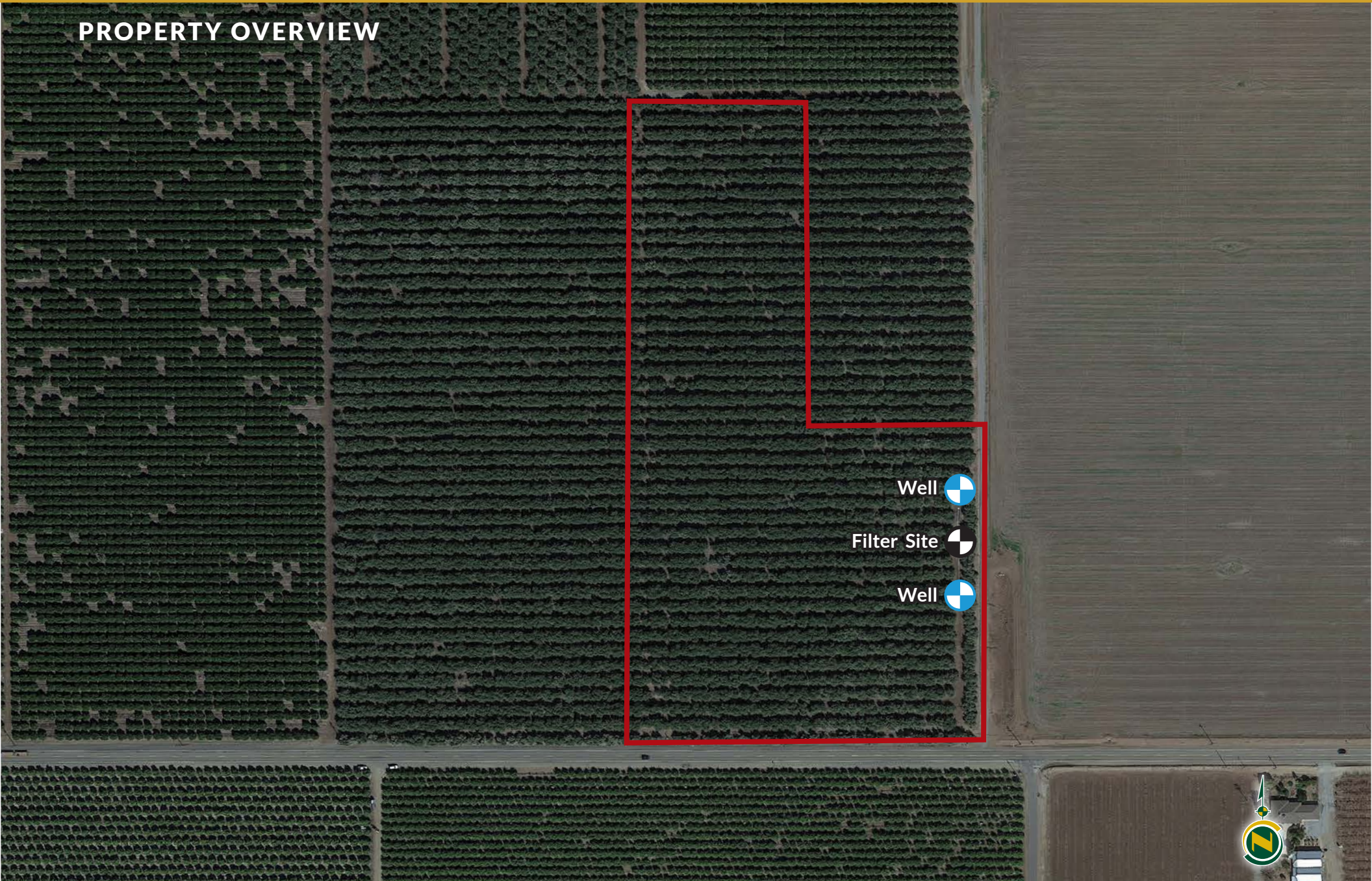


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PROPERTY OVERVIEW



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SOILS MAP

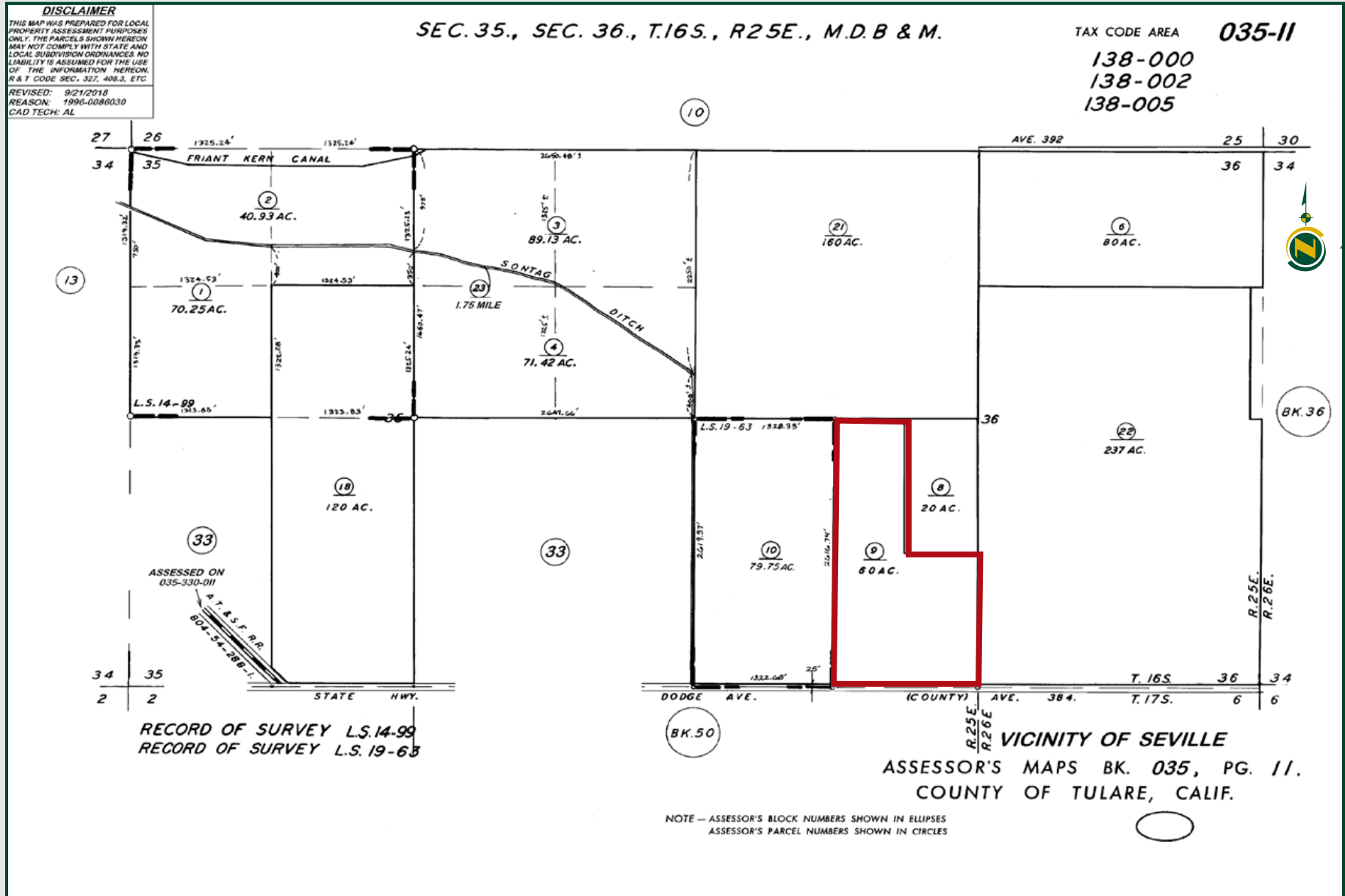


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PARCEL MAP



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PROPERTY PHOTOS



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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.