

# VISALIA AREA OPEN GROUND AND HOMESITE

**18.33± Acres**  
Tulare County, California

**\$800,000**  
(\$43,644±/Acre)



- Large Rural Homesite
- Southeast Visalia
- Development Potential
- Tier 3 Urban Growth Boundary



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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

This 18.33± acres of ground is located on Mid Valley Avenue across from the New Oaks Marketplace. This new commercial development is located at the southeast corner of Mooney Boulevard and Visalia Parkway and is being built out currently. This parcel is ideal for a large homesite and has extra land for animals or farming. This property has access to Mid Valley Avenue and Avenue 272 to the south.

### LOCATION

The property is located on the south side of Mid Valley Avenue (274) approximately ½ mile east of Mooney Boulevard. The 18.33± acres reaches Avenue 272 to the south and has road frontage there also. The Cameron Creek is a portion of the southern boundary. Visalia City limits is ¼ mile to the north.

### ZONING

The property is zoned AE-20 (Agricultural Exclusive).

### LEGAL

Tulare County APN 122-360-015. This parcel is designated low density residential as per the Visalia General Plan. Property is within the Urban Growth Boundary Tier 3.

### WATER

Located in the Greater Kaweah GSA with 1 abandoned Ag well, the condition unknown. There is no surface or district water.

### SOILS

Grangeville Sandy loam, 0 to 2 percent slopes  
Tagus Loam, 0 to 2 percent slopes, Grade 1 – Excellent.

### PRICE/TERMS

The asking price for the property is \$800,000 (\$43,644± per acre).





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## PROPERTY OVERVIEW



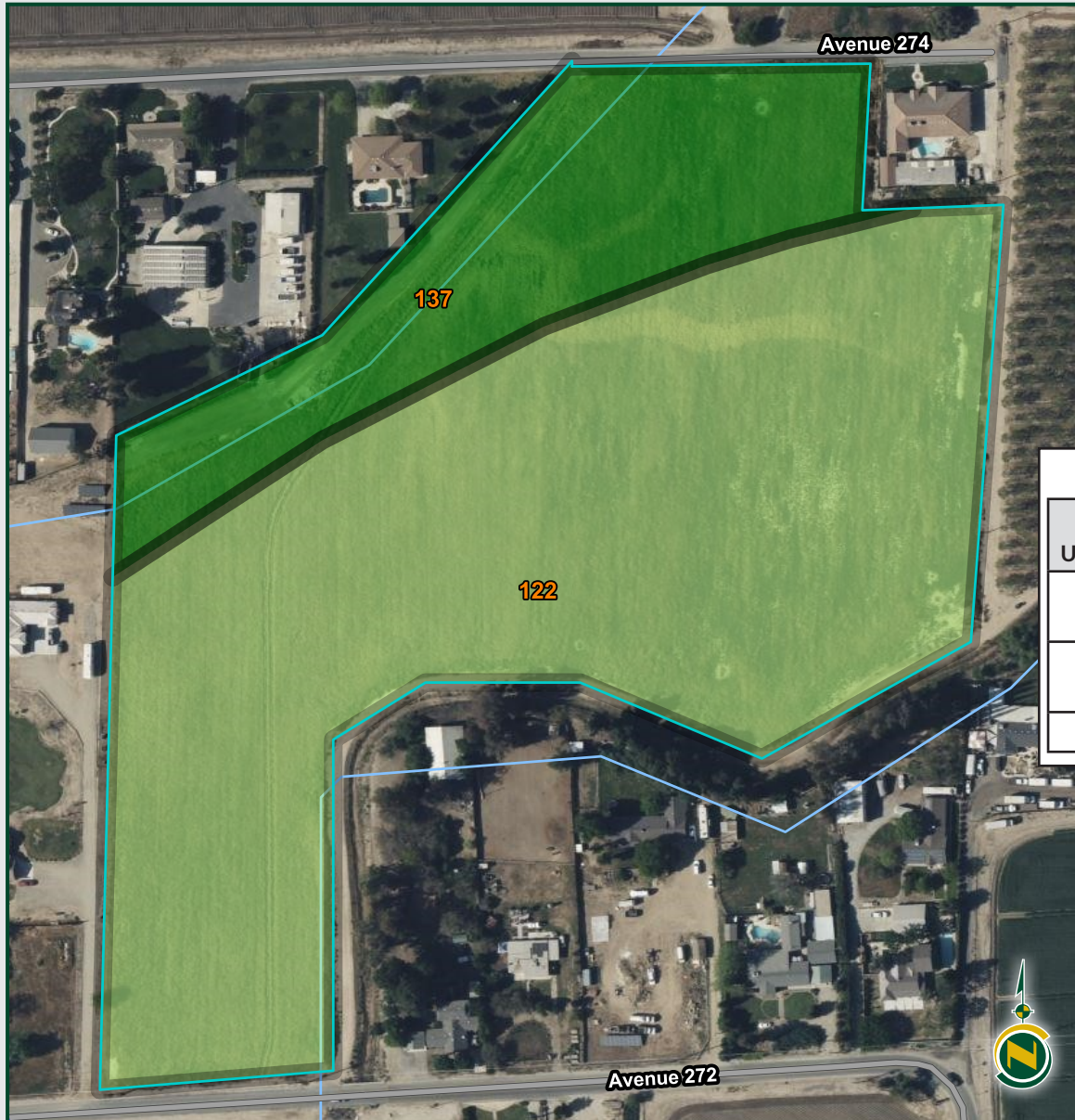


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## SOILS MAP



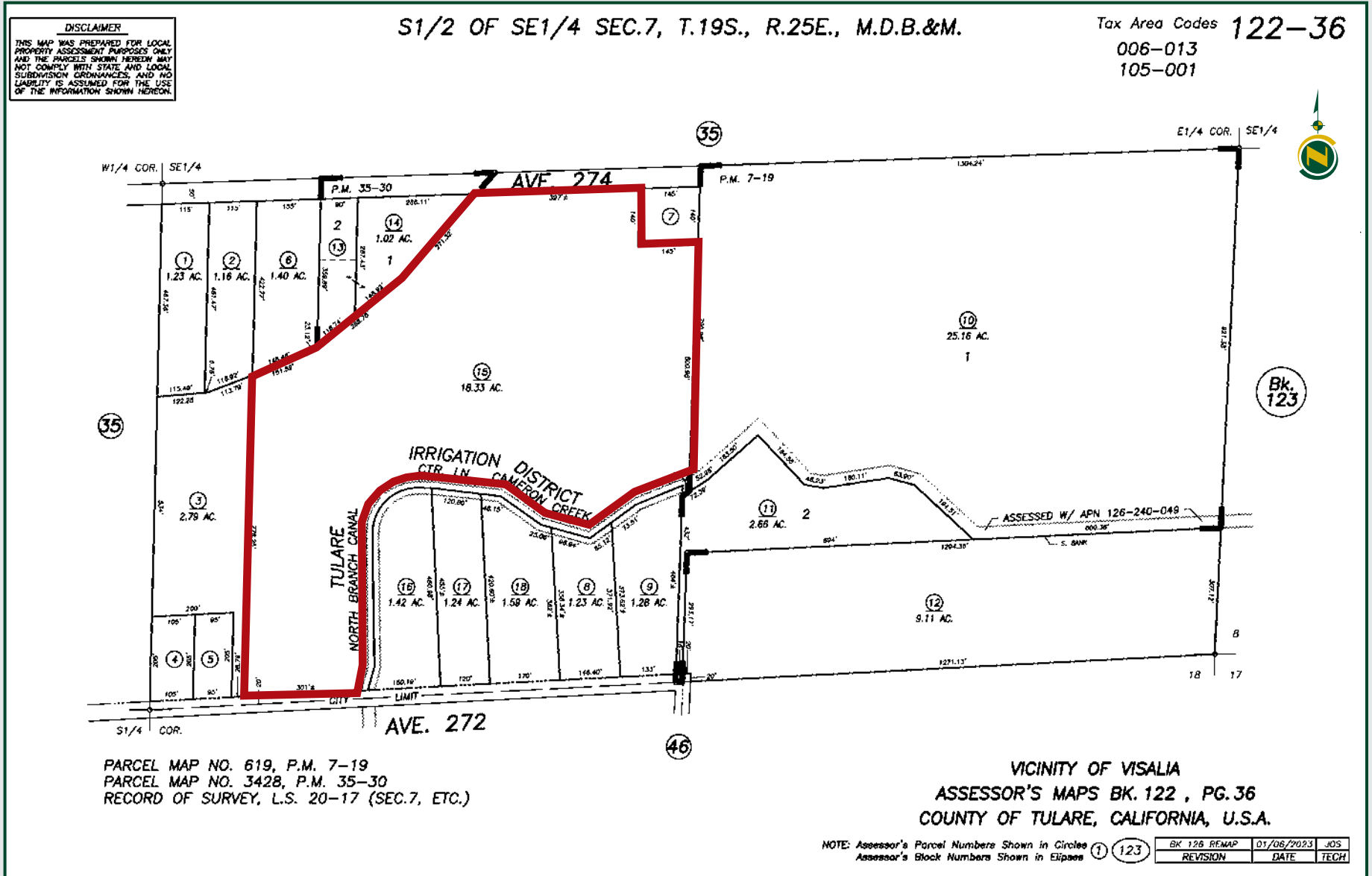
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
122	Grangeville sandy loam, drained, 0 to 2 percent slopes	Grade 2 - Good	75.5%
137	Tagus loam, 0 to 2 percent slopes	Grade 1 - Excellent	24.5%
<b>Total</b>			100.0%

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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.**