

IVANHOE AREA HOMESITE

Tulare County, California

1.21± Acres

\$175,000



- Utilities Nearby
- Ivanhoe Urban Growth Boundary
- Designated "Residential Reserve"



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Exclusively Presented by:



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well-located 1.21± acre homesite just south of Ivanhoe, California. The property would be ideal for someone looking to build a country home with close access to city amenities. The property has access to natural gas and electricity.

LOCATION

The property is located on the northwest corner of Hwy 216 (Road 160) and Avenue 320.

LEGAL

Tulare County APN: 108-080-038. The property is NOT in the Williamson Act Contract

ZONING

The property is zoned AE-10 and is located in the Ivanhoe Urban Growth Boundary and identified as “Residential Reserve” according to the Ivanhoe Community Plan of 2019.

WATER

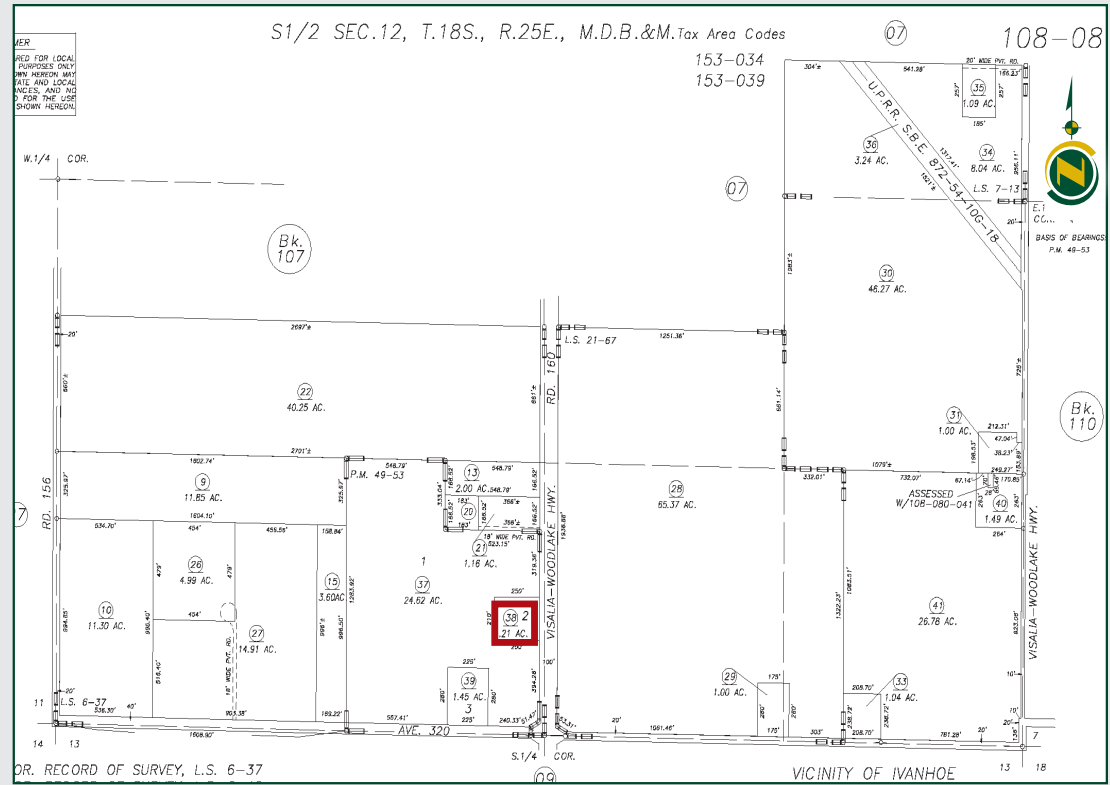
The property is located in the Greater Kaweah GSA.

SOILS

Grangeville sandy loam, 0 to 2% slopes.

PRICE / TERMS

The asking price is \$175,000

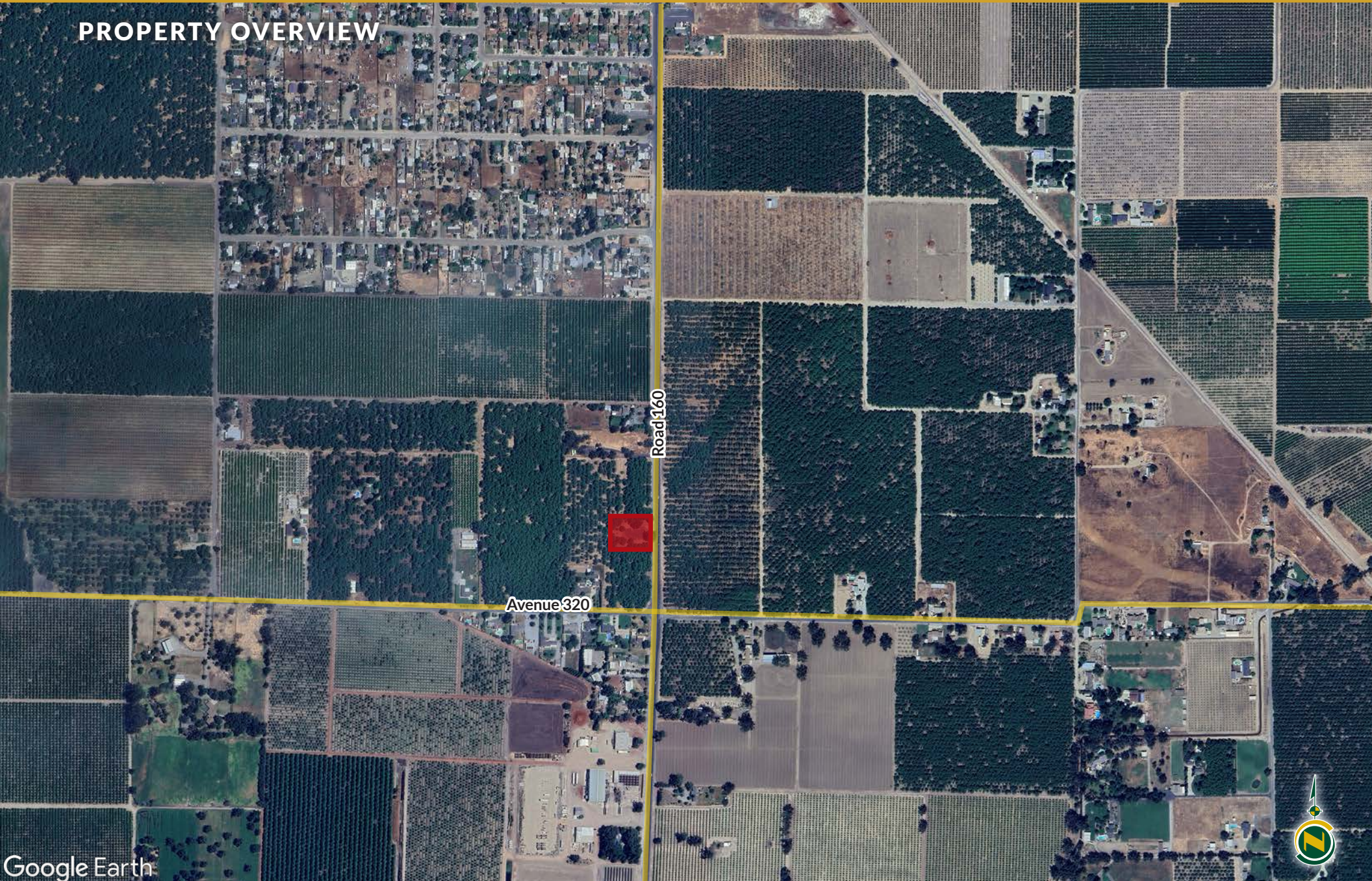


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PROPERTY OVERVIEW



IVANHOE AREA HOMESITE

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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.**