IVANHOE OPEN GROUND Tulare County, California

24.62± Acres

\$450,000

• Great Location • Good Soils • Close to Town



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Exclusively Presented by:



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24.62± Acres Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is an open parcel located just south of Ivanhoe, California. This lot would be ideal for someone wanting to build a home and ranchette with plenty of room for animals, livestock and horses. The property was previously planted to walnuts that have been removed, chipped and spread. Electric is located on the property as well as a natural gas line. The property is also contracted with the State Water Board under their "Land Flex" program.

LOCATION

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

LEGAL

Tulare County APN: 108-080-037. The property is enrolled 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.

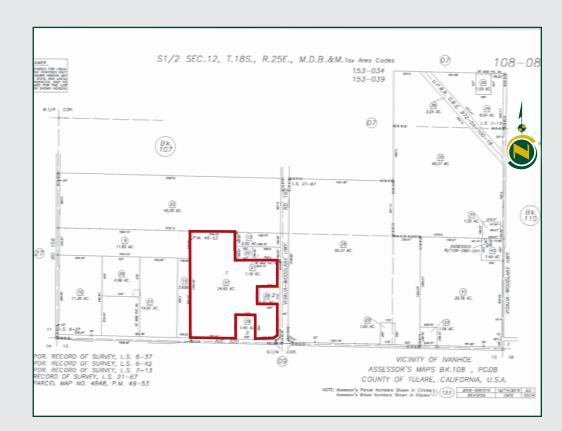
SOILS

Exeter loam, 0 to 2% slopes Grangeville sandy loam, 0 to 2% slopes Nord fine sandy loam, 0 to 2% slopes.

WATER

There is an old well located on the property that is not operational and a 40hp pump with a natural gas motor. The property is located in the Greater Kaweah GSA.

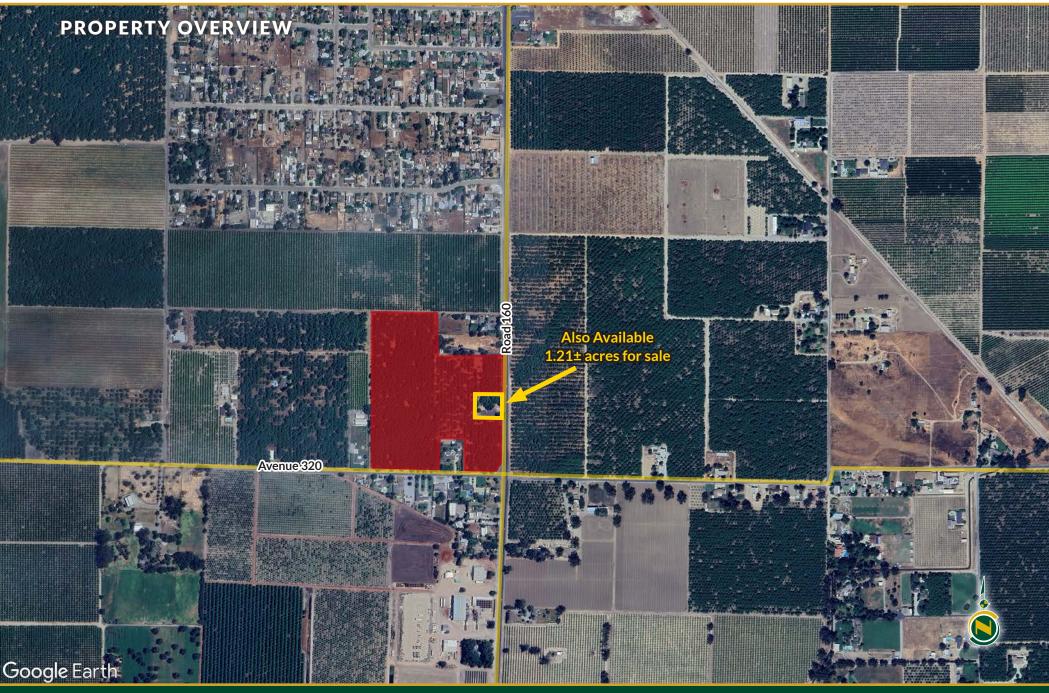
PRICE/TERMS The asking price is \$450,000



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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.