

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Porterville Open Ground



**20.43± Assessed Acres
Tulare County, California**

- Good Farming Location
- Within Lower Tule Irrigation District
- Good Soil

**Exclusively Presented By:
Pearson Realty**



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CA DRE #00020875



Porterville Open Ground

20.43± Assessed Acres

\$485,000

DESCRIPTION:

Available for sale is a 20.43± acres of open land partially planted to Quince. The property is located southwest of Porterville, California and is within the Lower Tule River Irrigation District but does not receive water. Citrus, nut and vine plantings are nearby.

LOCATION:

The property is located on the south side of Avenue 132 between Road 192 and Road 200. The property is located southwest of Porterville, California.

LEGAL:

Tulare County APN: 302-440-014.

Zoning: AE-20.

The property is enrolled in the Williamson Act Contract.

PLANTINGS:

The property is planted to 5± acres of Quince. The remaining 15± acres is open ground.

WATER:

Irrigation water is provided by an 8" Ag well and 25± HP submersible pump. The well was drilled in 2008 to a depth of 360± feet. The ranch is within the Lower Tule Irrigation District but does not have a turnout and does not receive district water.

BUILDINGS:

There is a mobile home located on the property that is not included in the sale.

SOILS:

100 % Flamen loam, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$485,000 cash at close of escrow.

Seller to lease back mobile homesite for 10 years after close of escrow.



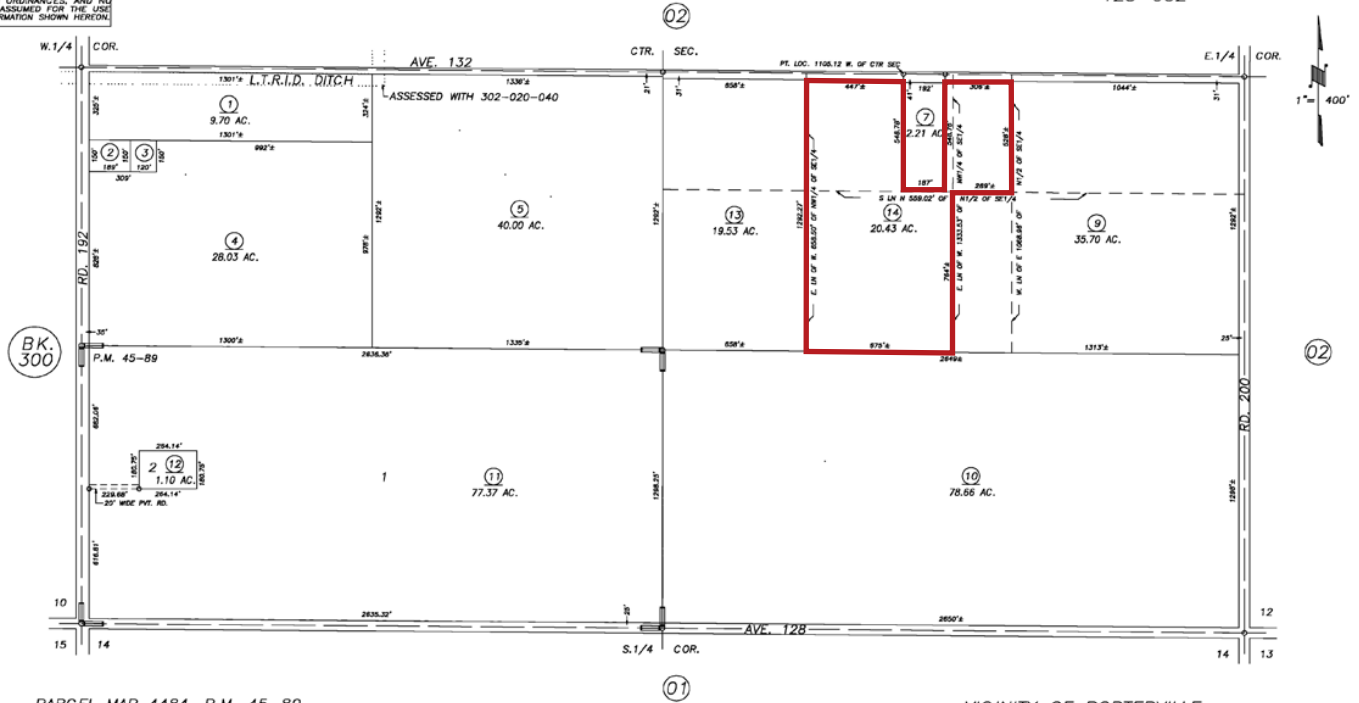
ASSESSOR'S PARCEL MAP

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREIN MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

S1/2 SEC.11, T.22S., R.26E., M.D.B.&M.

Tax Area Codes 302-44

125-000
125-002



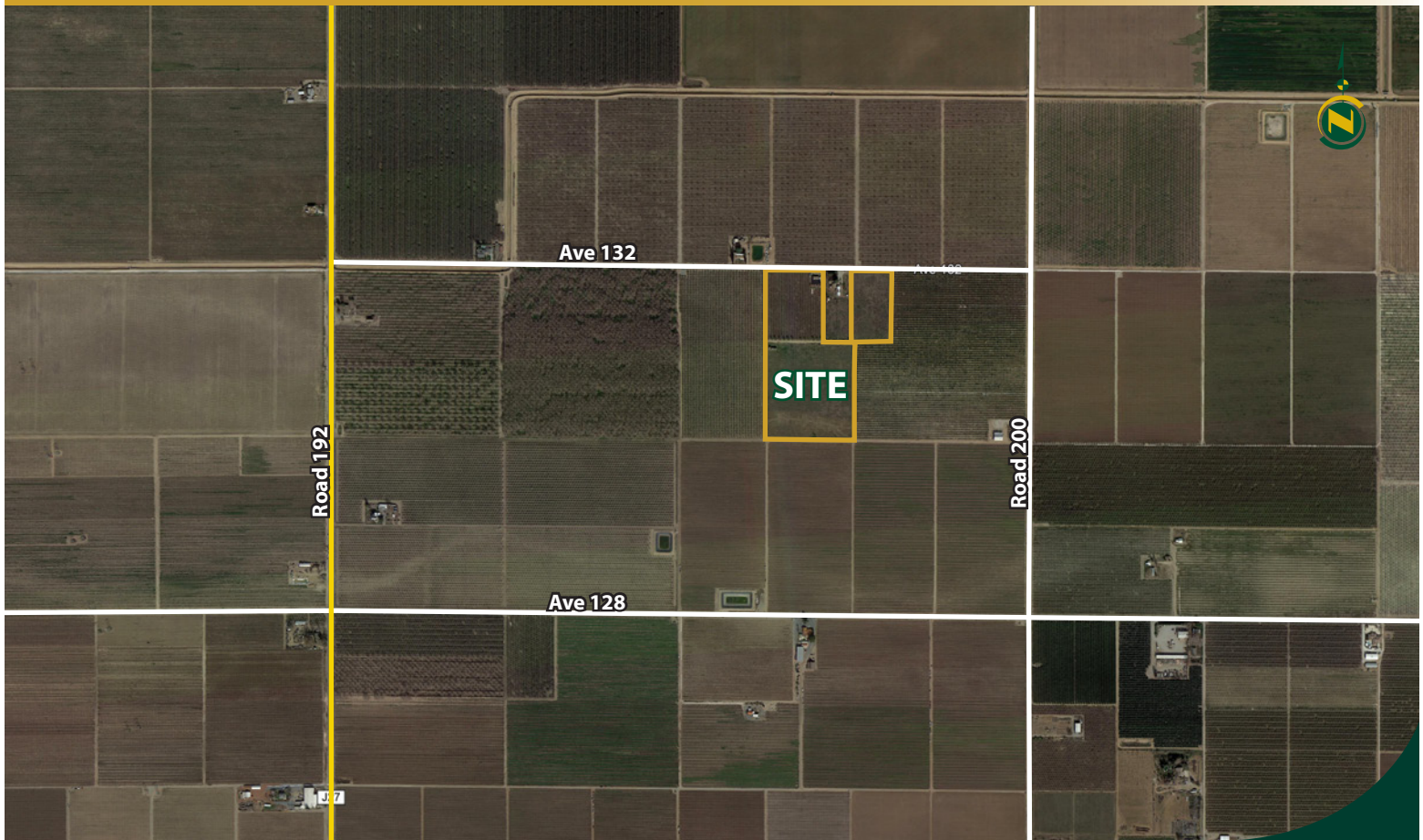
PARCEL MAP 4484, P.M. 45-89

VICINITY OF PORTERVILLE
ASSESSOR'S MAPS BK.302 , PG.44
COUNTY OF TULARE, CALIFORNIA, U.S.A.

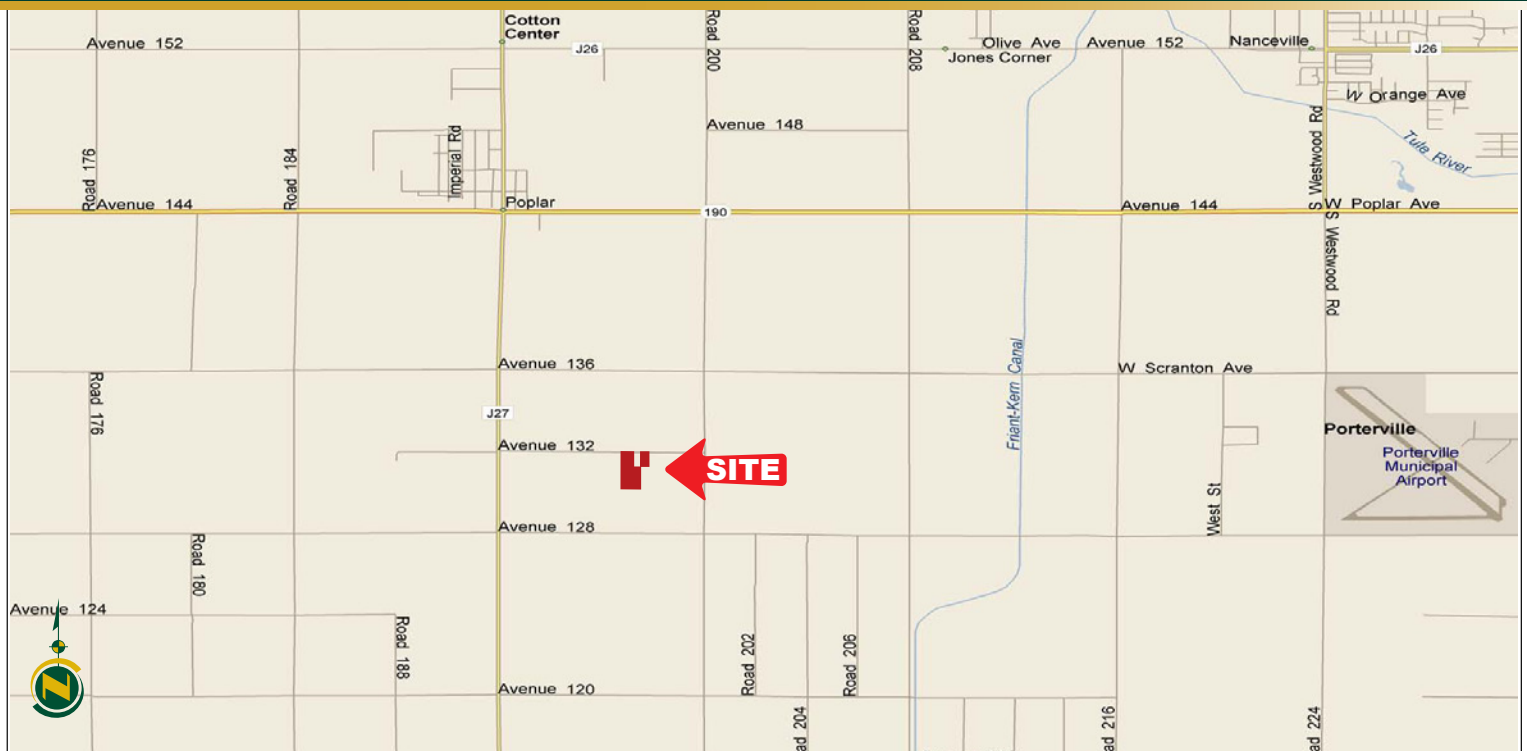
NOTE: Assessor's Parcel Numbers Shown in Circles 1 123
Assessor's Block Numbers Shown in Ellipses 1 123

2005-0122213	06/17/2008	JRS
REVISION	DATE	TECH

AERIAL MAP



LOCATION MAP



REGIONAL 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

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