

# **FOR SALE**



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## **Lake Success Foothill Ranch**



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

- Livestock Water Wells
- Quick Access to Highway 190
- Scenic Views
- Lease Income

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CA BRE #00020875



# Lake Success Foothill Ranch

**392± Assessed Acres**

**\$800,000**

## DESCRIPTION:

This property is a multi-generational, working cattle ranch that overlooks Lake Success to the east and Bartlett Park to the south. This ranch is fully fenced for cattle and has two wells located on-site.

This foothill ranch serves as a weekend getaway with dynamic opportunities for outdoor recreation, a retreat location, beautiful homesites, and space for hiking and biking. Lake Success offers quick access to aquatic activities such as fishing, boating, water skiing, and the location boasts panoramic views of the Sierra Nevada mountains.

## LOCATION:

The ranch is located east of Porterville and west of the dam at Lake Success, California. Avenue 146 borders the south side of the property, which is quickly accessed by Highway 190.

## LEGAL:

Tulare County APN: 284-040-005 & 284-050-005.  
The property is under the Williamson Act Contract.

## WATER:

The ranch offers two on-site livestock wells. One well is powered by a small solar pump.

## SOILS:

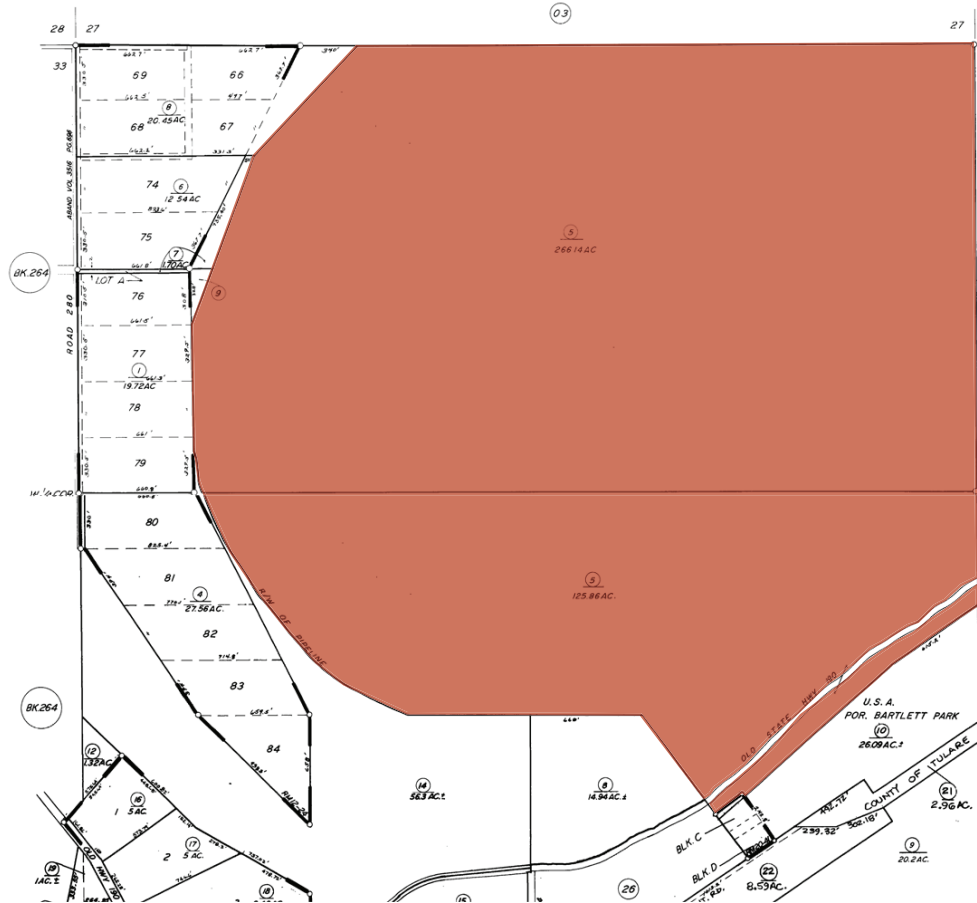
Cibo-Rock outcrop complex, 15 to 50% slopes.  
Greenfield sandy loam, 0 to 2% slopes.  
Las Posas-Rock outcrop complex, 9 to 50% slopes.  
Porterville cobbly clay, 2 to 15% slopes.  
San Joaquin loam, 2 to 9% slopes.  
Tujunga sand.

## PRICE/TERMS:

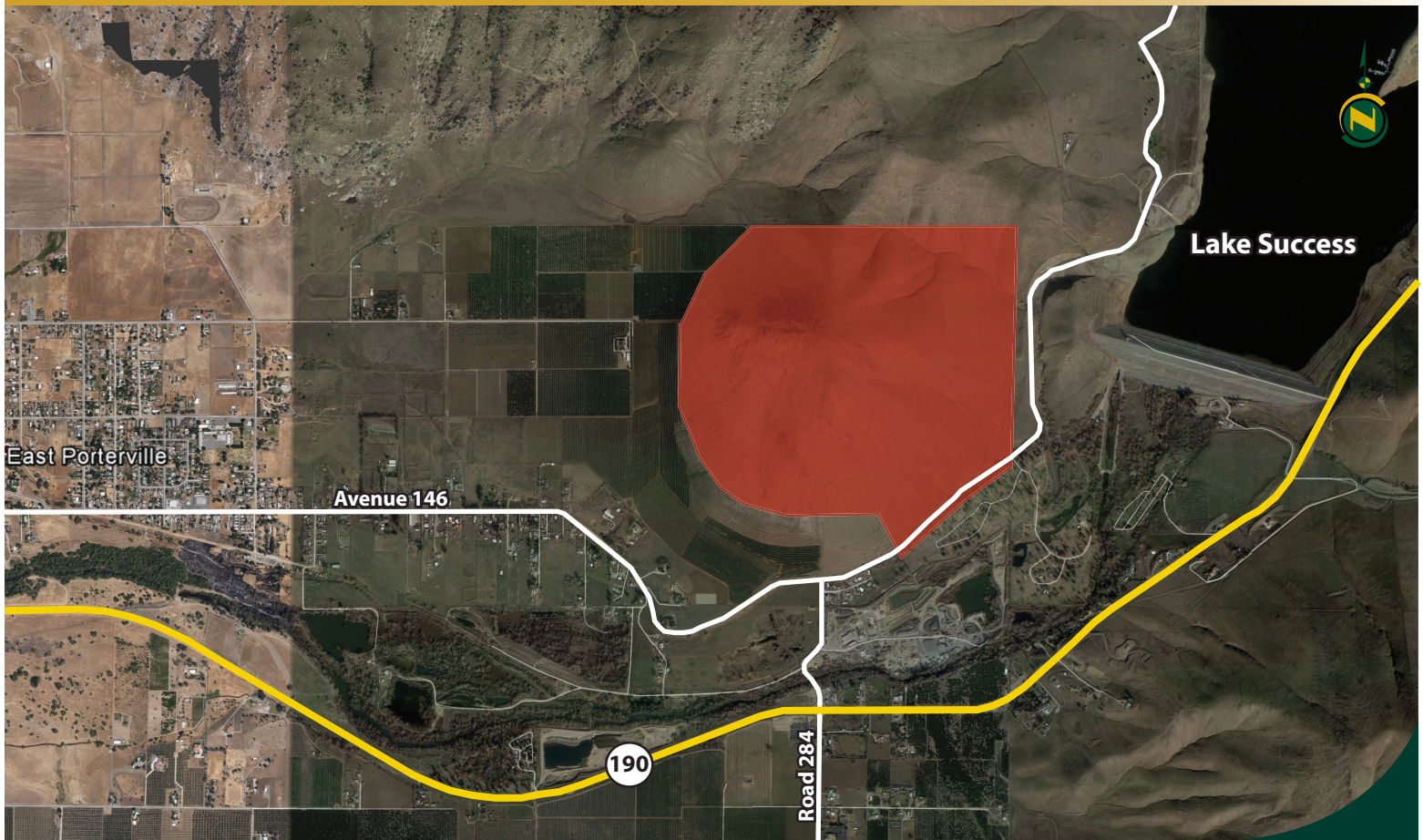
The asking price is \$800,000. The ranch is currently leased on an annual basis for \$9,000. The lease ends on June 30th, 2021 and can be renewed by the seller.



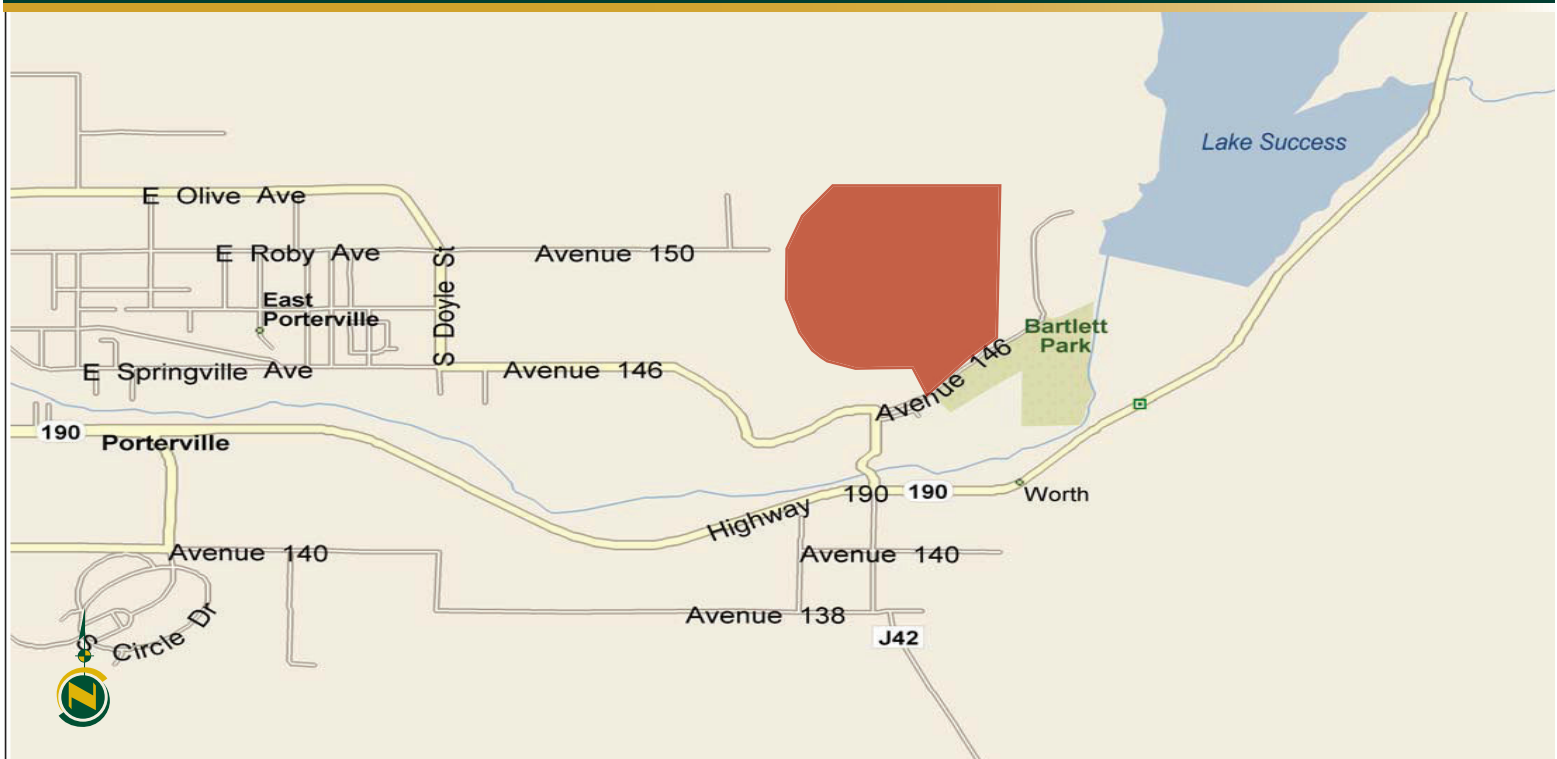
# ASSESSOR'S PARCEL MAP



# 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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