

UC TULARE PROPERTY

Tulare County, California

SEALED BID



252.21± Acres

- Large Open Land Parcel
- In the City of Tulare's Planning Area
- Highway 99 Frontage Access
- Lower Tule River Irrigation District (112.12± acs. only)
- Ag Zoning with Commercial/Industrial Potential

Exclusively Presented by:

Pearson Realty

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CA DRE #00020875

PROPERTY INFORMATION

OFFERING SUMMARY

A unique opportunity to invest in 252.21± acres of open land located within the 2035 Urban Development Boundary of the City of Tulare. The site has good access with on and off ramps to Highway 99 and over 1/3 mile of freeway frontage. The property is currently zoned for agriculture with soil suited for a variety of permanent crops, though it also has potential future development into industrial and highway commercial uses. There are no operating groundwater wells on the parcel, however, Lower Tule River Irrigation District entitlement is included on 112.12± acres of the property. The owner is The Regents of The University of California. Consequently, the State of California mandates the property be sold by a sealed bid auction in accordance with The Stull Act. The bid process is described on the following page.

LOCATION

The Northeast and Northwest corners of Road 112 and Avenue 184, lying adjacent to the East side of Highway 99 and near the Tulare City Limits.

LEGAL

Tulare County APN: 228-100-006; 232-010-035 & a portion of 036; and, 228-110-006, 017, 018.

LAND USE

Open fallow land that was historically farmed prior to 1989 and used as a livestock auction yard with older corrals and support buildings that are currently in disrepair and have no value. There are also two ponding basins that were formerly used by Lower Tule River Irrigation District as percolation ponds, which are now designated as Wetlands.

ZONING

AE-40 (General Agriculture with a 40 acre minimum parcel size.) The property is not enrolled in the Williamson Act.

WATER

A portion of the property (112.12± acres) has a water entitlement from the Lower Tule River Irrigation District. There are no operating groundwater wells on the site.

SOILS

A detailed soils map is included in this brochure.

BUILDINGS & IMPROVEMENTS

The buildings and improvements consist of an older livestock sale barn, horse barn, hay barn, processing pens, and pasture pens which have significant deferred maintenance. There are two highway billboards that are leased out by the owner. The property also includes a water pump facility and retention basin that UC Davis will retain via property line adjustment with the County of Tulare.

SERVICES

The services include natural gas, electricity from Southern Cal Edison and fiber optics provided by AT&T.



BID INSTRUCTIONS

- 1) Buyer's shall request a Bid Package from the listing Broker, which shall include the Bidding Information and Requirements.

Listing Broker:

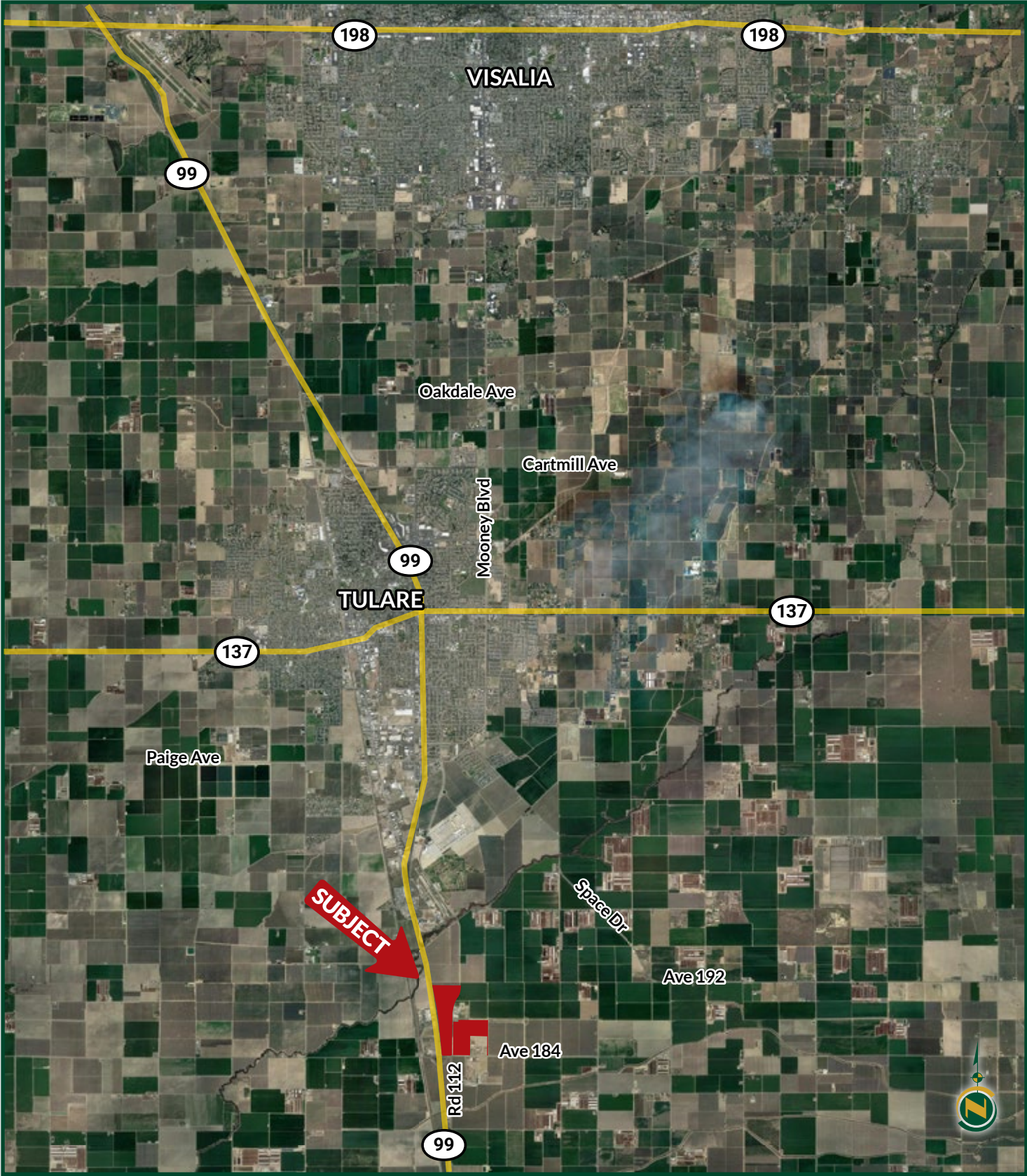
Dan H. Kevorkian
Pearson Realty
7480 N. Palm Avenue, #101
Fresno, CA 93711
(559) 905-8073 Mobile
dkevorkian@pearsonrealty.com

If represented by a licensed real estate broker, the broker must be identified in the Bidder Registration Agreement you will find in the Bid Package.

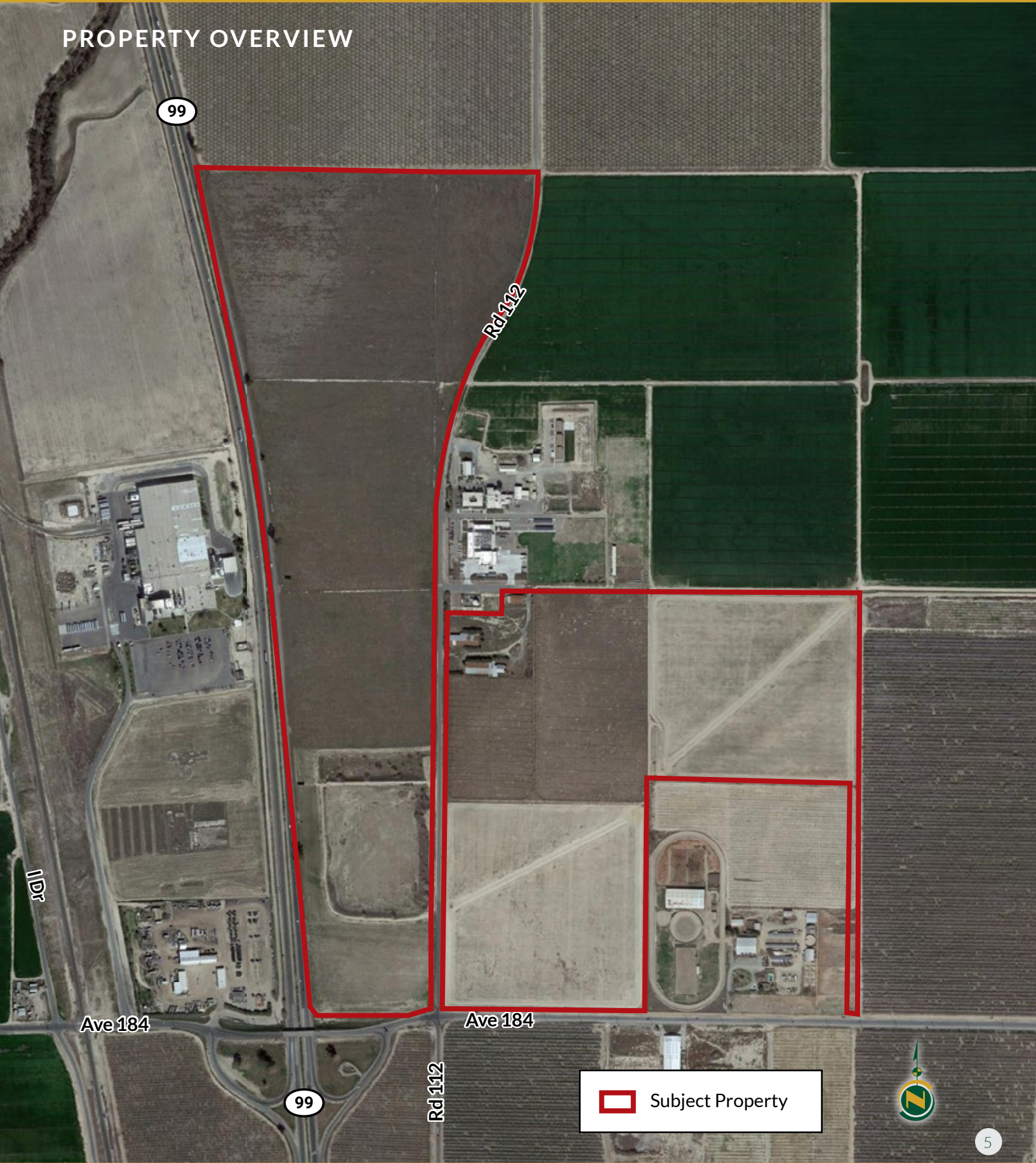
- 2) Once a fully executed copy of the Bidder Registration Agreement (located in the Bid Package) is returned to the listing Broker, the due diligence information will be provided to you via a link to access the DropBox.
- 3) Property showings can be arranged through the listing Broker. There is no minimum bid price for the property, however, the suggested minimum bid is \$6,080,000.
- 4) Submit your sealed bid in accordance with the instructions found in the Bid Package on May 24th, 2022 by 12:00 PM.
- 5) The Seller will select the bid that it deems to offer the best combination of price and terms, or reject all bids.



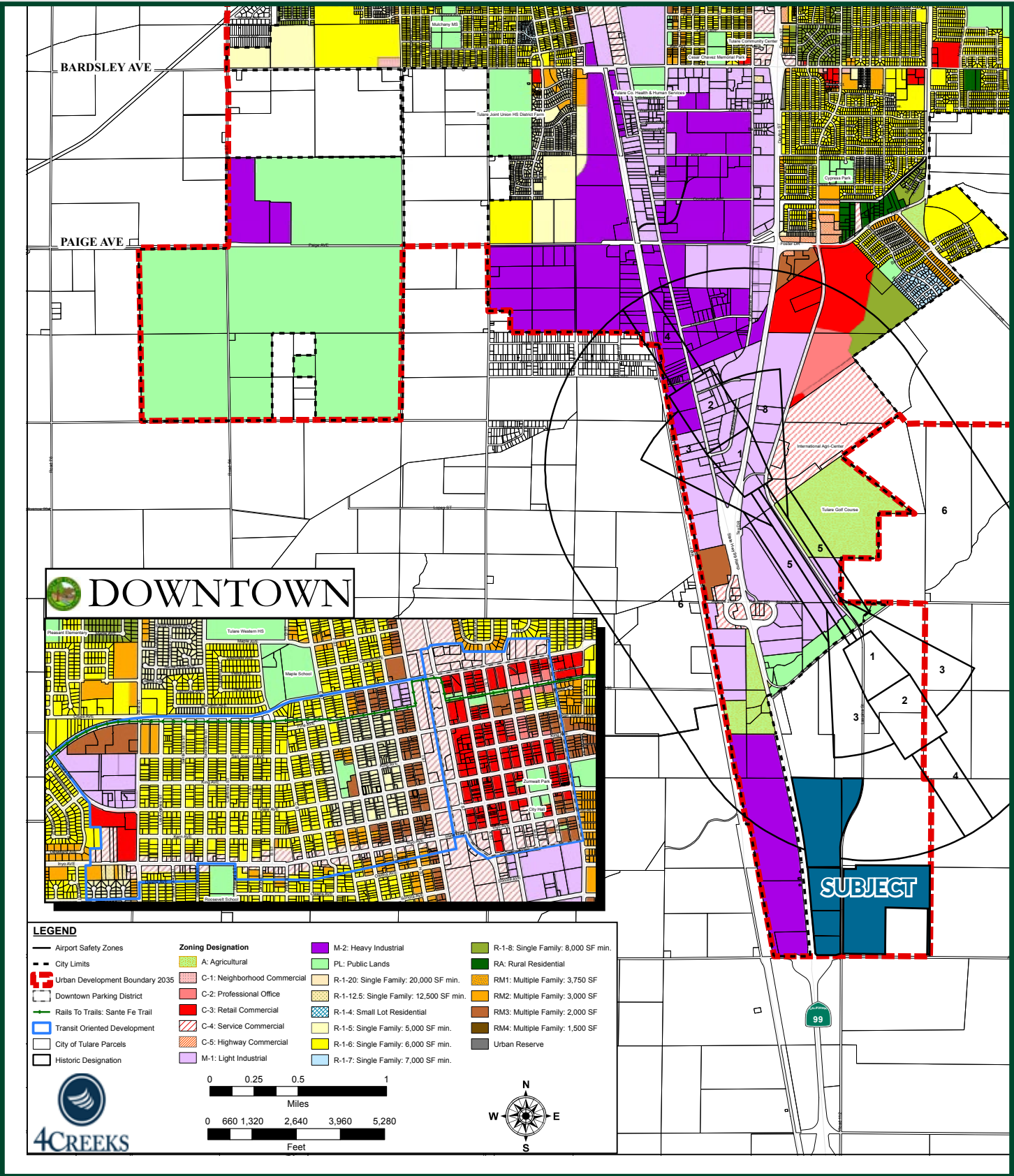
PROPERTY LOCATION



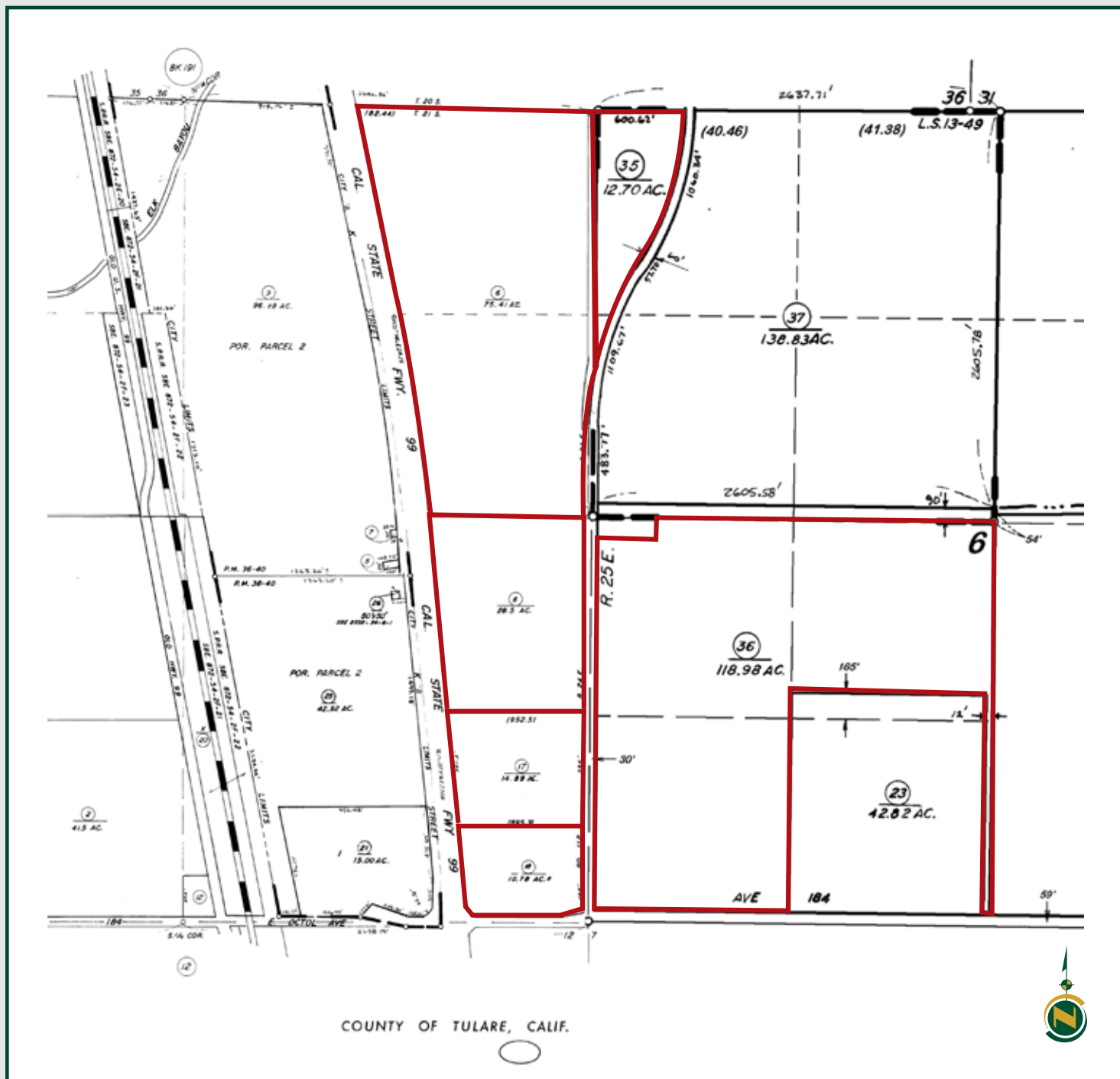
PROPERTY OVERVIEW



CITY OF TULARE 2035 GENERAL PLAN (SOUTHWEST PORTION)



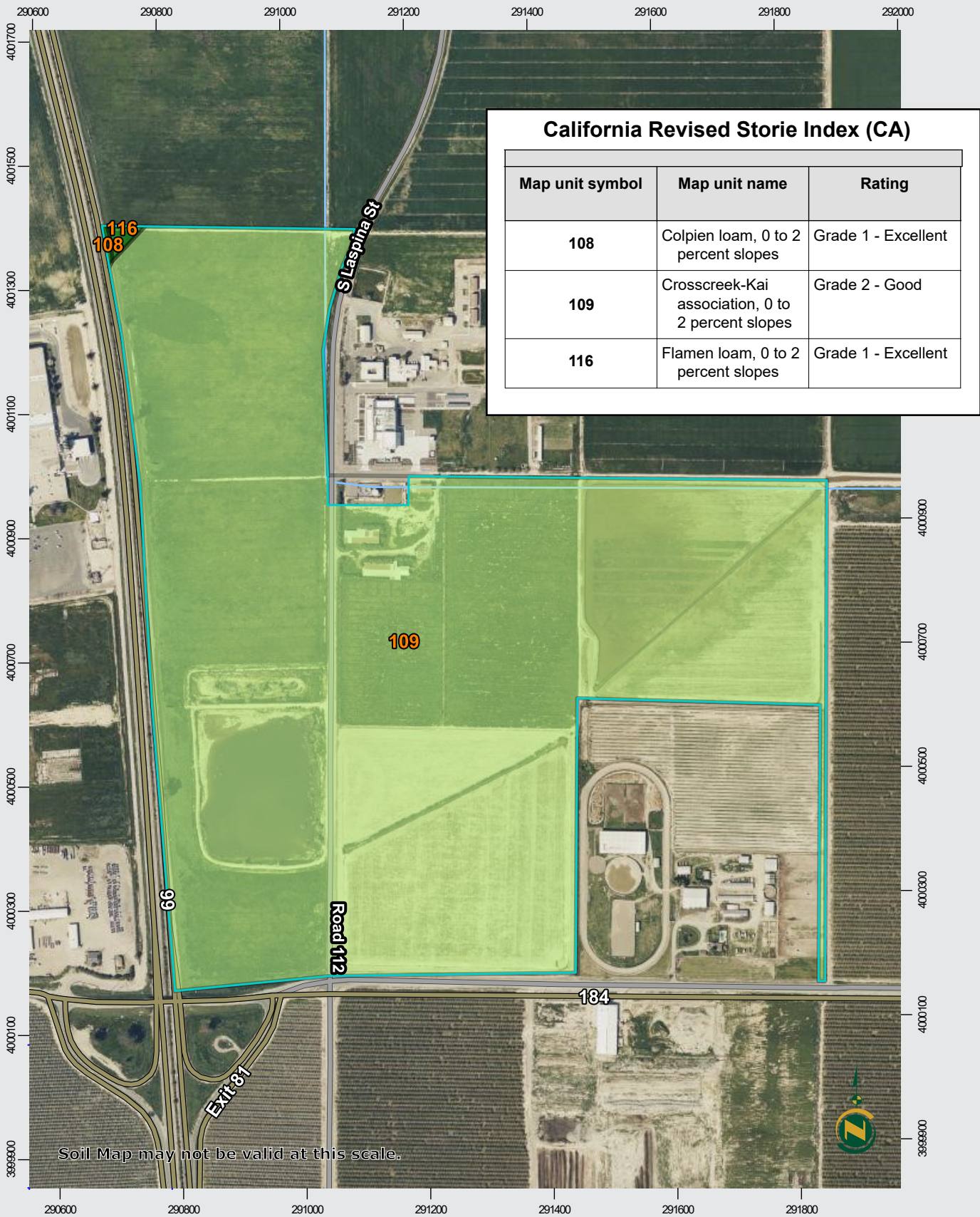
PARCEL MAP



LEGAL

Tulare County APN: 228-100-006; 232-010-035 & a portion of 036; and, 228-110-006, 017, 018.

SOILS



PROPERTY PHOTOS



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STATE MAP

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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.



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