

ALPAUGH OPEN LAND

Tulare County, California

91.46± Acres

\$685,950
(\$7,500/Acre)



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Exclusively Presented by:



ALPAUGH OPEN LAND

91.46± Acres
Tulare County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This 91.46± acres of open land located in the boundaries of Alpaugh Irrigation District. The property is currently used as grazing land.

LOCATION

The property is located on the south side of Avenue 50 and west of Road 22, just west of Alpaugh, California in Tulare County.

LEGAL

Tulare County APN: 311-300-024. Property is in the Williamson Act.

ZONING

Zoning is AE-40 (40 acre minimum)

WATER

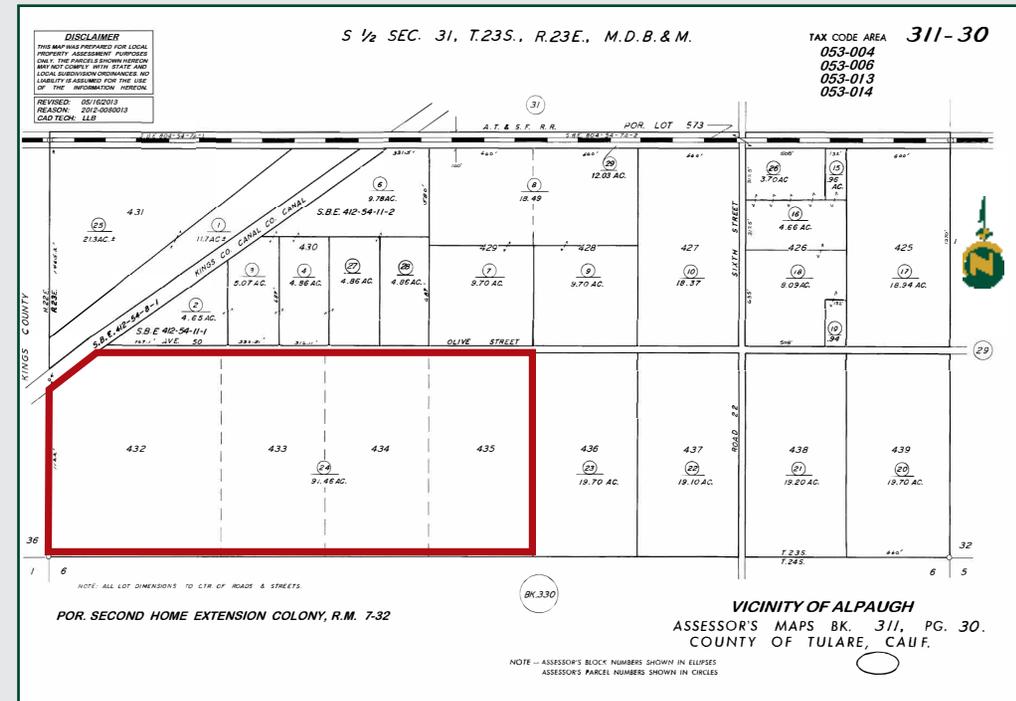
The property is located within Alpaugh Irrigation District but does not receive surface water. There are no wells developed on the property.

SOILS

- Excelsior fine sandy loam, 0 to 1 percent slopes.
- Houser silty clay, drained, 0 to 1 percent slopes.
- Westcamp silt loam, partially drained, 0 to 2 percent slopes.
- Posochanet silt loam, 0 to 2 percent slopes.

PRICE/TERMS

The asking price is \$685,950



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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.**