



+/-160 Acres – Open Ground – Tulare, CA

Rd 76 & Ave 208, California 93274, USA • 160 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the southwest corner of Road 76 and Avenue 208 in Tulare, CA

SIZE:

+/-160 Assessed Acres

LAND USE:

Property is currently planted to row crops.

WATER:

Property is located within the Tulare Irrigation District, with one turnout. There are two (2) wells that are in need of repair and a new hole drilled in 2023, but does not have a pump yet.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

Property features Grade 1 – Excellent Soil

LEGAL:

Tulare County APN: 226-030-002

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

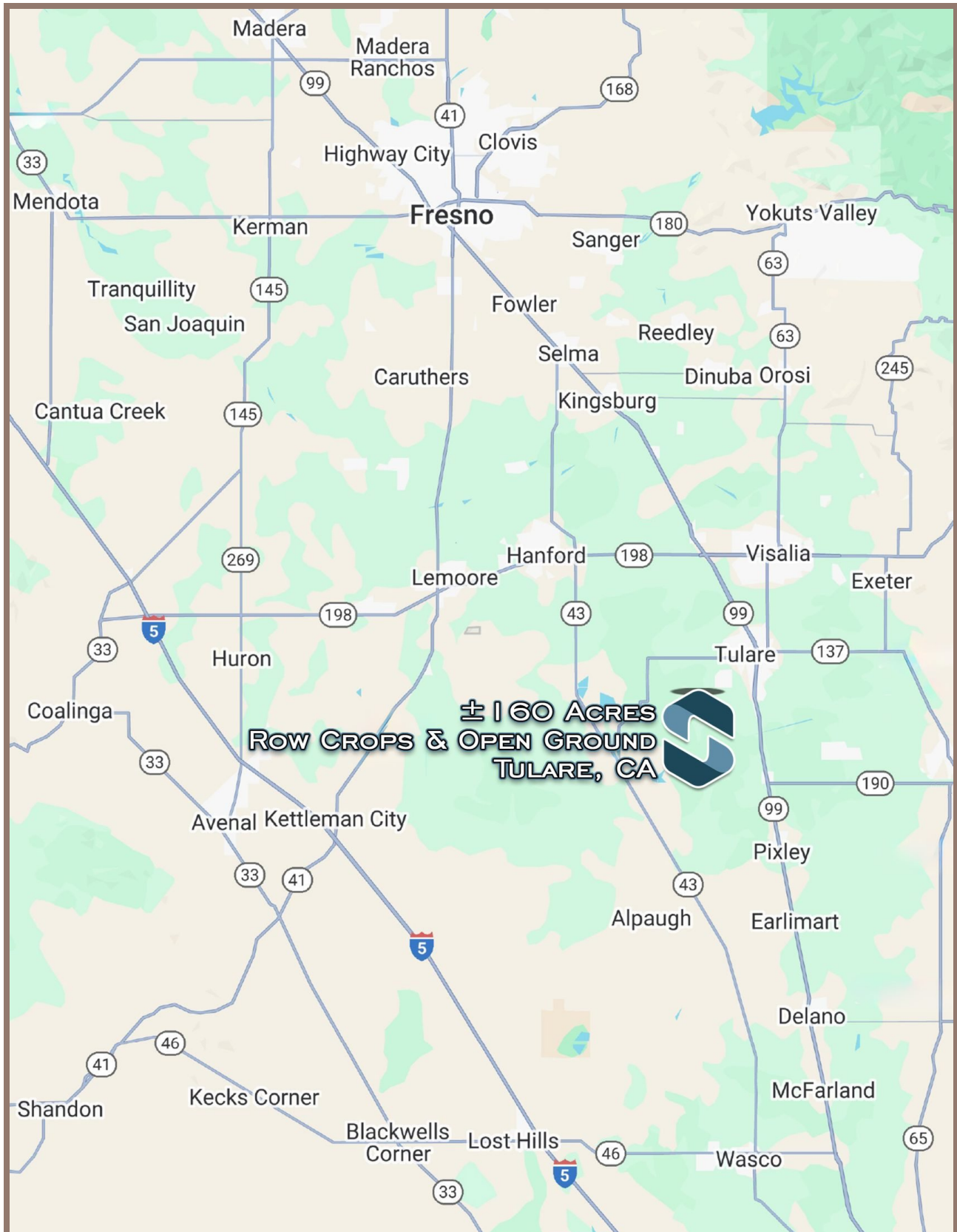
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

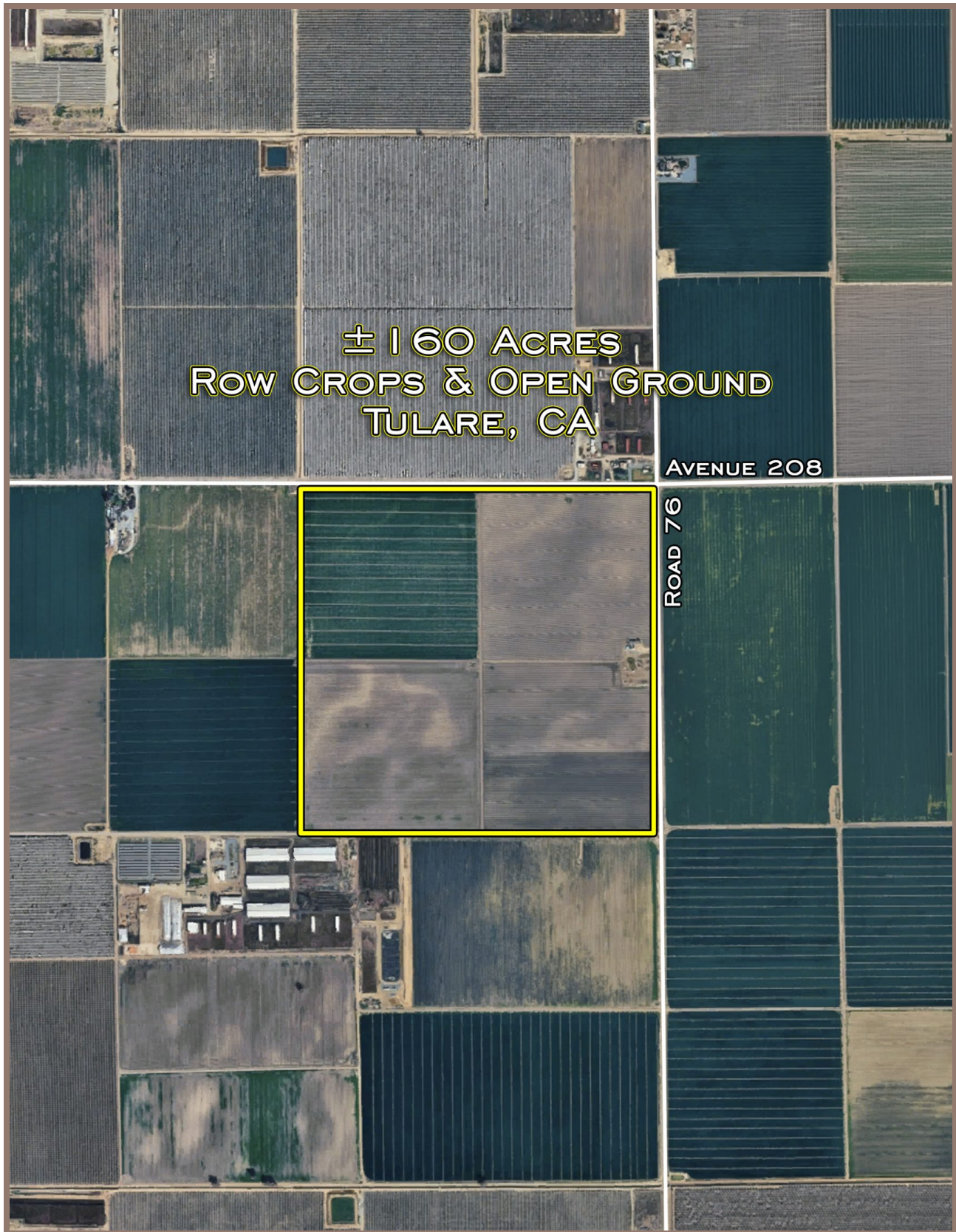
PRICE:

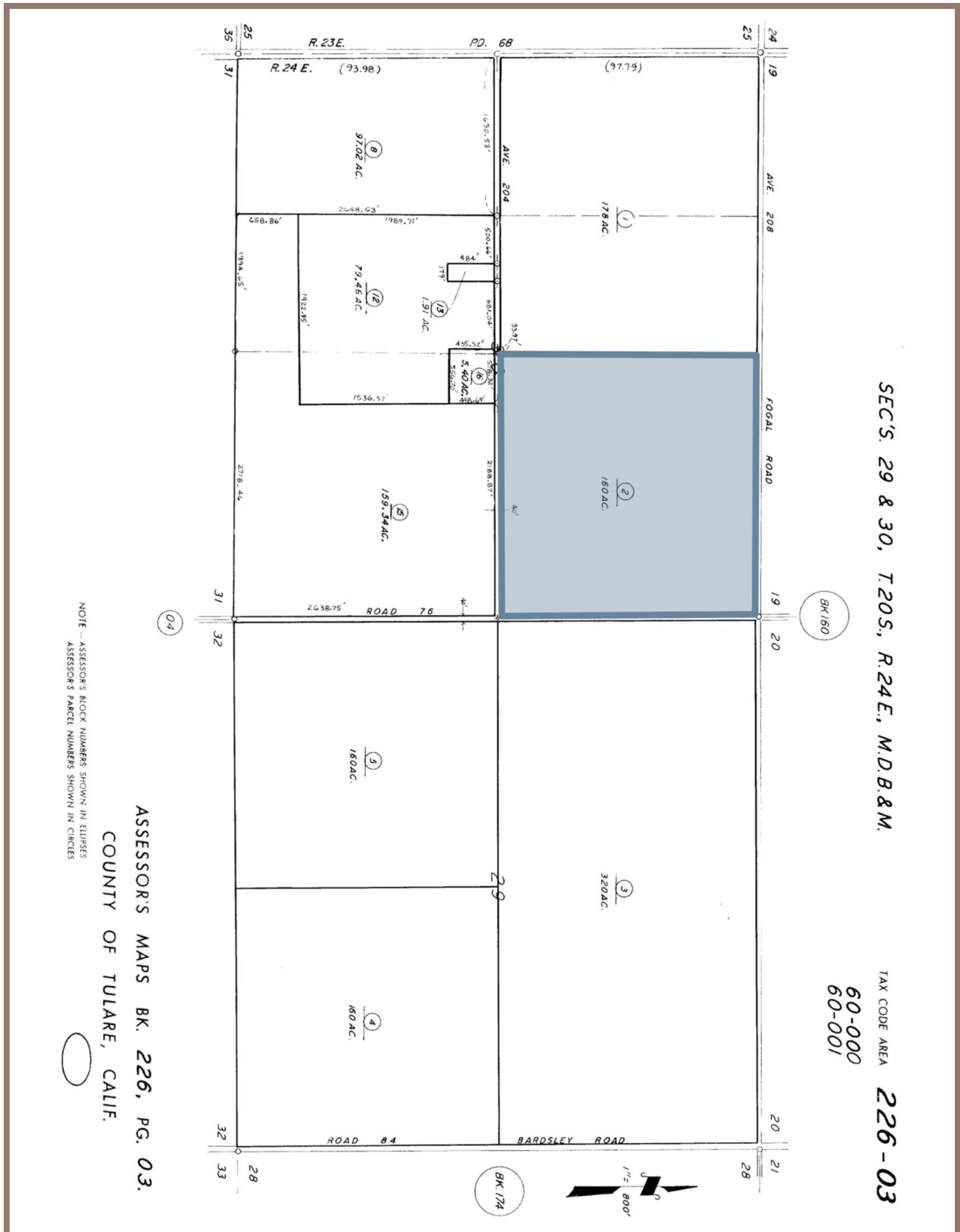
\$4,000,000 (+/- \$25,000 per acre)

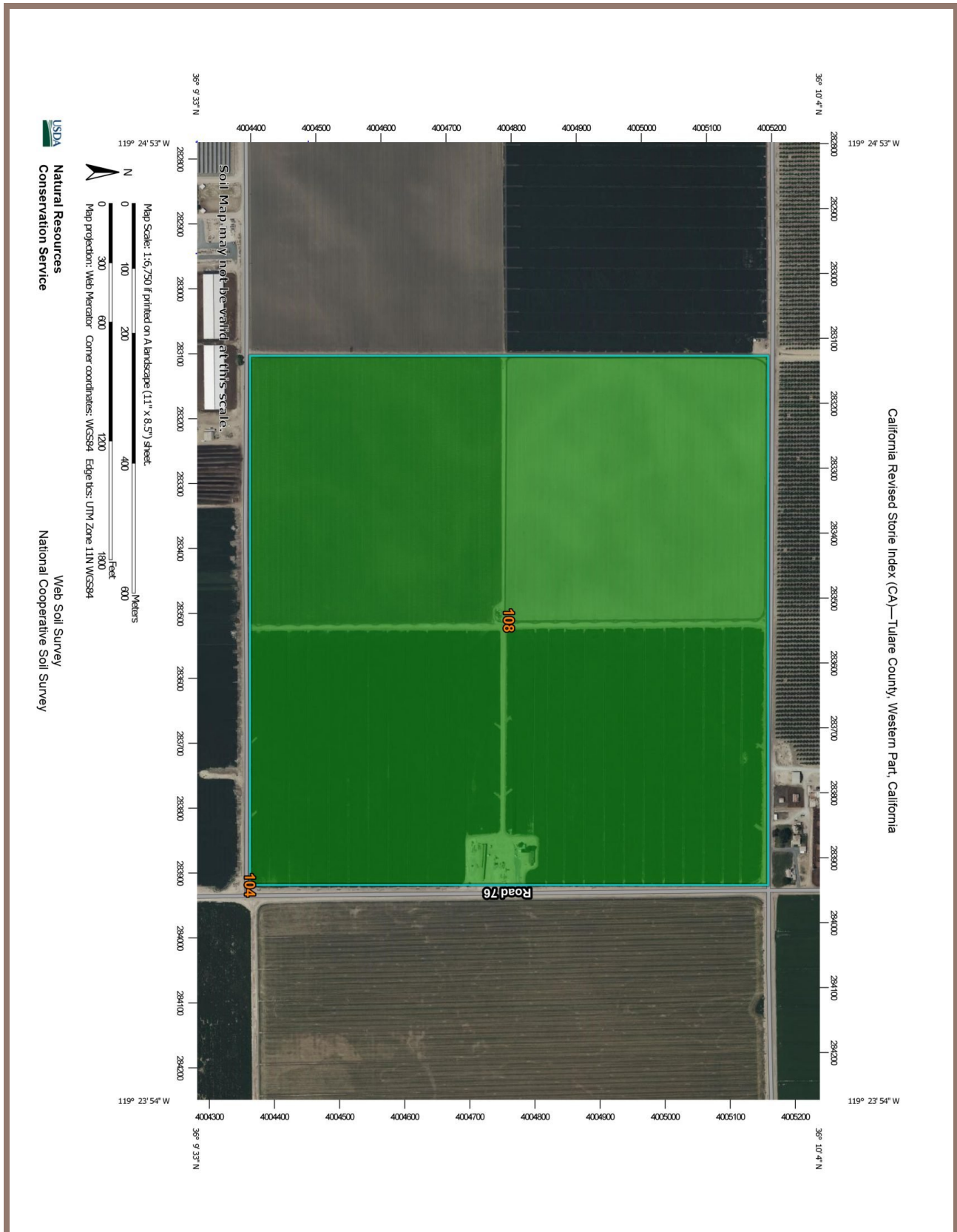
CONTACT:

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California Revised Storie Index (CA)—Tulare County, Western Part, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
104	Biggriz-Biggriz, saline-Sodic, complex, 0 to 2 percent slopes	Grade 2 - Good	Biggriz (55%)	0.0	0.0%
108	Colpien loam, 0 to 2 percent slopes	Grade 1 - Excellent	Colpien (85%)	160.9	100.0%
Totals for Area of Interest				160.9	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

