

FOR SALE



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Ducor Open Ground



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

- Potential Home Site
- Close to Highway 65

**Exclusively Presented By:
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CA BRE #00020875



Ducor Open Ground

9.71± Assessed Acres

\$75,000

DESCRIPTION:

Available for sale is a 9.71±ac parcel located just north of Ducor, California along Highway 65. The property would be ideal as a homesite or a small horse ranch with country living in mind. The property is fenced along the North, West, and South sides. The East side is partially fenced.

LOCATION:

The property is located near the southwest corner of Avenue 68 and Road 232, just north of Ducor, California.

LEGAL:

Tulare County APNs: 321-030-028
The property is not under the Williamson Act Contract.

WATER:

There is no irrigation water available.

SOILS:

Centerville clay, 2 to 5 percent slopes.
Exeter loam, 0 to 2 percent slopes.
Exeter loam, 2 to 5 percent slopes.

PRICE/TERMS:

The asking price is \$75,000. Seller financing available with acceptable terms.

ASSESSOR'S PARCEL MAP

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

REVISED: 01/20/2009
REASON: 2008-0114667
CAD TECH: MLC

S 1/2 SEC. 21, T.23S., R.27E., M.D.B.&M.

TAX CODE AREA **321-03**
74-003



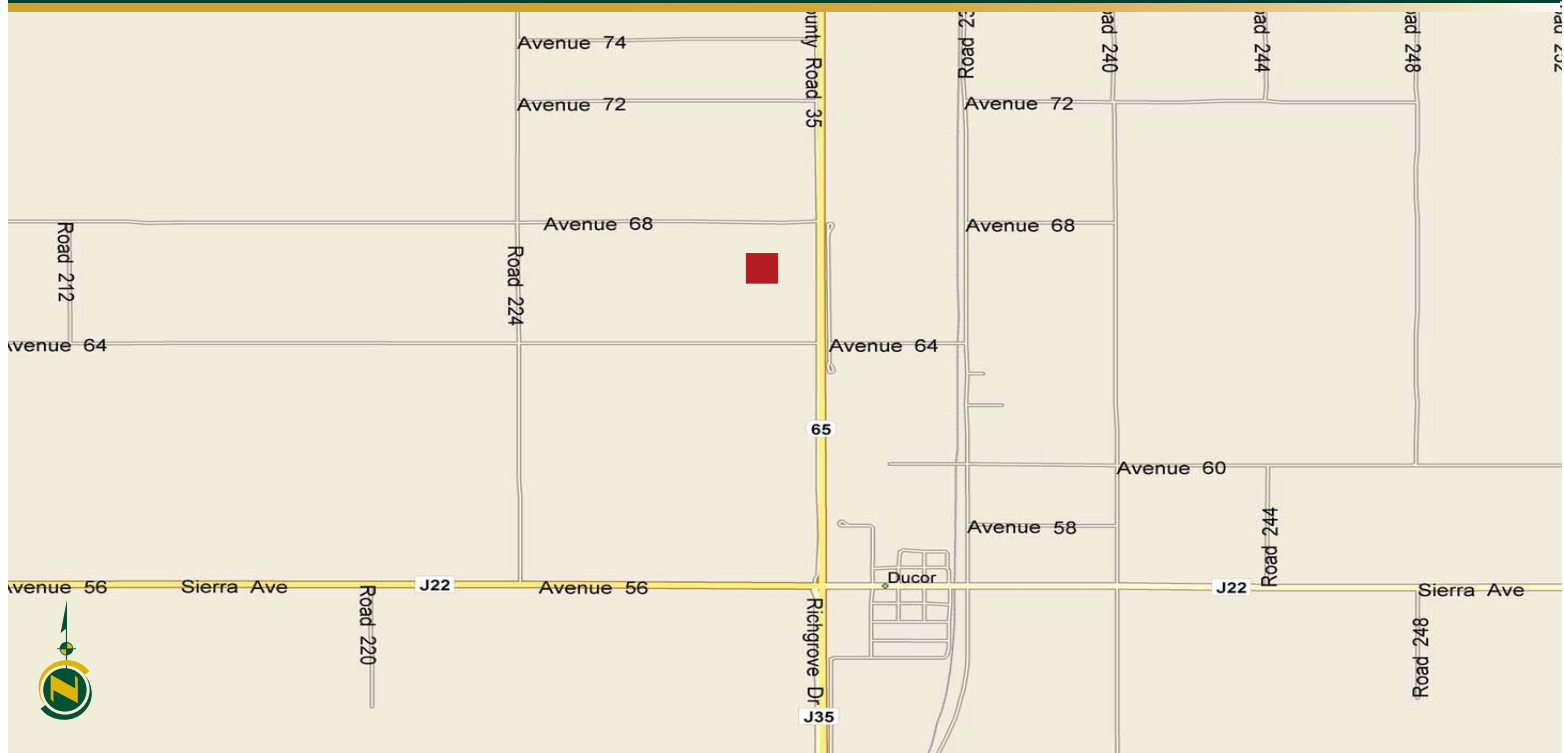
POR. MOXLEY & POTTER SUB. NO. 1 R.M. 11-3

ASSESSOR'S MAPS BK. 321, PG. 03.

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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