

FOR SALE



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Visalia Area Farmland



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

- Great Location
- Close to Town
- Prime Soils

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CA BRE #00020875



Visalia Area Farmland

38.75± Assessed Acres

\$852,500

DESCRIPTION:

Available for sale is a prime piece of Visalia farmland located north of Avenue 280 on Road 56, west of the City of Visalia. The property has been farmed to alfalfa.

LOCATION:

The property is located on the west side of Road 56, approximately 1/4 mile north of Avenue 280 (West Caldwell Ave).

LEGAL:

Tulare County APN: 118-010-008
The property is not under the Williamson Act Contract.

WATER:

The property is irrigated by one Ag well with a submersible pump.

SOILS:

Nord fine sandy loam, 0 to 2 percent slopes.
Tagus loam, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$852,500.

ASSESSOR'S PARCEL MAP

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 ASSUMED FOR THE USE
OF THE INFORMATION HEREON.

REVISED: 07/25/2016
REASON: 2004-0058119
CAD TECH: KMS

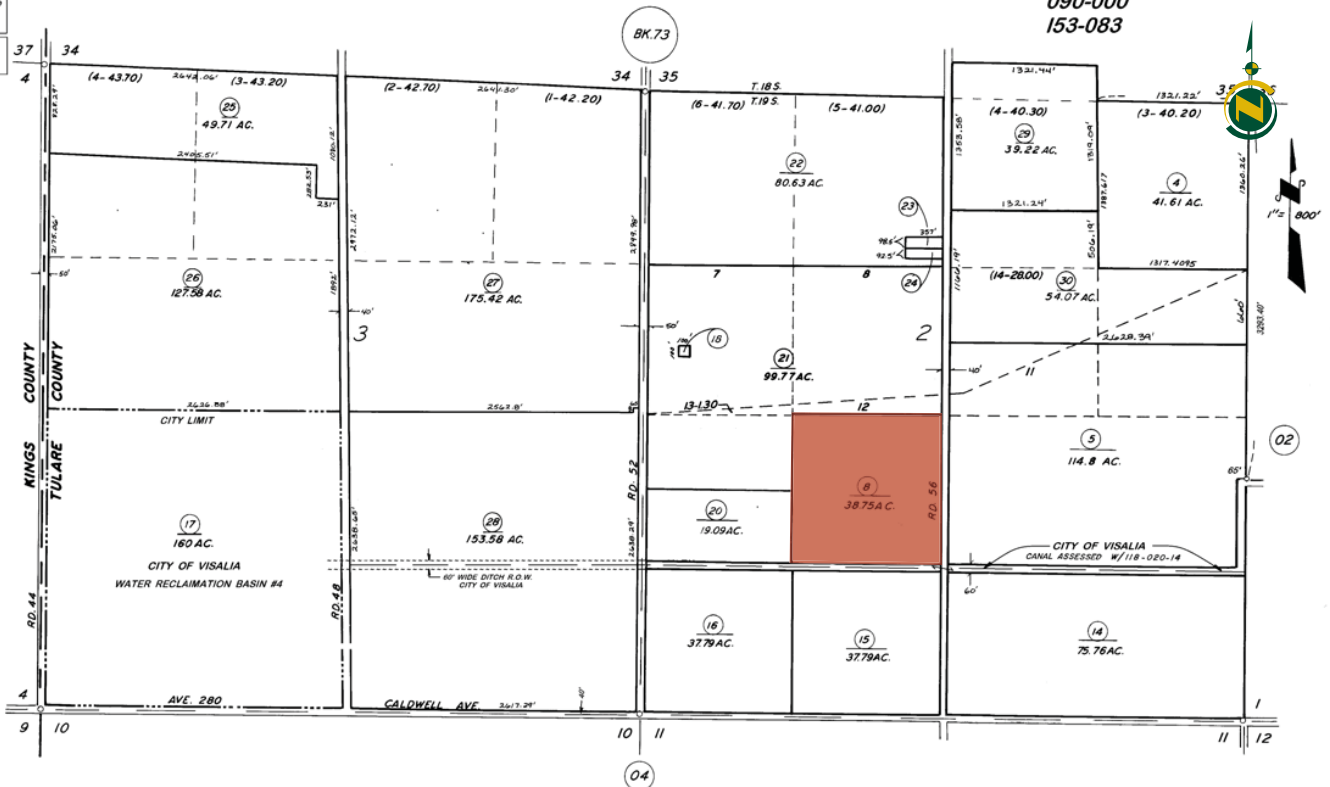
SEC'S. 2 & 3, T.19S., R.23E., M.D.B. & M.

TAX CODE AREA 110-01
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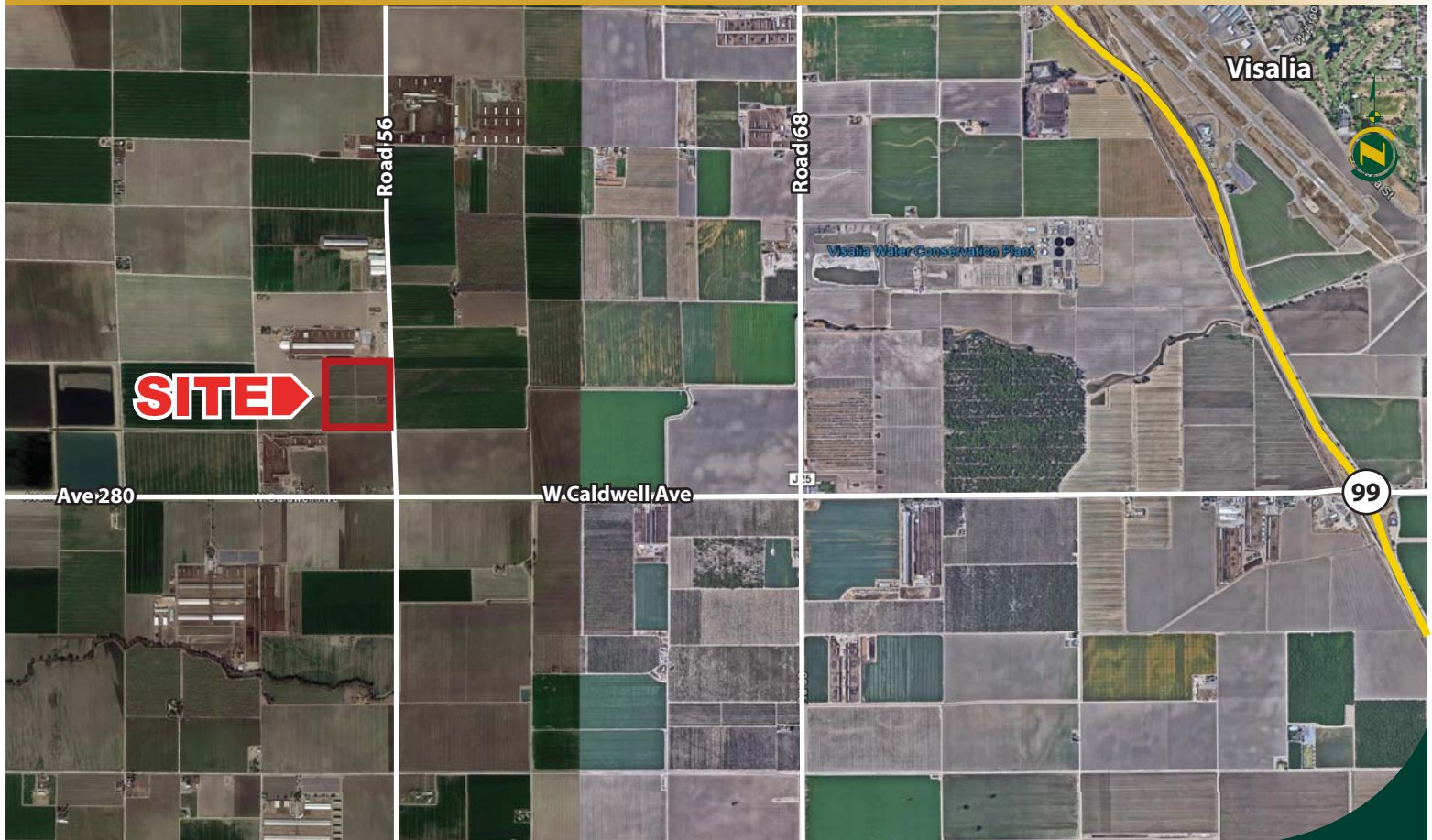
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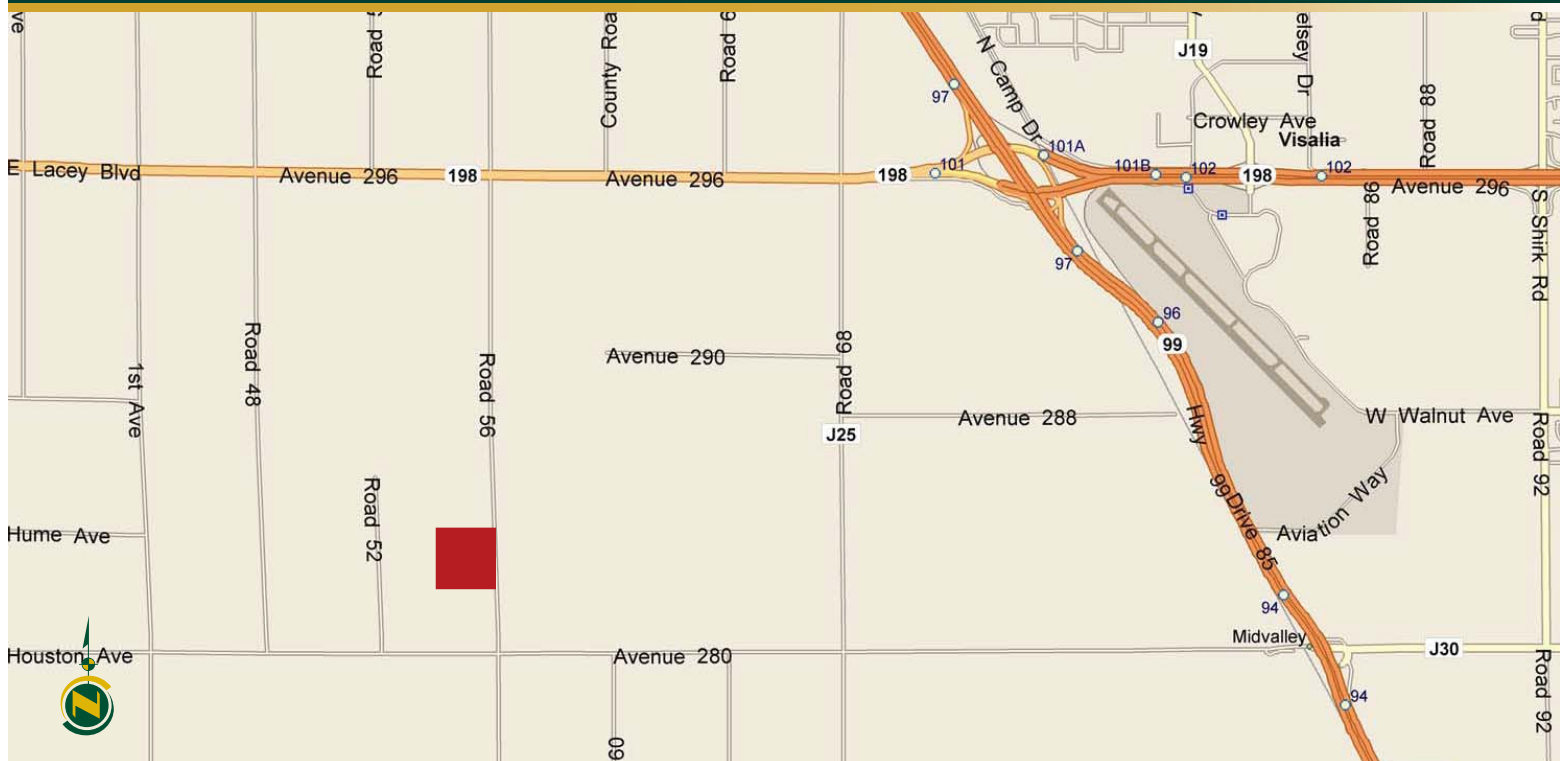
VICINITY OF VISALIA
ASSESSOR'S MAPS BK. 118 , PG. 01 .
COUNTY OF TULARE, CALIF.

NOTE: ASSESSOR'S BLOCK NUMBERS SHOWN IN BUBBLES

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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