

FOR SALE



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AGRICULTURAL PROPERTIES
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Exeter ID Farmland/Home Site



PRICE REDUCED

**17.3± Acres
Tulare County, California**

- Exeter Irrigation District
- 4± Miles From Exeter
- Scenic Views
- Prominent Citrus Farming Region

**Exclusively Presented By:
Pearson Realty**



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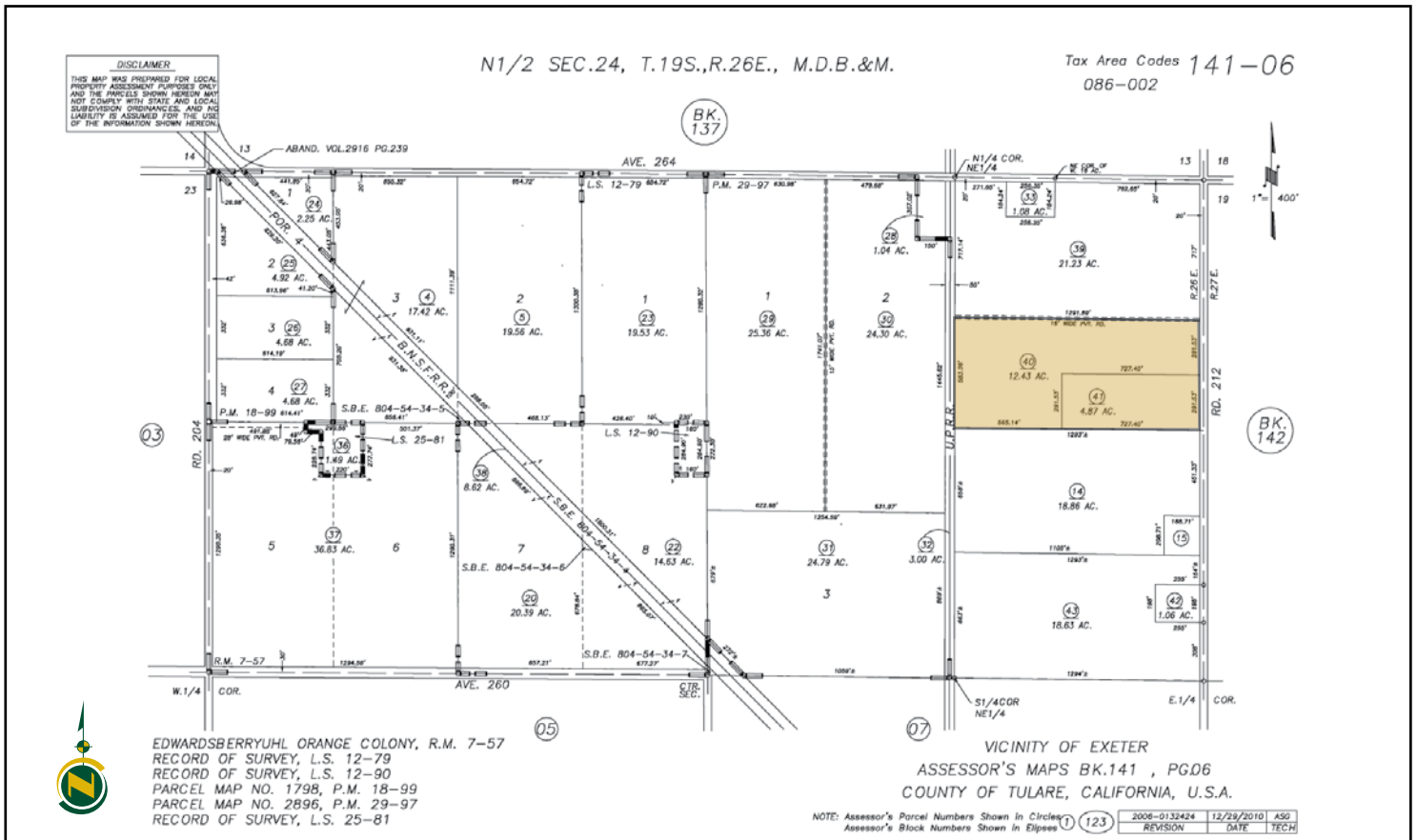
Exeter ID Farmland/Home Site

17.3± Acres

\$435,000
(\$25,145/acre)

LOCATION:	To view the property, travel southeast of Exeter or north of Lindsay. It is located on the west side of Road 212 just south of Avenue 264.
DESCRIPTION:	The farm consists of two parcels totaling 17.3± acres near Exeter and in a prominent farming region of the Central Valley. This level open land has good potential for citrus or other permanent crops. If you are looking to farm and live on the property, this ranch boasts great views of the foothills and Sierra Nevada Mountains.
LEGAL:	Tulare County APN 141-060-040 & 041. Located in a portion of Section 24, T19S, R26E. Both parcels are in the Williamson Act.
ZONING:	The current zoning is AE-20 (Agriculture Exclusive 20 acre minimum).
WATER:	The property is located within and entitled to receive water from Exeter Irrigation District. The 2019 district water costs are \$75/acre foot (volumetric), \$57.38/acre for supplemental assessment, \$30/acre standby assessment, and \$15 meter charge. A new well was drilled on September 25, 2018 to a depth of 370± ft. At that time, the water level was 141± ft. The property is in the East Kaweah Groundwater Sustainability Agency.
SOILS:	San Joaquin loam, 0 to 2 percent slopes.
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$435,000 (\$25,145/acre) cash.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION 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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