

ALTA Irrigated Land

155.51± ACRES
Tulare County, CA

\$4,045,000



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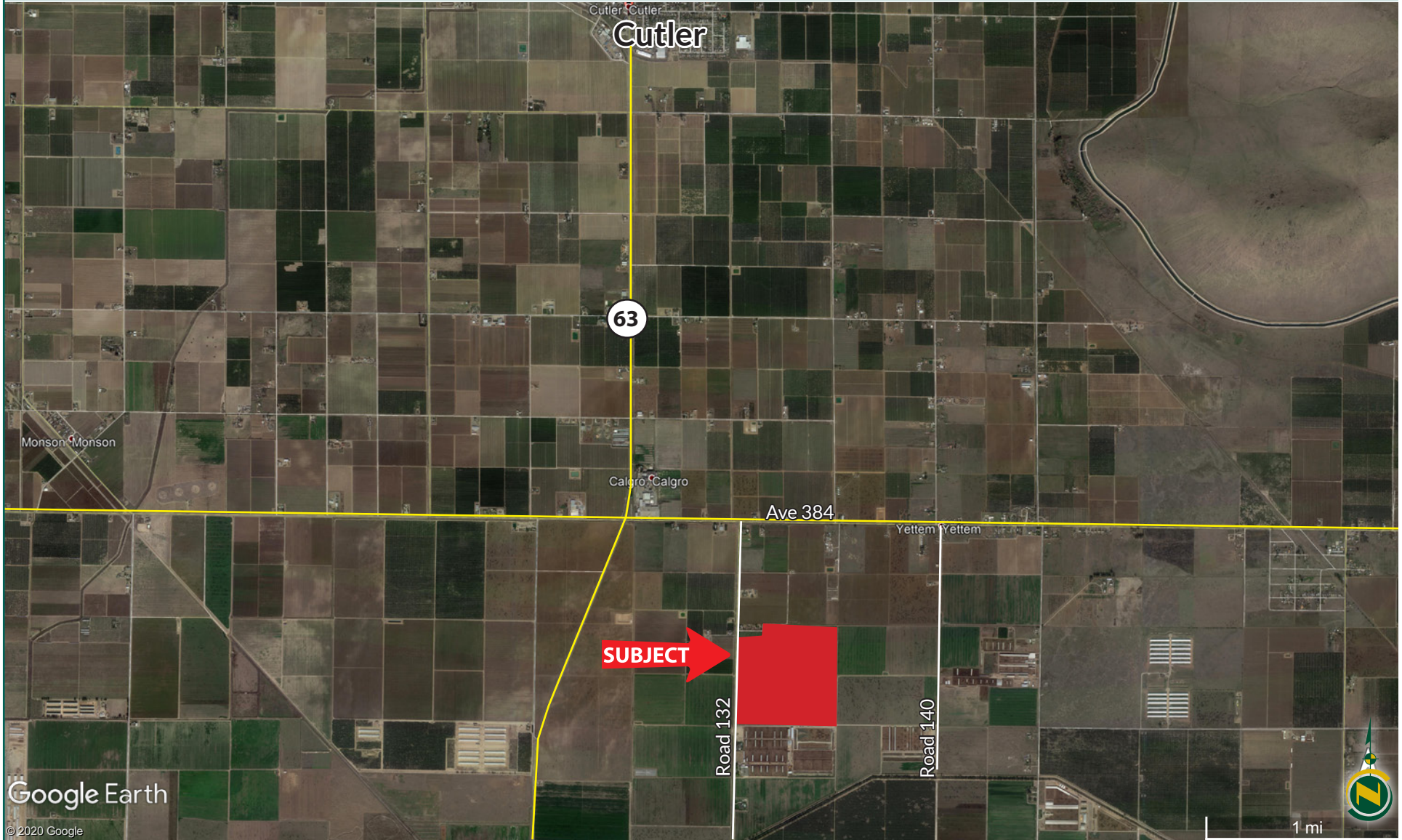
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Location Aerial



Property Details

DESCRIPTION:

This open land has historically been planted to row crops but would be ideal for permanent plantings such as oranges, grapefruit, mandarins or pistachios. This property has desirable surface water rights through ALTA irrigation district and wells.

LOCATION:

The ranch is located on the east side of Road 132, one half mile south of Avenue 384 in Tulare County, California.

PLANTING INFORMATION:

The current crops are the property of the tenant, who has planted silage corn and wheat.

LEGAL DESCRIPTION:

Tulare County APN: 050-220-003. Portion of southwest 1/4 of Section 4, Township 17S, Range 25E, M.D.B.&M.
Zoning is AE-20. Property is in the Williamson Act.

SOILS:

Quonal-Lewis association, 0 to 2% slopes.
Seville clay, 0 to 2% slopes.

WATER/IRRIGATION:

Irrigation water is provided by ALTA Irrigation District and four pumps and wells. A fifth well is used as a fill site for equipment.

Well #1 is a 40HP electric turbine

Well #2 is a 15 HP submersible used as a fill site.

Well #3 is a 20 HP electric turbine

Well #4 is a 20 HP submersible

Well #5 is a 20 HP submersible

PRICE/TERMS:

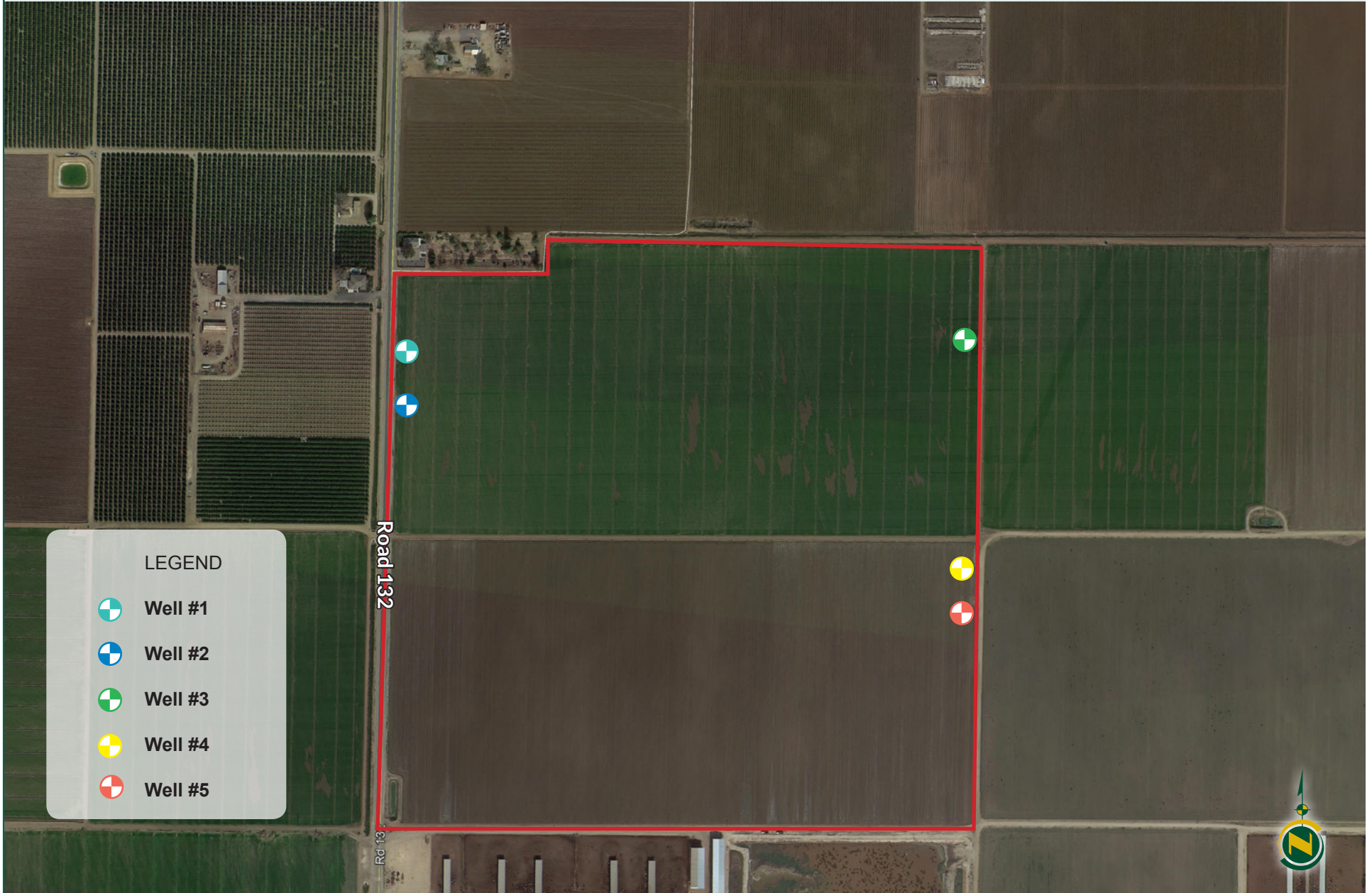
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Aerial & Well Map



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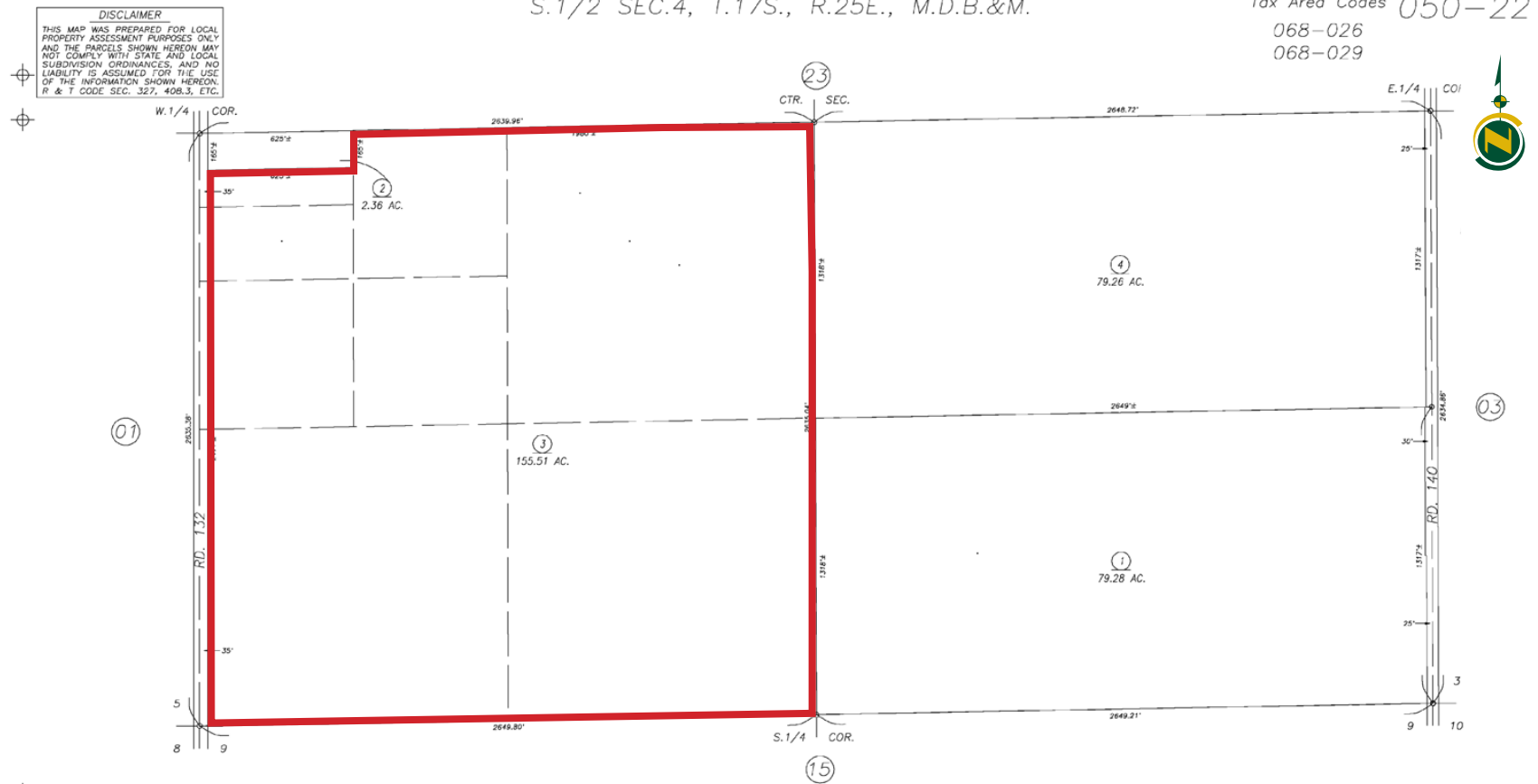
Soils



Map Unit Legend

Map Unit Symbol	Map Unit Name	Percent of AOI
132	Quonal-Lewis association, 0 to 2 percent slopes	2.6%
136	Seville clay, 0 to 2 percent slopes	97.4%
Totals for Area of Interest		100.0%

Assessor's Parcel Map



VICINITY OF CUTLER
ASSESSOR'S MAPS BK.050 , PG.22
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)
Assessor's Block Numbers Shown in Ellipses (1) (123)

2015-0944558	10/22/2015	ARL
REVISION	DATE	TECH

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Photographs



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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

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