

# **FOR SALE**



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## **Yettem Open**



**18.74± Acres  
Tulare County, California**

- Alta Irrigation District
- Land suitable for permanent crops
- May be eligible for organic certification

**Exclusively Presented By:  
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CA DRE #00020875



# Yettem Open

**18.74± Assessed Acres**

**\$432,000.00**  
**(\$23,052 per acre)**

**LOCATION:**

The north side of Avenue 384, 1/4± mile east of Road 140. Situated in the community of Yettem, which is 10± miles north of Visalia.

**LAND USE:**

Open land which has not been farmed for many years and may be eligible for organic certification. The land is suitable for development to permanent crops.

**LEGAL:**

The W 1/2 of the SW 1/4 of the SE 1/4 of Section 33, T16S, R25E, M.D.B.&M. Tulare County APN: 035-150-018.

**WATER:**

Alta Irrigation District.  
There are no operable irrigation wells on the subject property.

**SOILS:**

Mainly Seville clay, 0 to 2% slopes with some Seville clay.

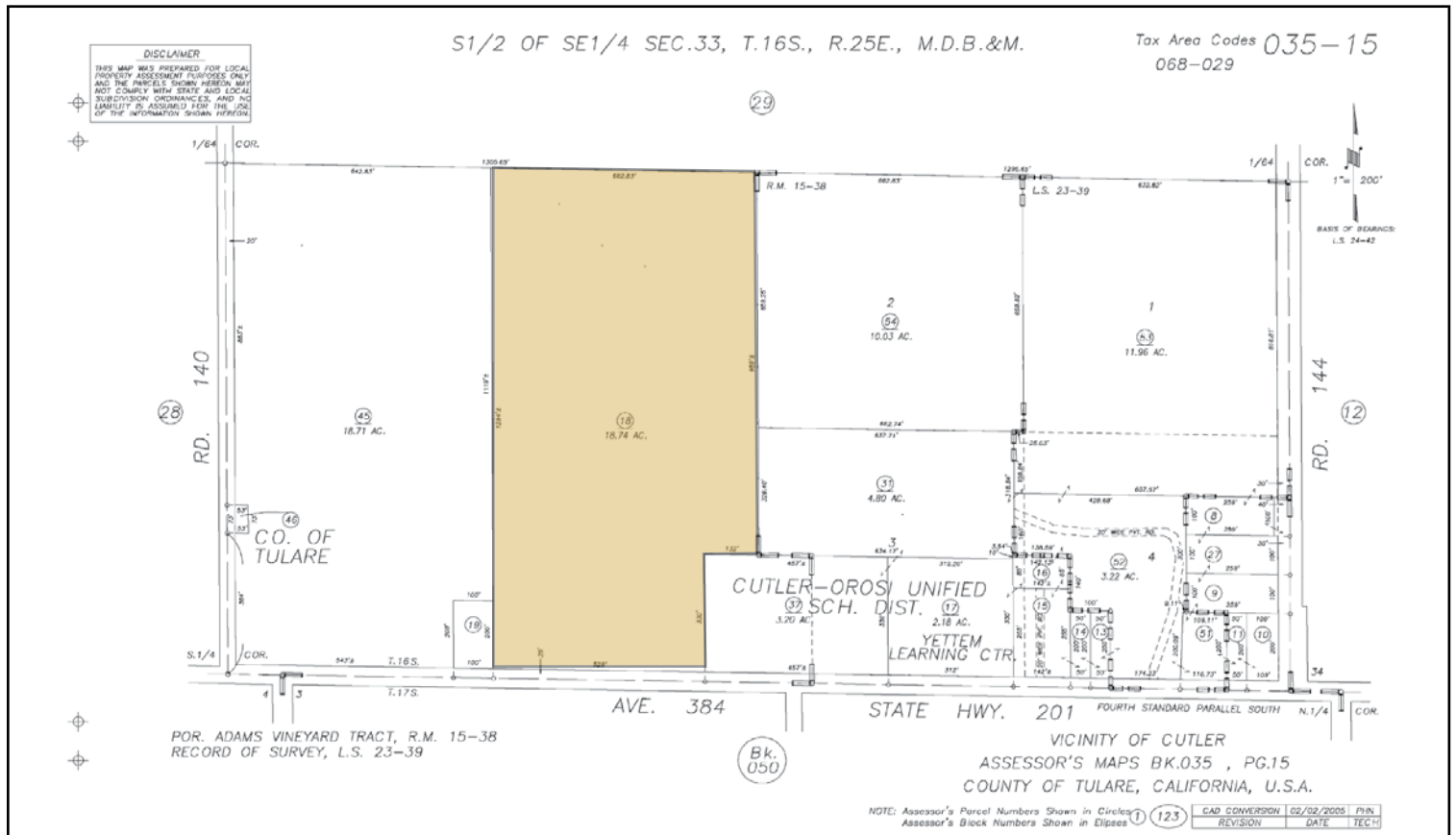
**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$432,000 (\$23,052 per acre) cash at the close of escrow.

# ASSESSOR'S PARCEL MAP



## PROPERTY PHOTOS



## 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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