

FOR SALE



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Alpaugh Open Ground



**80.05± Assessed Acres
Kings County, California**

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CA BRE #00020875



Alpaugh Open Ground

80.05± Assessed Acres

\$240,000

DESCRIPTION:

Available for sale is an open land parcel located north of Garces Highway in Kings County. This land would be ideal for mitigation land. Pistachios and field crops are planted nearby.

LOCATION:

The property is located on the east side of 6th Avenue just two miles north of Garces Highway.

LEGAL:

Kings County APN: 046-270-023.

WATER:

The property does not have access to irrigation water. The property is located within the Tri-County Water Authority GSA.

SOILS:

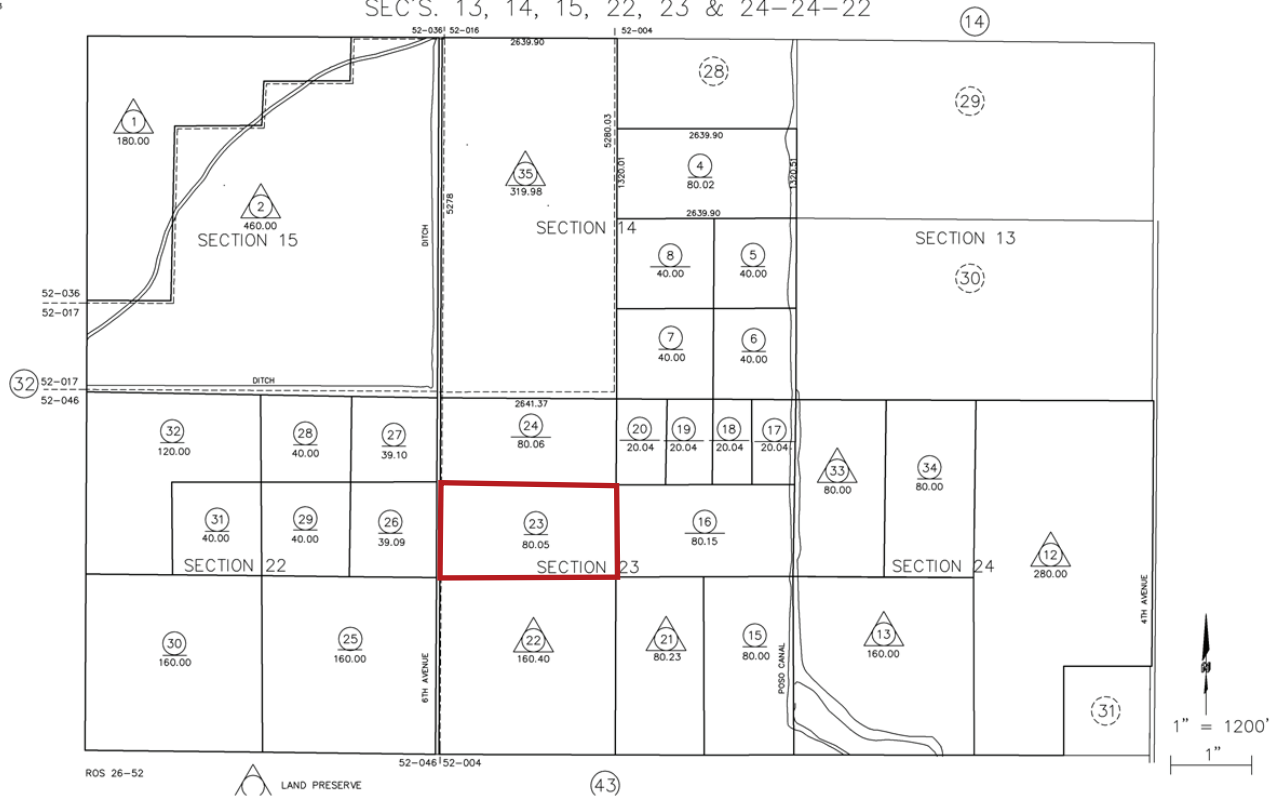
Lethent fine sandy loam.

PRICE/TERMS:

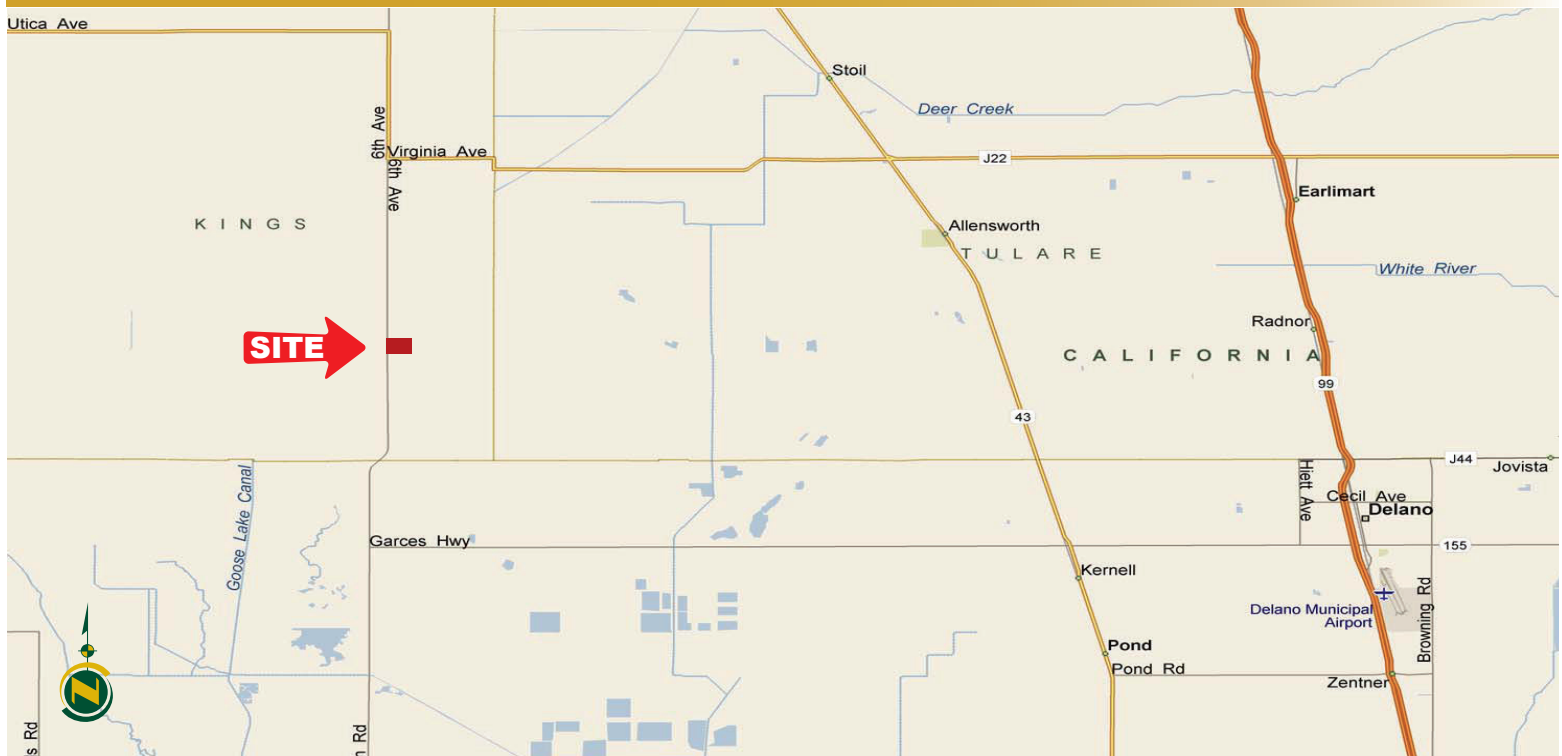
The asking price is \$240,000.

MAP IS FOR ASSESSMENT PURPOSES ONLY
NOT TO BE CONSTRUED AS PORTRAYING
OWNERSHIP OF DIVISIONS OF LAND FOR
POSES OF ZONING OR SUBDIVISION LAW.
2013

46-27



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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