

WOODLAKE OPEN GROUND

Tulare County, California

20.05± Acres

\$460,000
(\$22,943/Acre)



- Pump and Well
- Great Citrus Farming Location
- Good Soil



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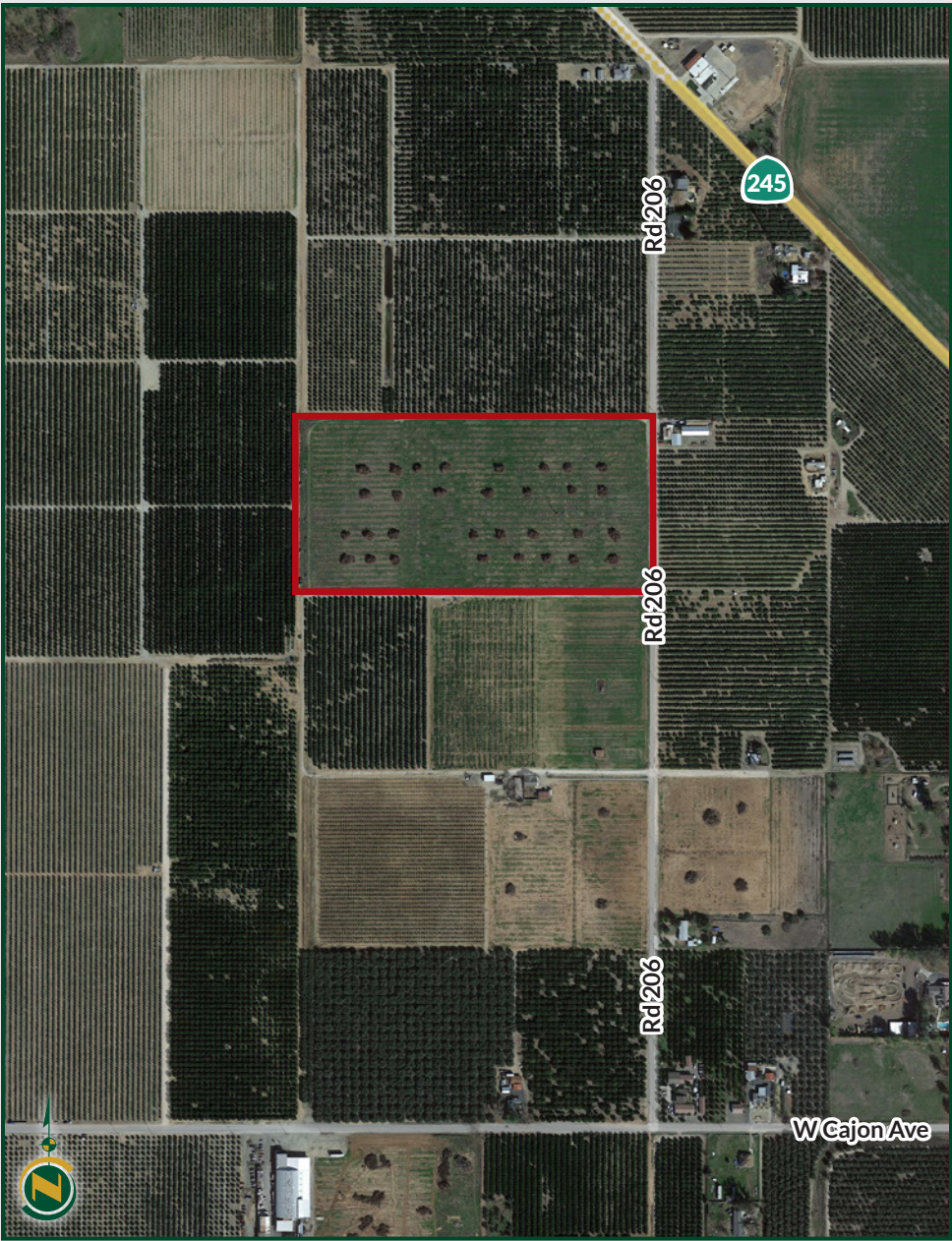


WOODLAKE OPEN GROUND

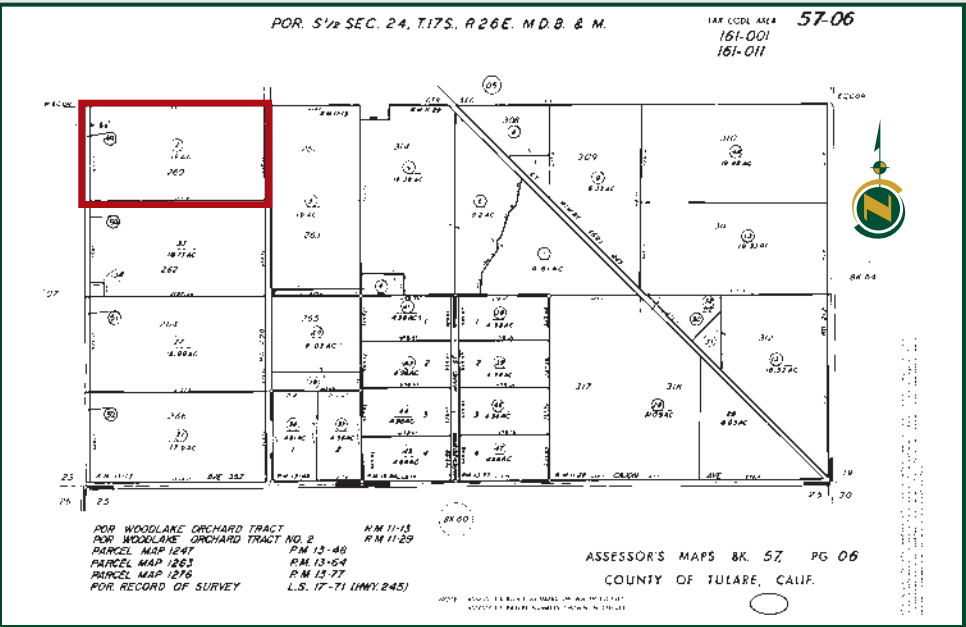
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Tulare County, CA



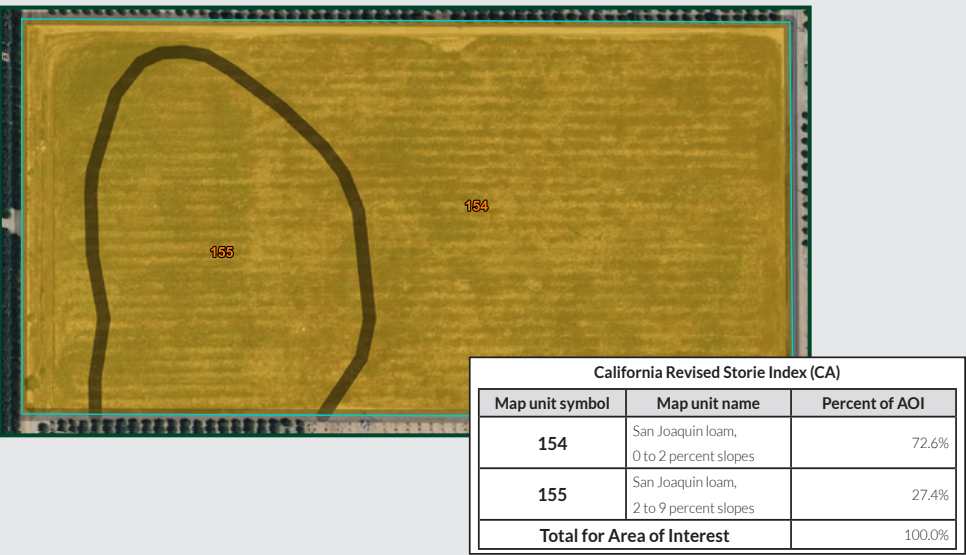
PROPERTY OVERVIEW



PARCEL MAP



SOIL MAP



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 20.05± acre property that had been previously planted to citrus. The property is currently open and ready to be redeveloped.

LEGAL

Tulare County APNs: 057-060-002 and 049.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

LOCATION

The property is located on the west side of Road 206, approximately 0.25 miles south of Highway 245 (Olivera Dr.) and 0.37 miles north of W. Cajon Ave. The property lies just northwest of the City of Woodlake, California.

WATER

There is one pump and well located on the property. The property is located in the East Kaweah GSA.

SOILS

San Joaquin Loam 0-9% slopes.

FROST

There is one wind machine located on the property that is in unknown condition.

PRICE/TERMS

The asking price is \$460,000.



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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.