



SCHUIL & ASSOCIATES
REAL ESTATE

The Hershey Ranch

California Hot Springs, CA 93207,
USA • 14672.66 Acres

CalBRE: 00845607

Schuil & Associates

559-734-1700 • www.schuil.com

**LOCATION:**

Property is located two (2) miles northwest of California Hot Springs. Access to the ranch is by Deer Creek and Old Control Road, which are county maintained gravel and dirt roads.

SIZE:

+/-14,672.66 Assessed Acres

PROPERTY DESCRIPTION:

Property has been utilized as a cattle ranch. The entire ranch is perimeter fenced and cross fenced in 11 main pastures and 13 smaller gathering fields. Vegetation consists of native annual grasses, oak trees, pine trees, sycamore trees, and some brush.

WATER:

Property has two (2) drilled wells and one (1) Artesian well. There are multiple springs and creeks located throughout the property.

Year Round Creeks: Deer Creek, Rube Creek, Tyler Creek, and Cold Springs Creek.

Seasonal Creeks: Gordon Creek, Gibbons Creek, Cain Springs Creek, Moton Flat Creek, Column Creek, and Cattle Creek.

BUILDINGS:

There are two (2) homes on the property. The main +/-3,024 sq. ft. home was built in the 1920's. The home has six (6) bedrooms, two (2) bathrooms, a kitchen, dining room, and living room. The employee home is +/-1,040 sq. ft. and has two (2) bedrooms, one (1) bathroom, a kitchen, living room, and dining room.

The property also has a +/-336 sq. ft. tack room, a storage shed, a +/-3,000 sq. ft. barn, and five (5) working corrals.

TOPOGRAPHY:

Topography varies from moderately rolling to very steep. The elevation on the ranch ranges from 1,400' to 4,500'. See 'Topographic Map' for details.

ZONING:

Property is zoned AF – Foothill Agricultural Zone. All land is enrolled in The Williamson Act.

SOIL:

Soil Maps are available upon request.

LEGAL:

Tulare County APNs: 325-070-011, 325-080-004, 325-080-013, 325-090-015, 325-090-017, 325-090-018, 325-100-018, 325-110-009, 325-110-012, 325-110-013, 325-120-015, 325-120-016, 325-130-005, 325-140-003, 325-210-018, 325-210-051, and 307-200-002.



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**GROUNDWATER
DISCLOSURE:**

The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/ .

PRICE:

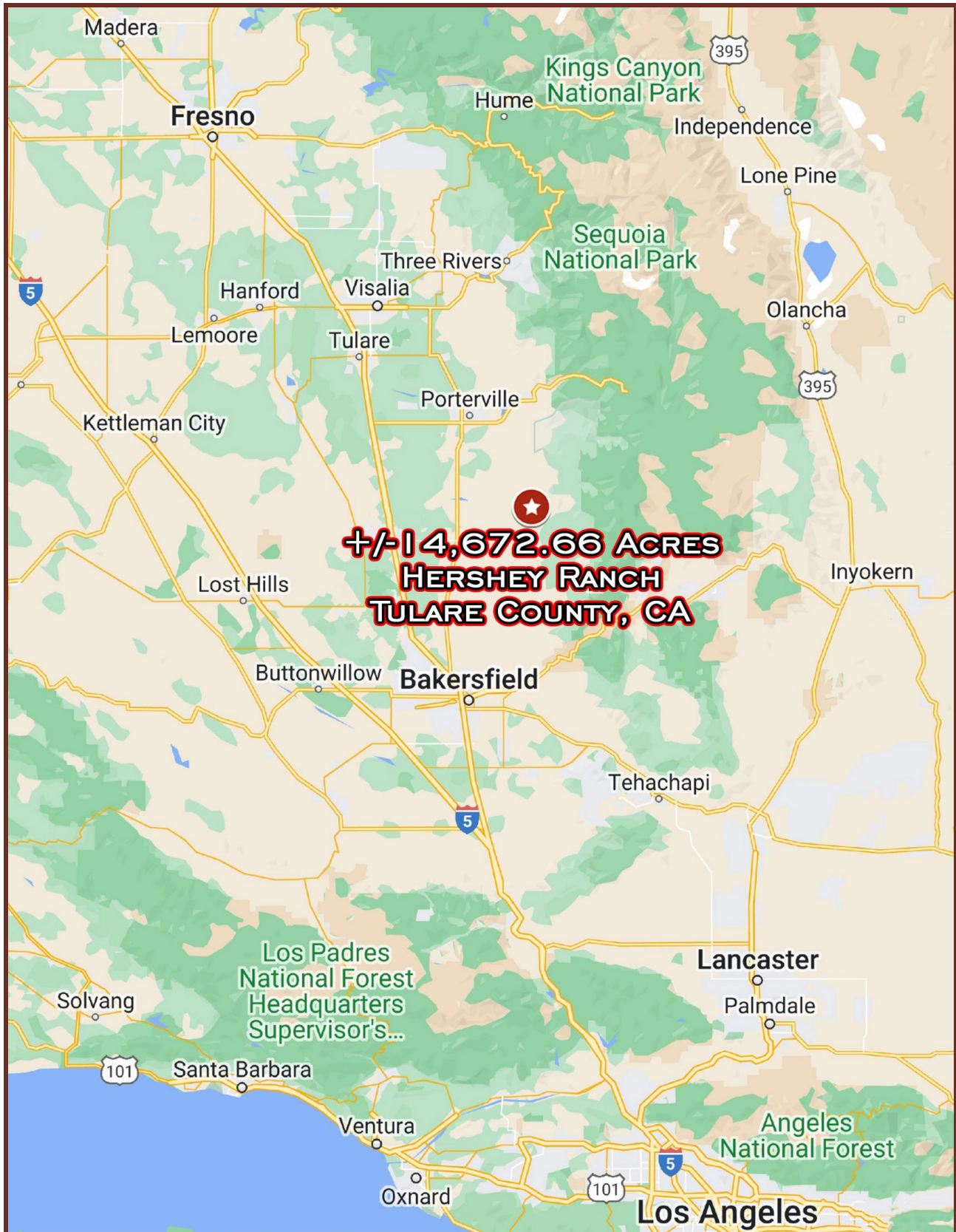
\$14,525,933 (+/--\$990 per acre)

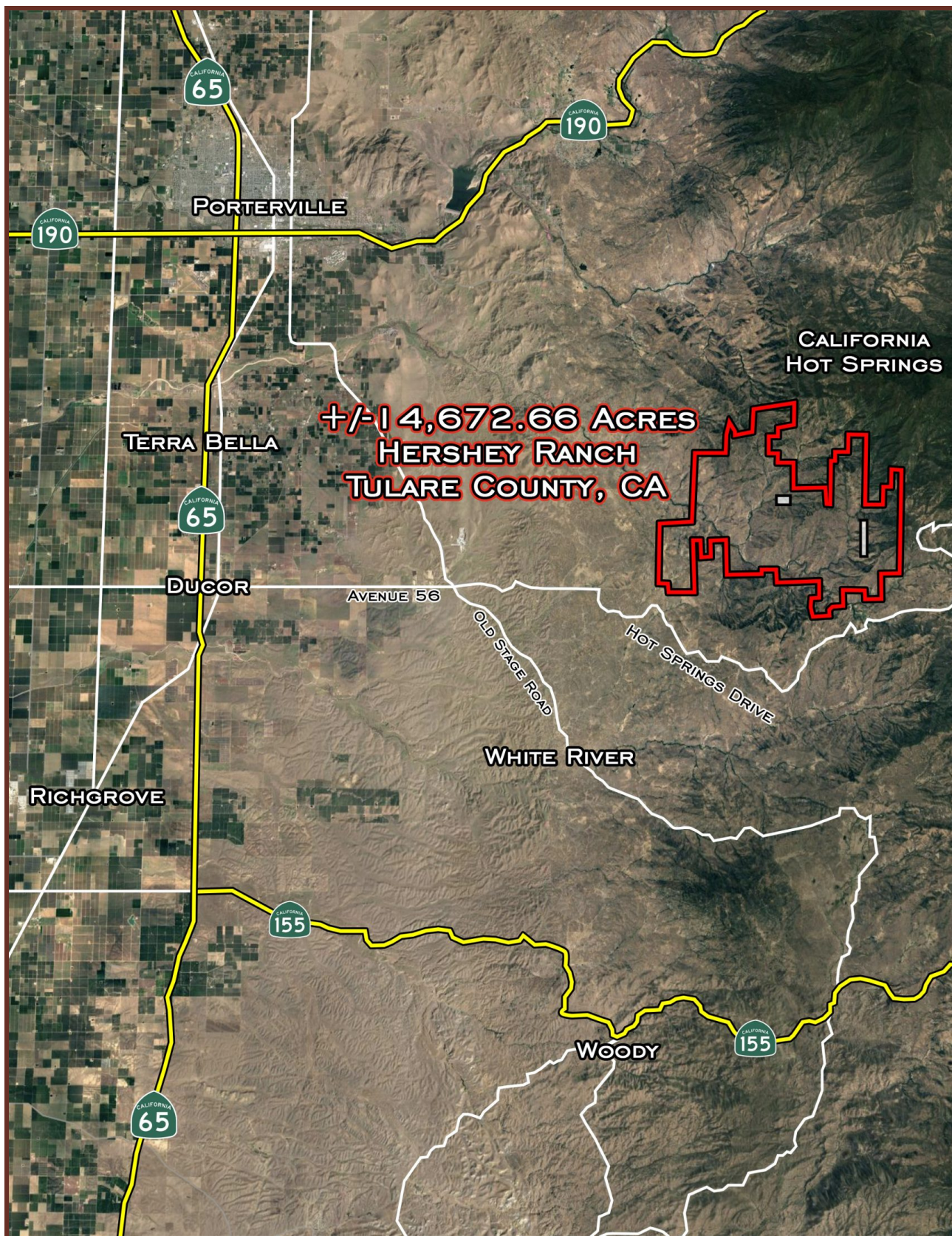
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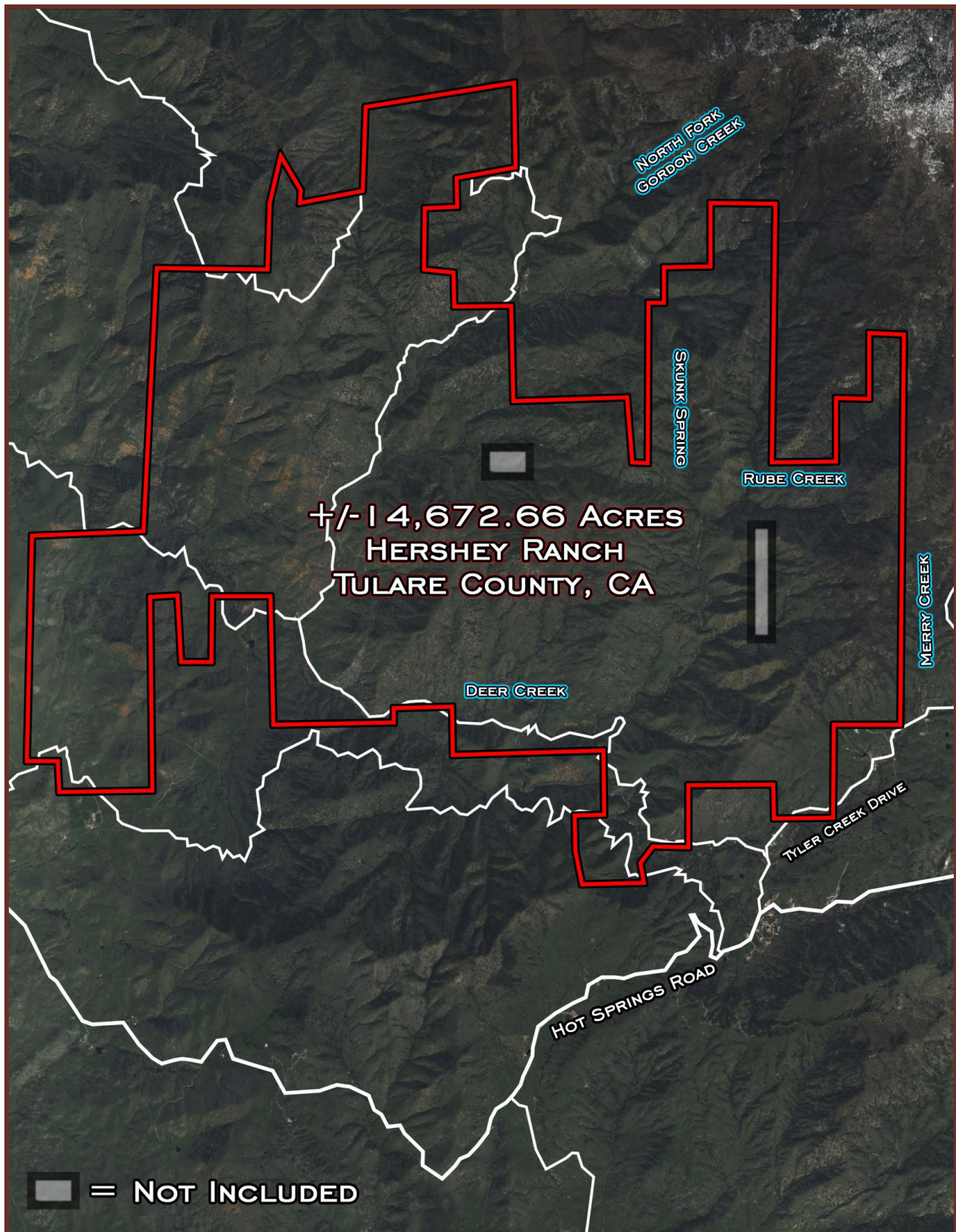
Doug Phillips
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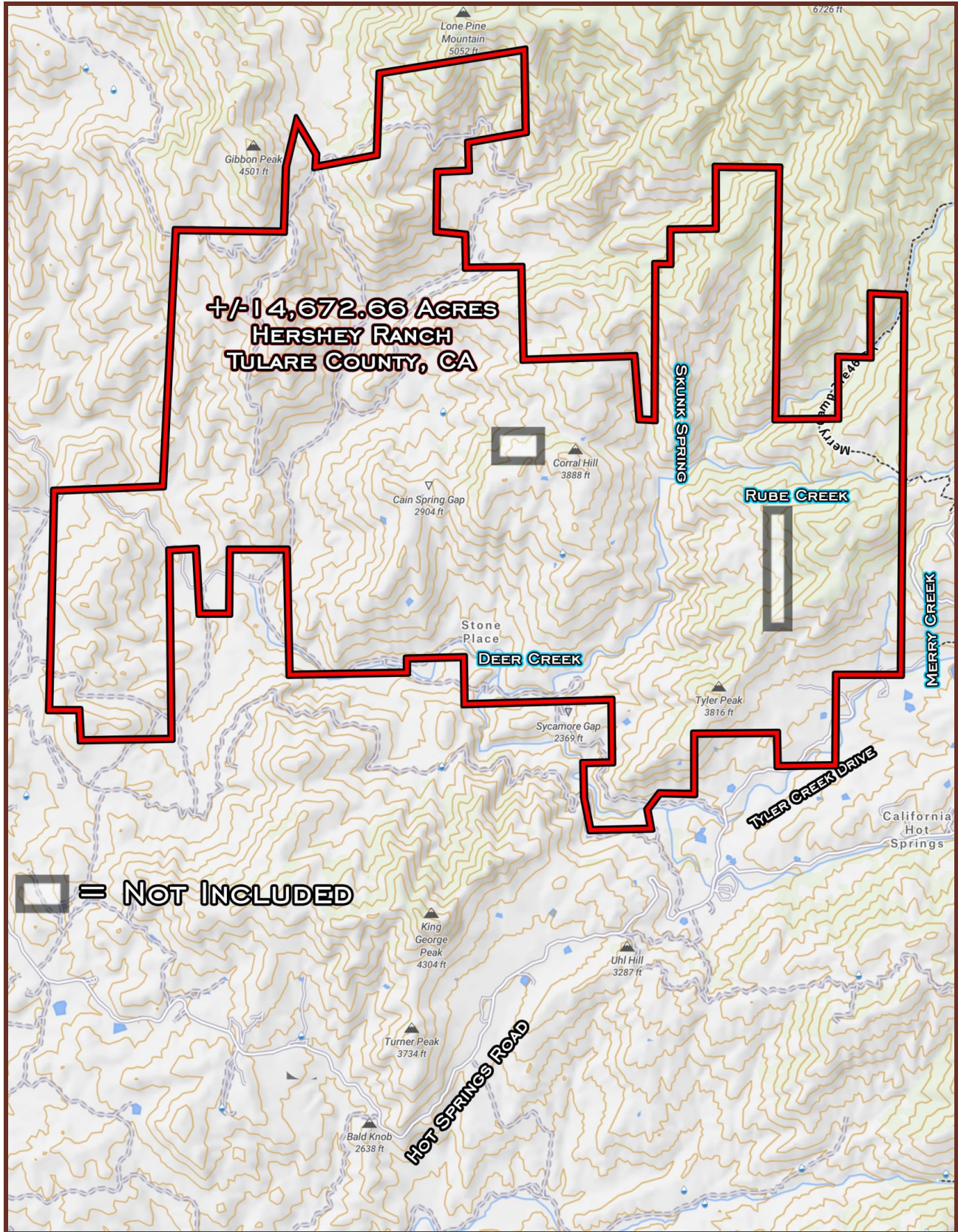
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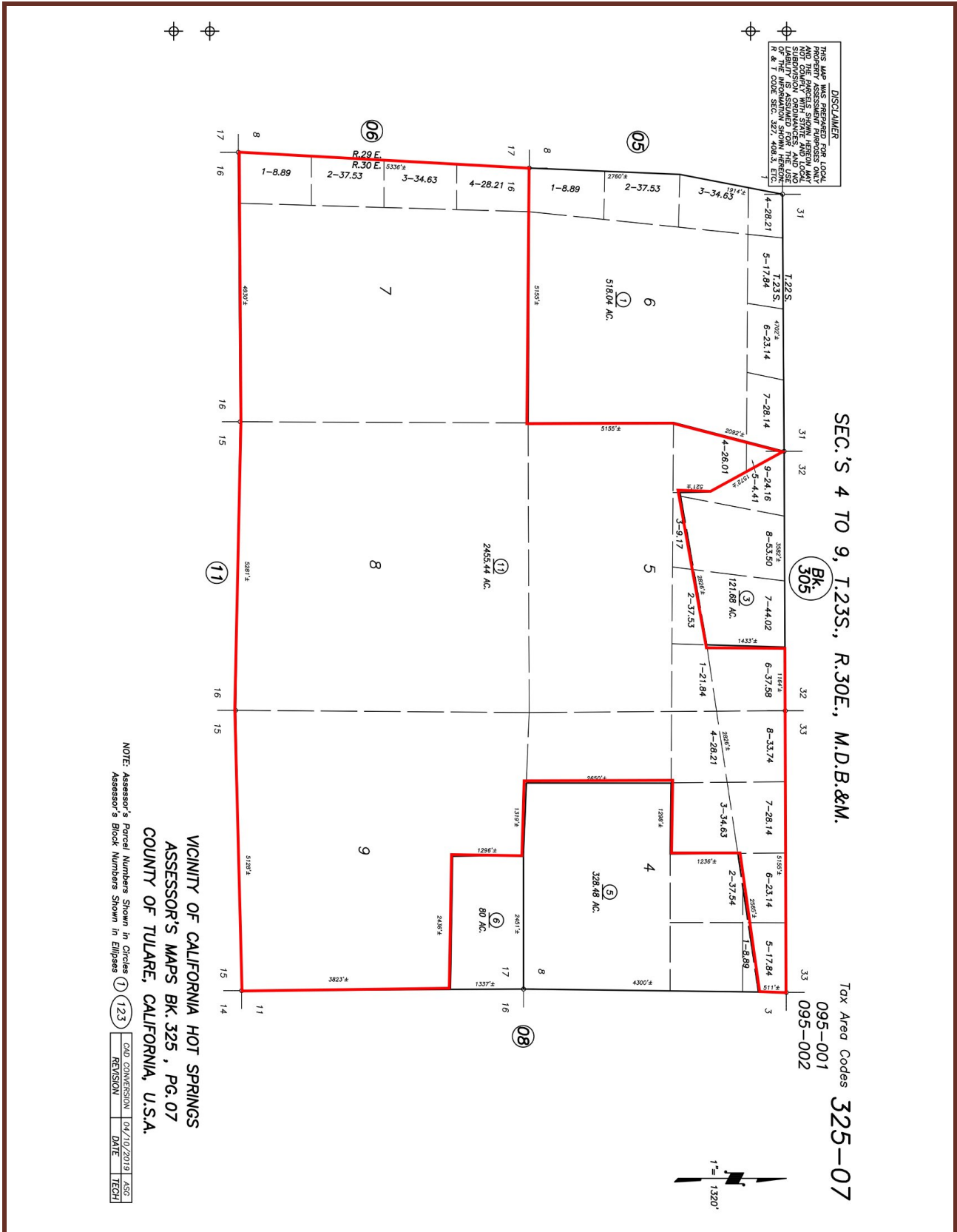


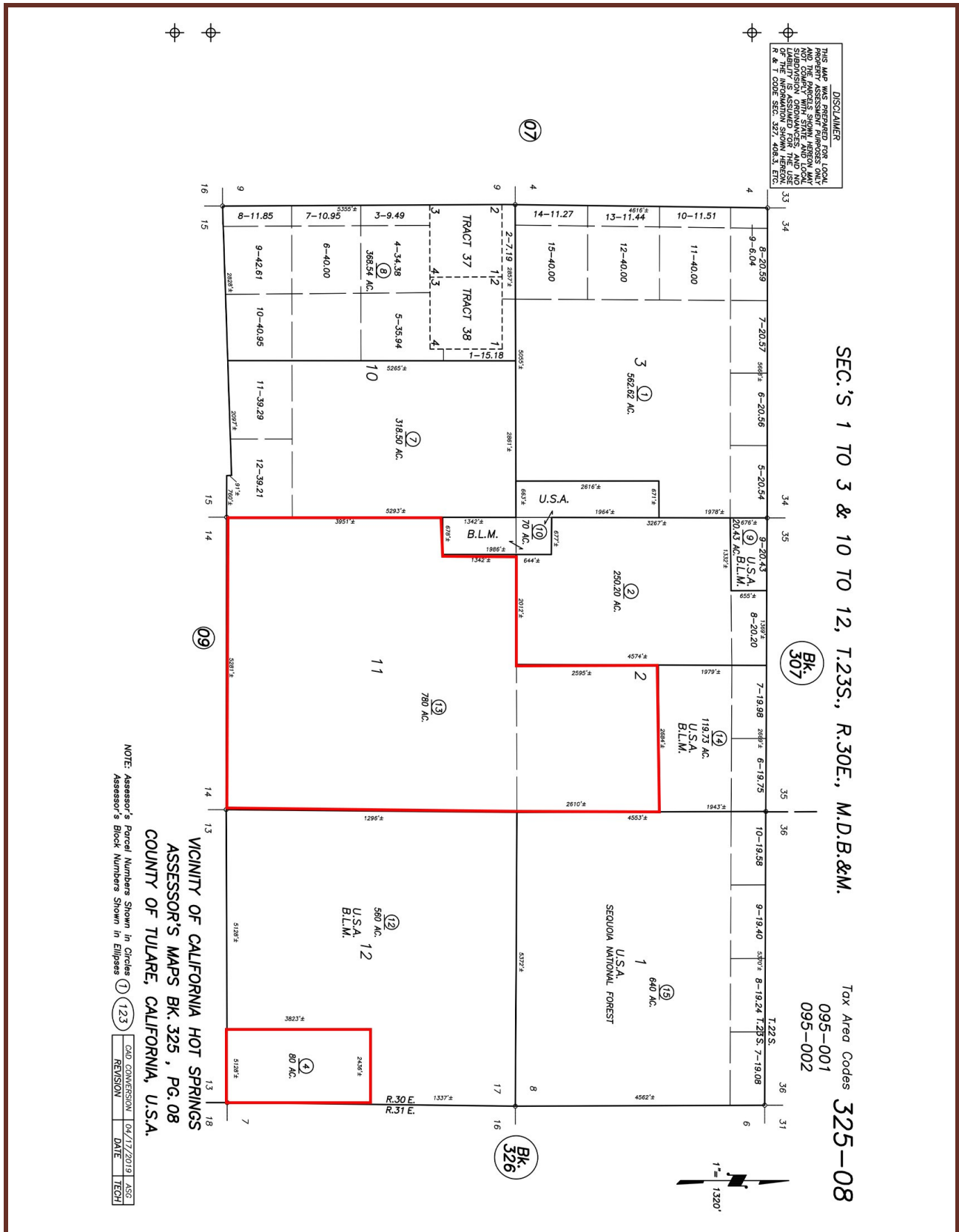








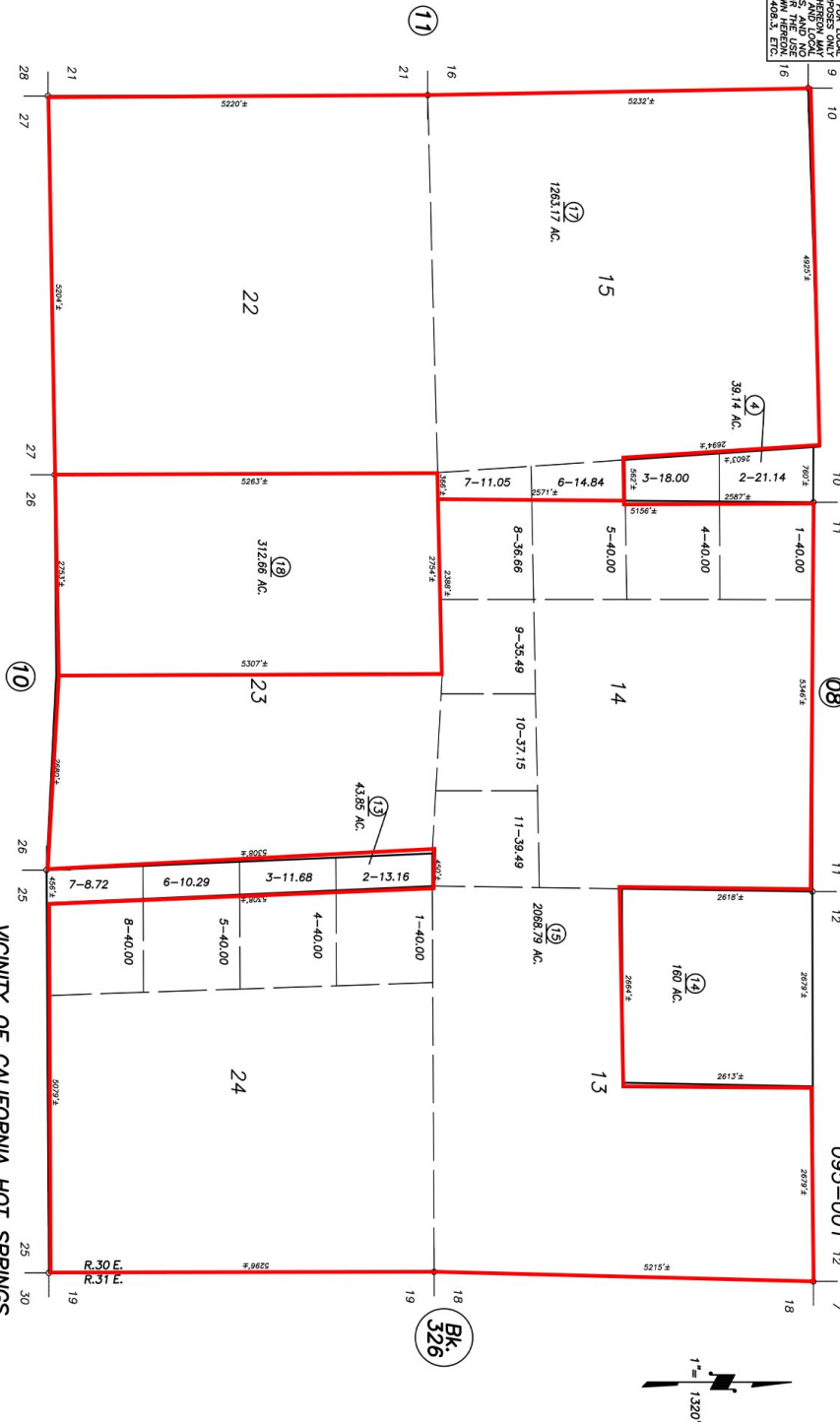




DISCLAIMER
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SEC.'S 4 TO 9, T.23S., R.30E., M.D.B.&M.

Tax Area Codes 325-09
095-001 12 7



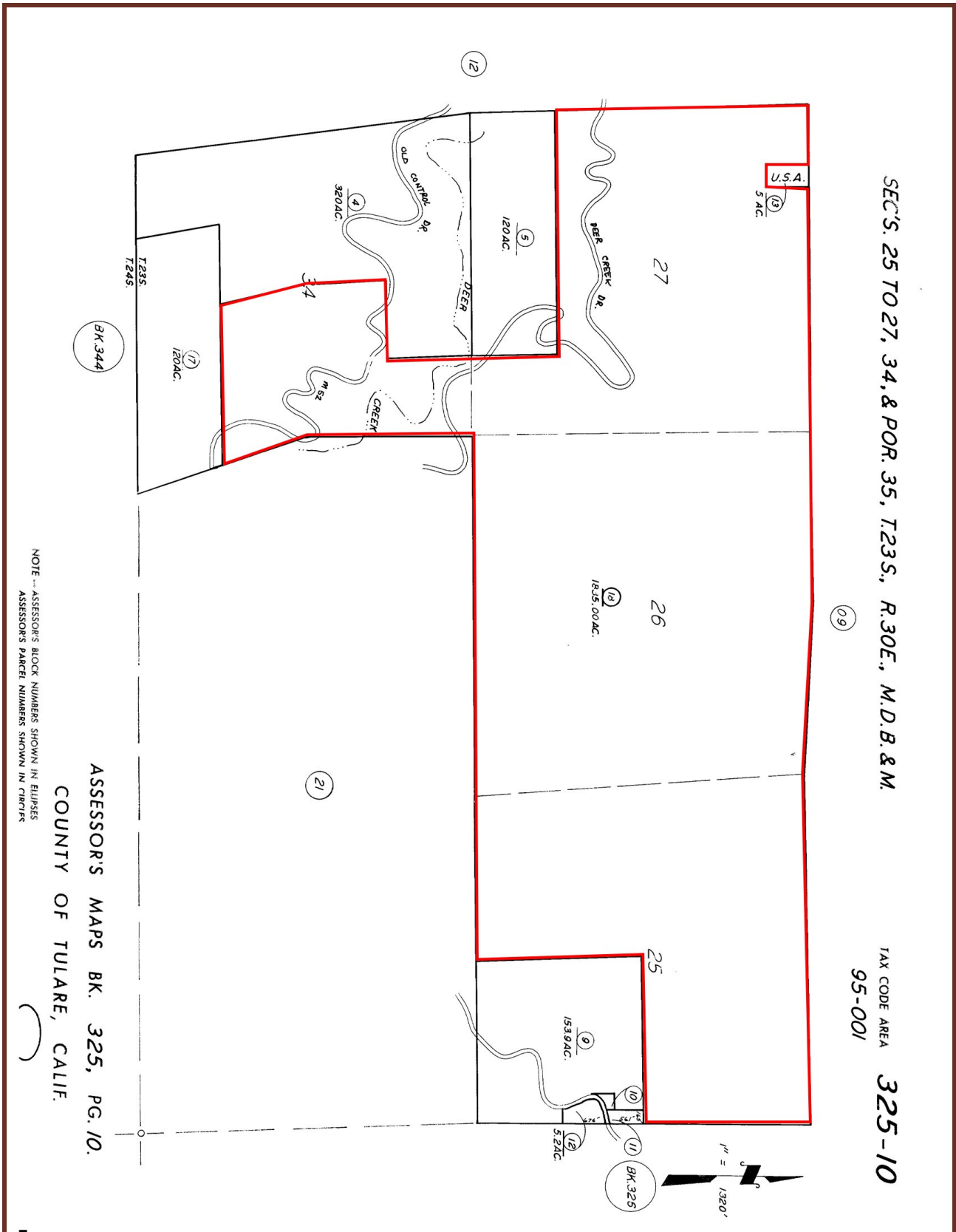
VICINITY OF CALIFORNIA HOT SPRINGS
ASSESSOR'S MAPS BK. 325 , PG. 09
COUNTY OF TULARE, CALIFORNIA, U.S.A.

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

QAD CONVERSION	04/10/2019	ASG
REVISION	DATE	TECH

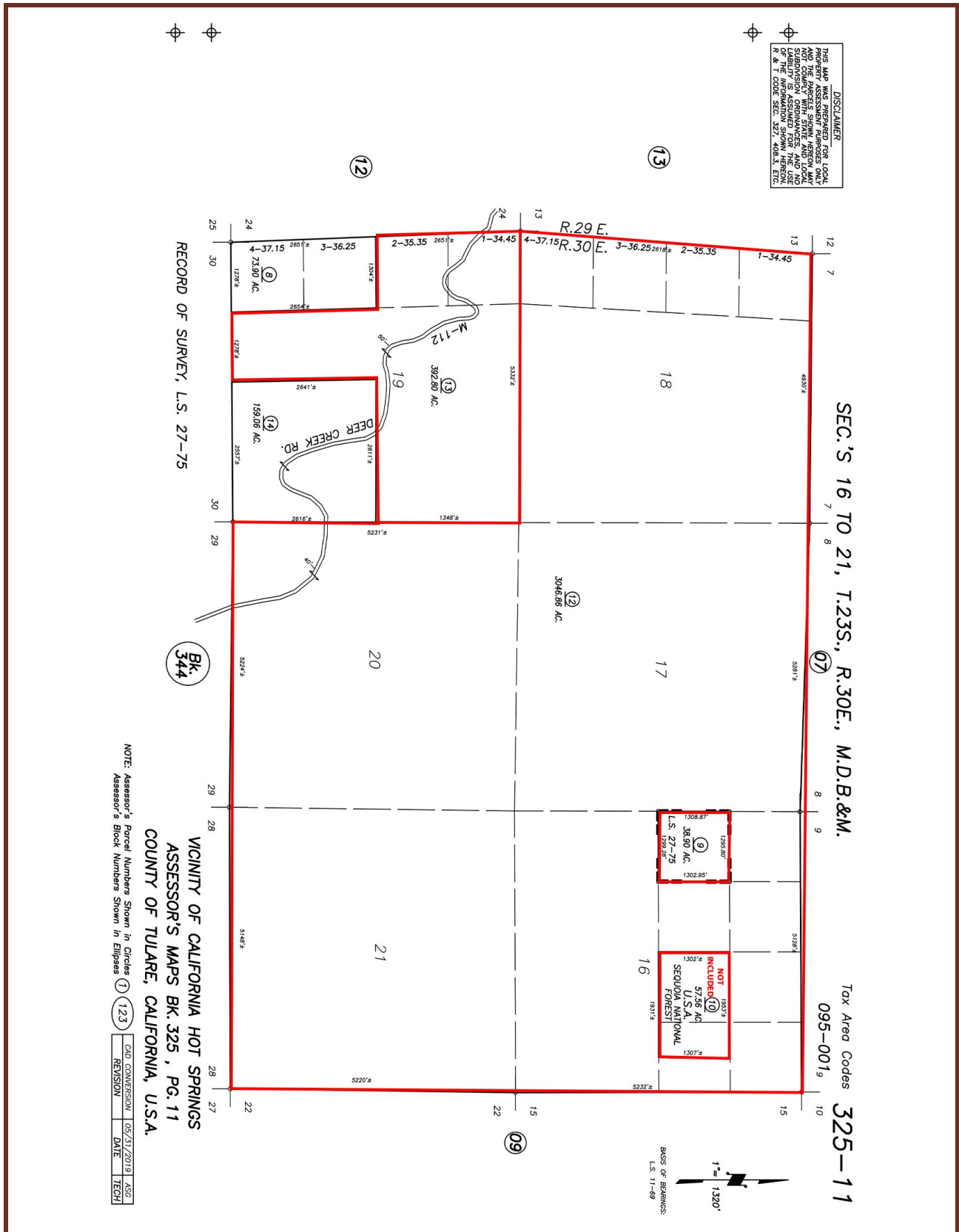
SEC'S. 25 TO 27, 34, & POR. 35, T.23S., R.30E., M.D.B. & M.

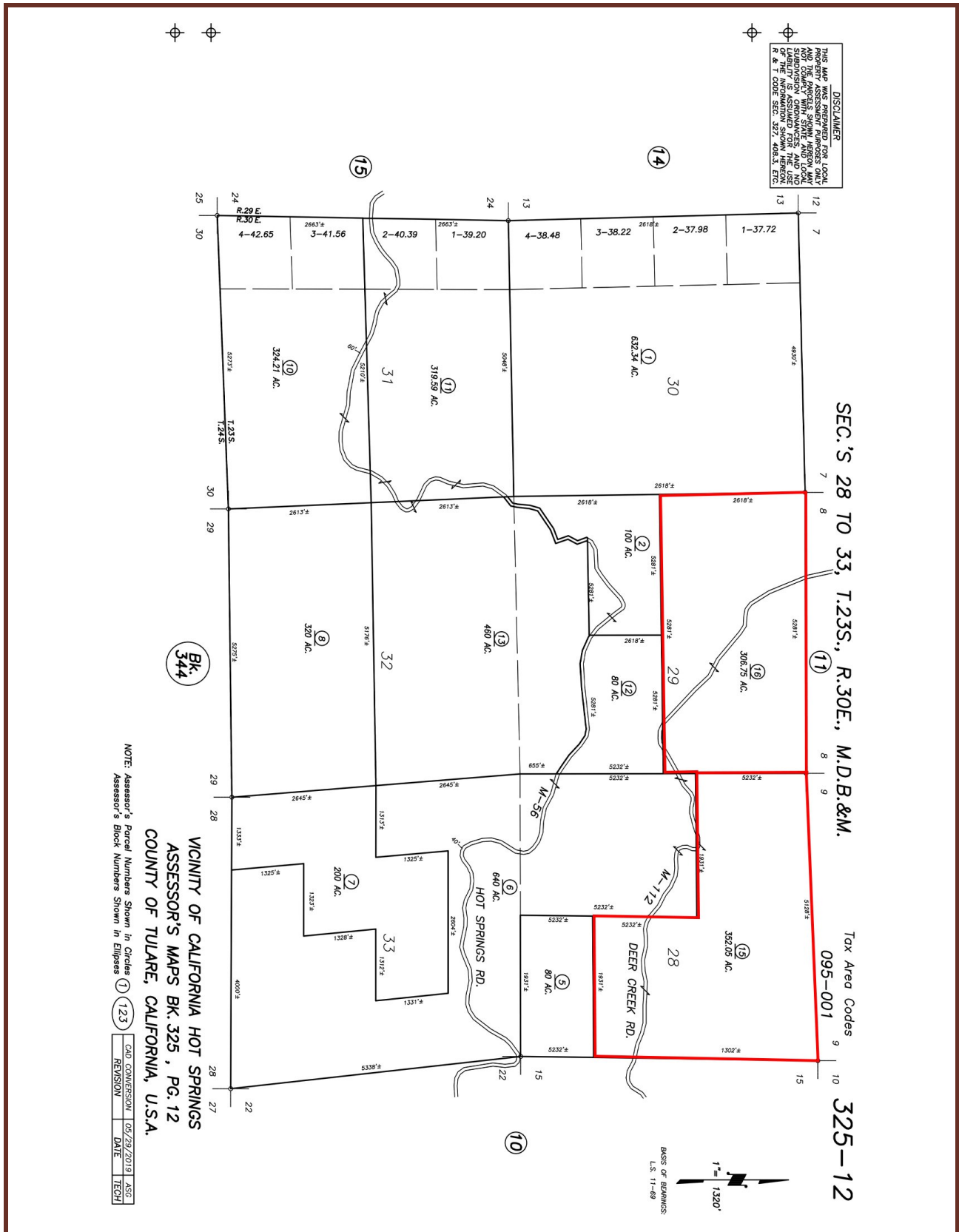
TAX CODE AREA 325-10
95-001



NOTE -- ASSESSORS BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSORS PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAPS BK. 325, PG. 10.
COUNTY OF TULARE, CALIF.

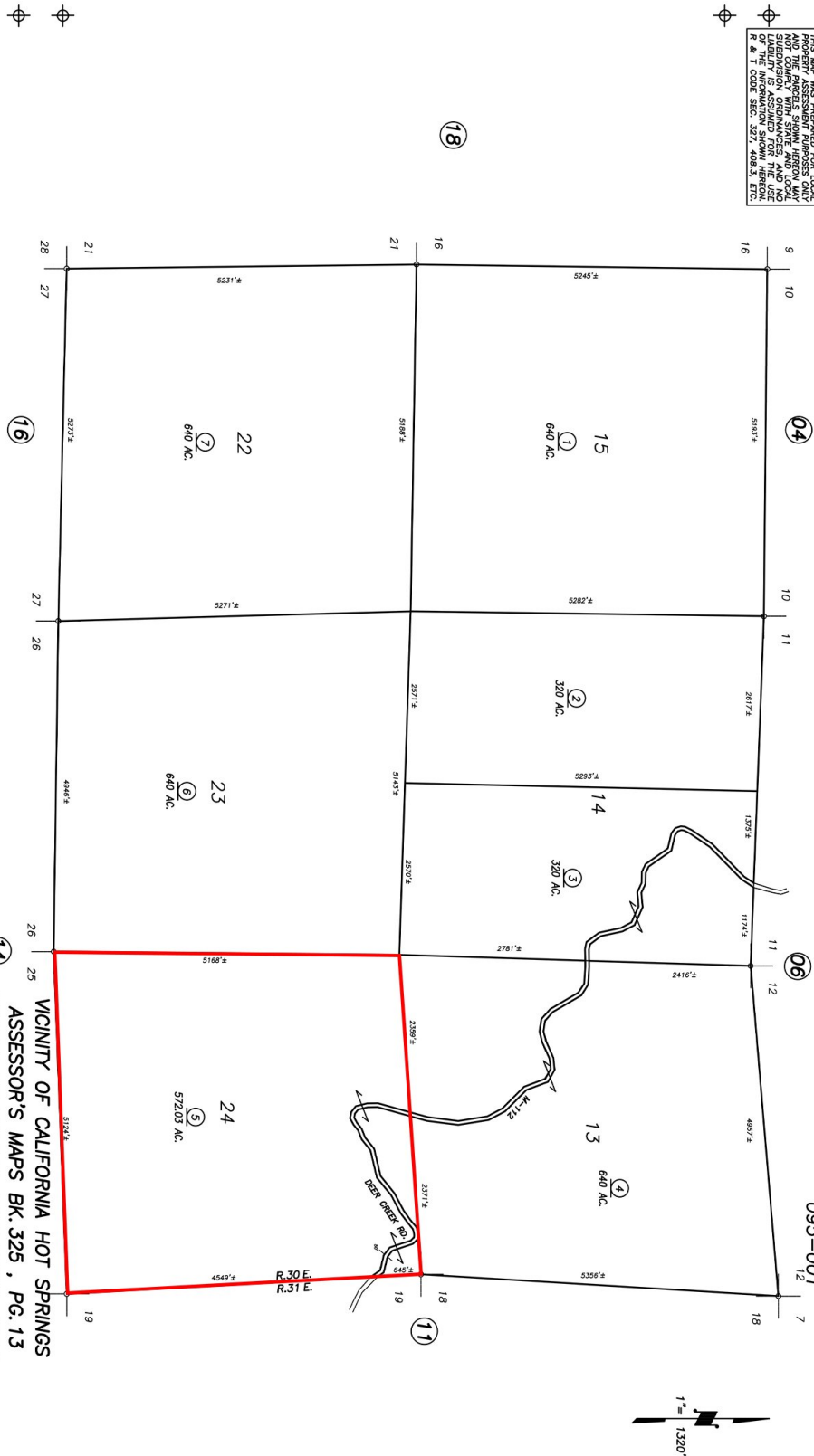




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SEC. 13 TO 15 & 22 TO 24, T.23S., R.29E., M.D.B.&M.

Tax Area Codes 325-13
095-001



VICINITY OF CALIFORNIA HOT SPRINGS
ASSESSOR'S MAPS BK. 325, PG. 13
COUNTY OF TULARE, CALIFORNIA, U.S.A.

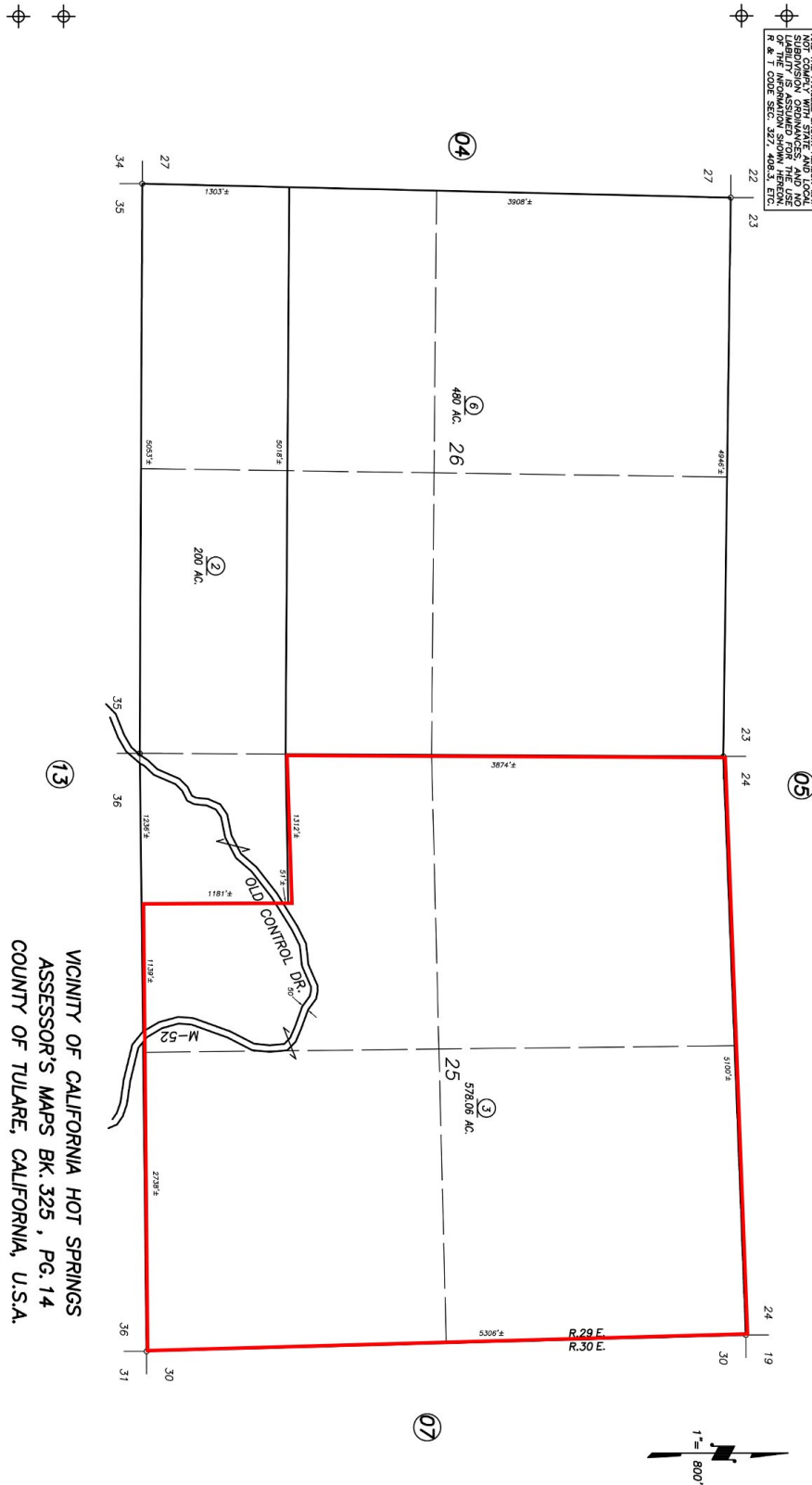
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Assessor's Block Numbers Shown in Ellipses ① 123

QAD CONVERSION	04/18/2019	ASG
REVISION	DATE	TECH

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SEC'S. 25 & 26, T.23S., R.29E., M.D.B.&M.

Tax Area Codes 325-14
095-001

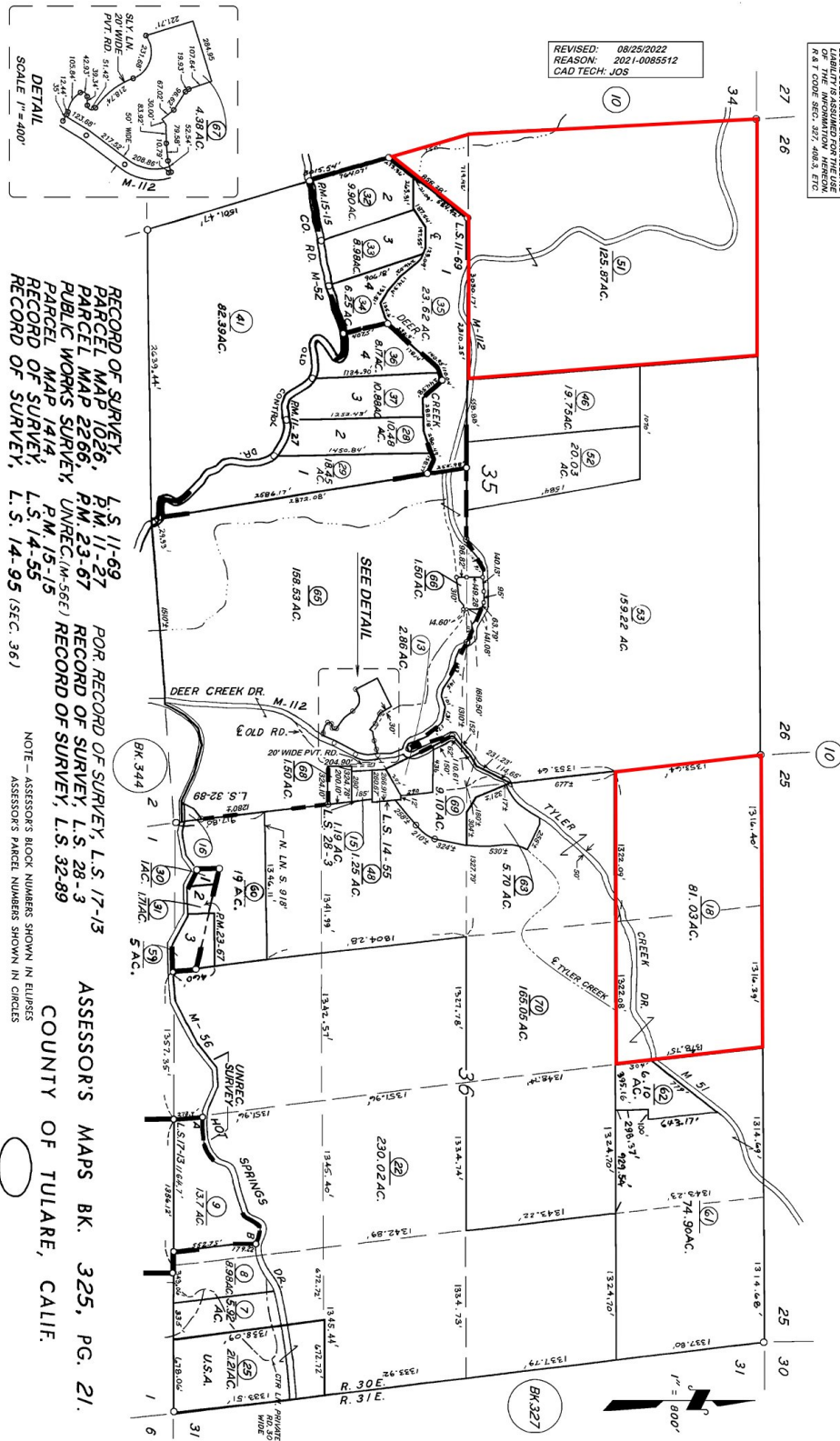


VICINITY OF CALIFORNIA HOT SPRINGS
ASSESSOR'S MAPS BK. 325, PG. 14
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (23)
Assessor's Block Numbers Shown in Ellipses (1) (23)

CHG CONVERSION	DATE	ASS
REVISION	04/19/2019	TECH

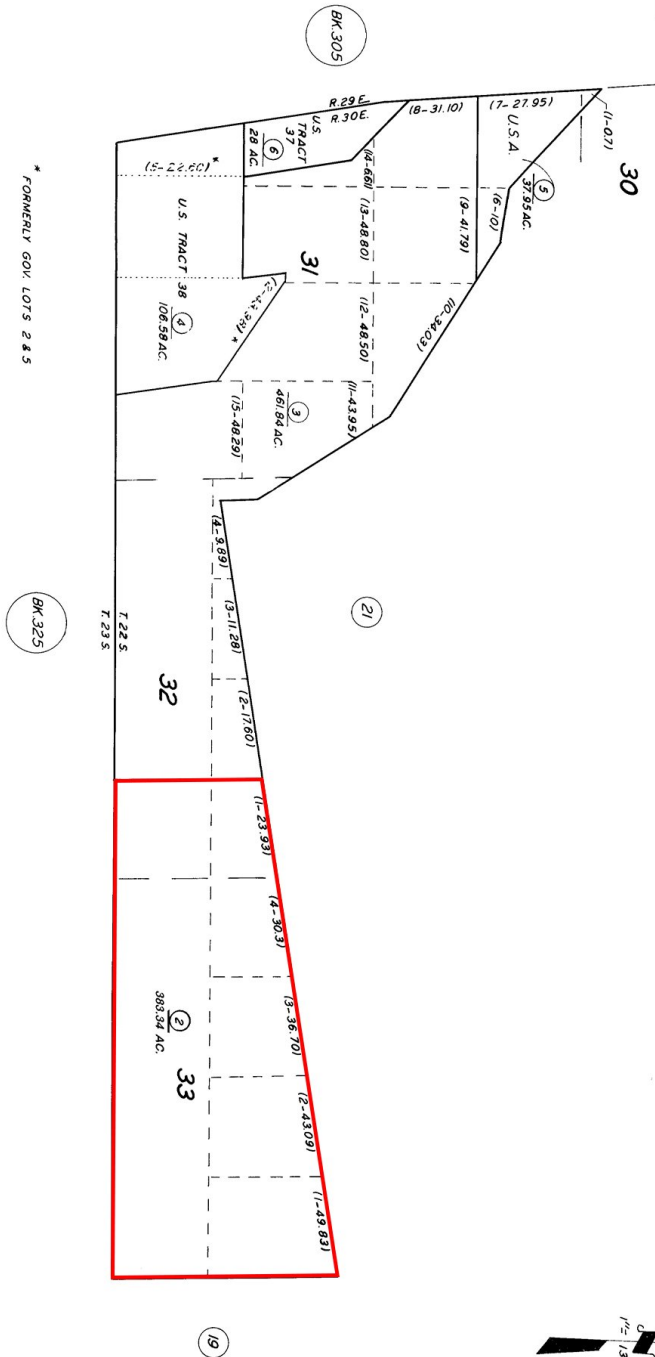
TAX CODE AREA 325-21
095-001



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REVISED: 07/17/2007
REVISION: 07/17/2007
CAD TECH: NMS

POR. SEC'S 30, 31, 32 & 33 T22S., R.30E., M.D.B. & M.

TAX CODE AREA
95-001
95-002
307-20



3-1-64

ASSESSOR'S MAPS BK. 307 PG. 20
COUNTY OF TULARE, CALIF.
NOTE: ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



