

ALTA ID OPEN GROUND

Tulare County, California

9.43± Acres

\$300,000
(\$31,813/Acre)



- Alta Irrigation District
- Excellent Soils
- Great Farming Location
- Potential Homesite



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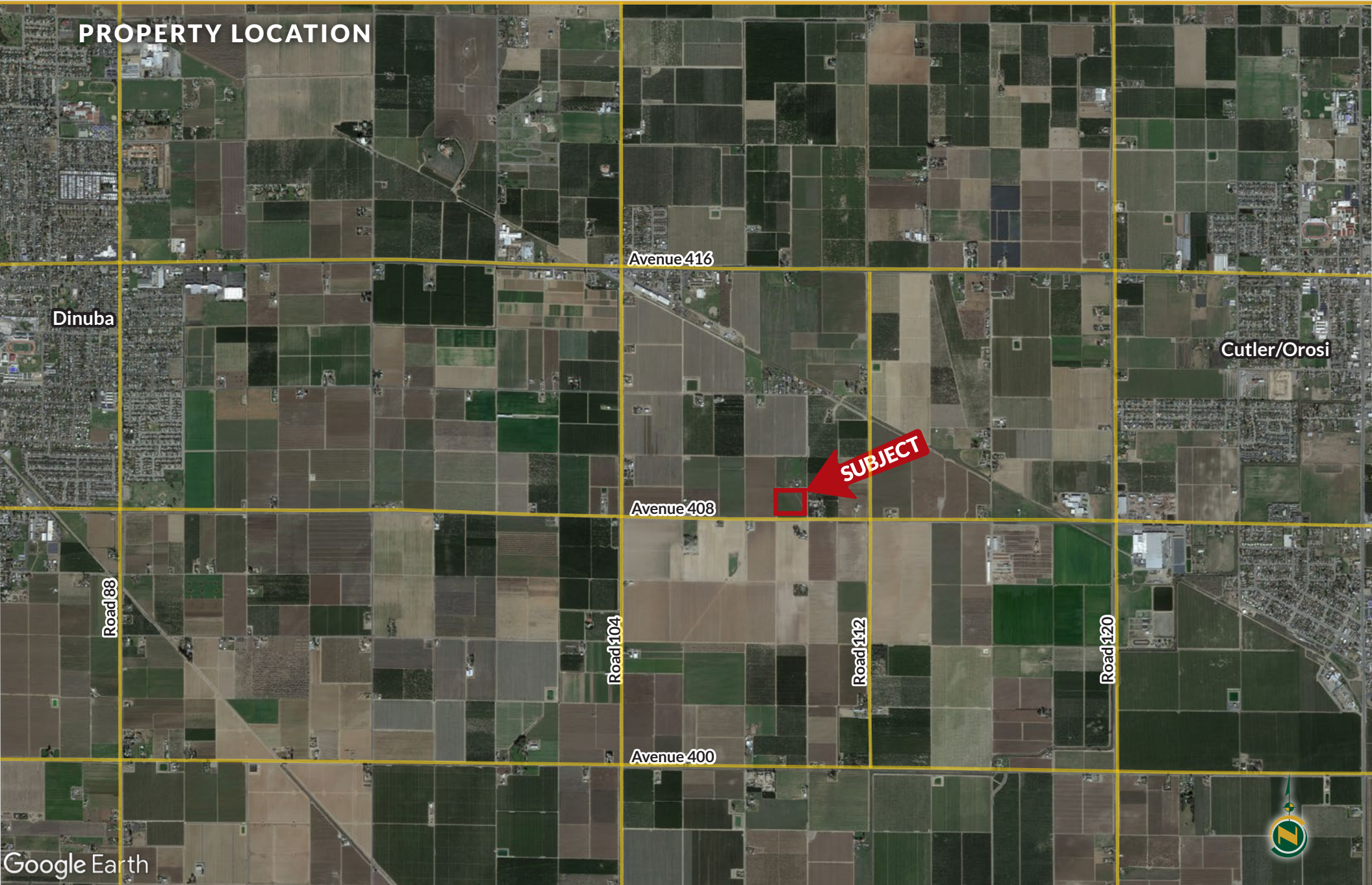


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a vacant parcel located in the desirable farming area between Dinuba and Orosi, California. The property features surface water from Alta Irrigation District and excellent soils.

LOCATION

The property is located on the north side of Avenue 408, between Road 104 and 112. The site address is 10908 Avenue 408, Dinuba, CA 93618.

LEGAL

Tulare County APN: 021-220-020

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

WATER

The property is within Alta Irrigation District boundaries and has a turnout to receive deliveries. The property has 100% entitlement.

SOILS

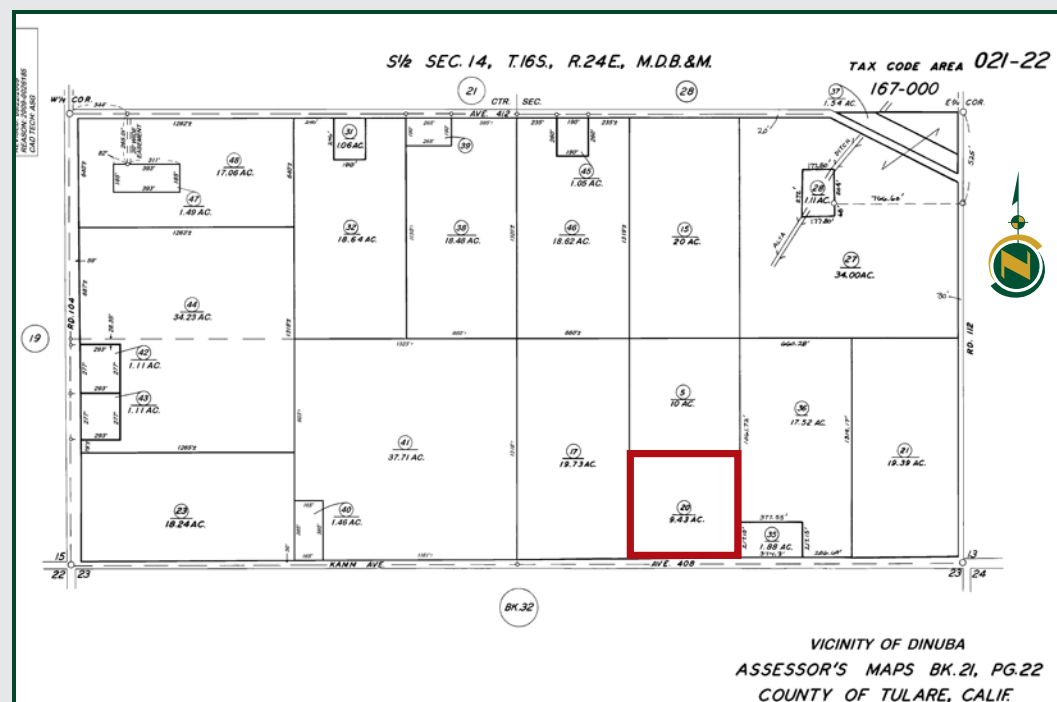
Hanford sandy loam, 0-2% slopes.
Exeter loam, 0-2% slopes.

PRICE/TERMS

\$300,000



PARCEL MAP



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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.