

ALTA ID OPEN LAND

Tulare County, California

9.72± Acres

\$310,000
(\$31,893/Acre)

PRICE REDUCED



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



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a vacant parcel ready to be developed. This property has home site potential with utilities nearby, or can be planted to citrus, stone fruit, nuts, or vines. The property is located in the desirable farming area between Dinuba and Orosi, California.

LOCATION

The property is located on the north side of Avenue 384, between Road 104 and 100 in the Orosi - Dinuba area.

LEGAL

Tulare County APN: 030-190-018

ZONING

AE-40 (Agricultural Exclusive, 40 acre minimum).

WATER

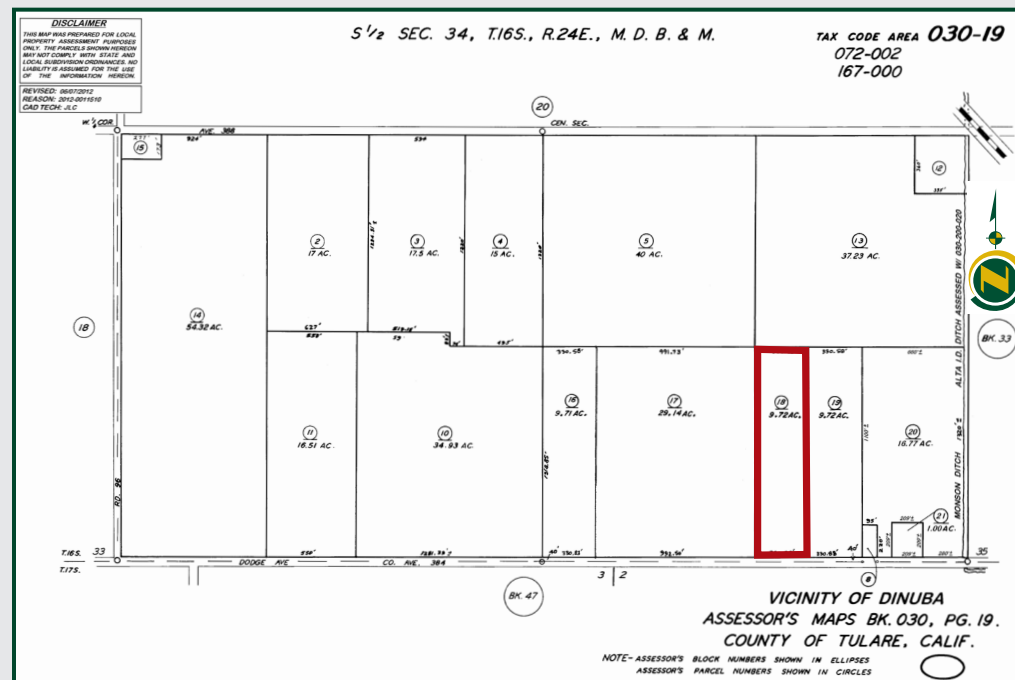
The property is in Alta Irrigation District with 50% entitlement and is located in the Kings River East GSA.

SOILS

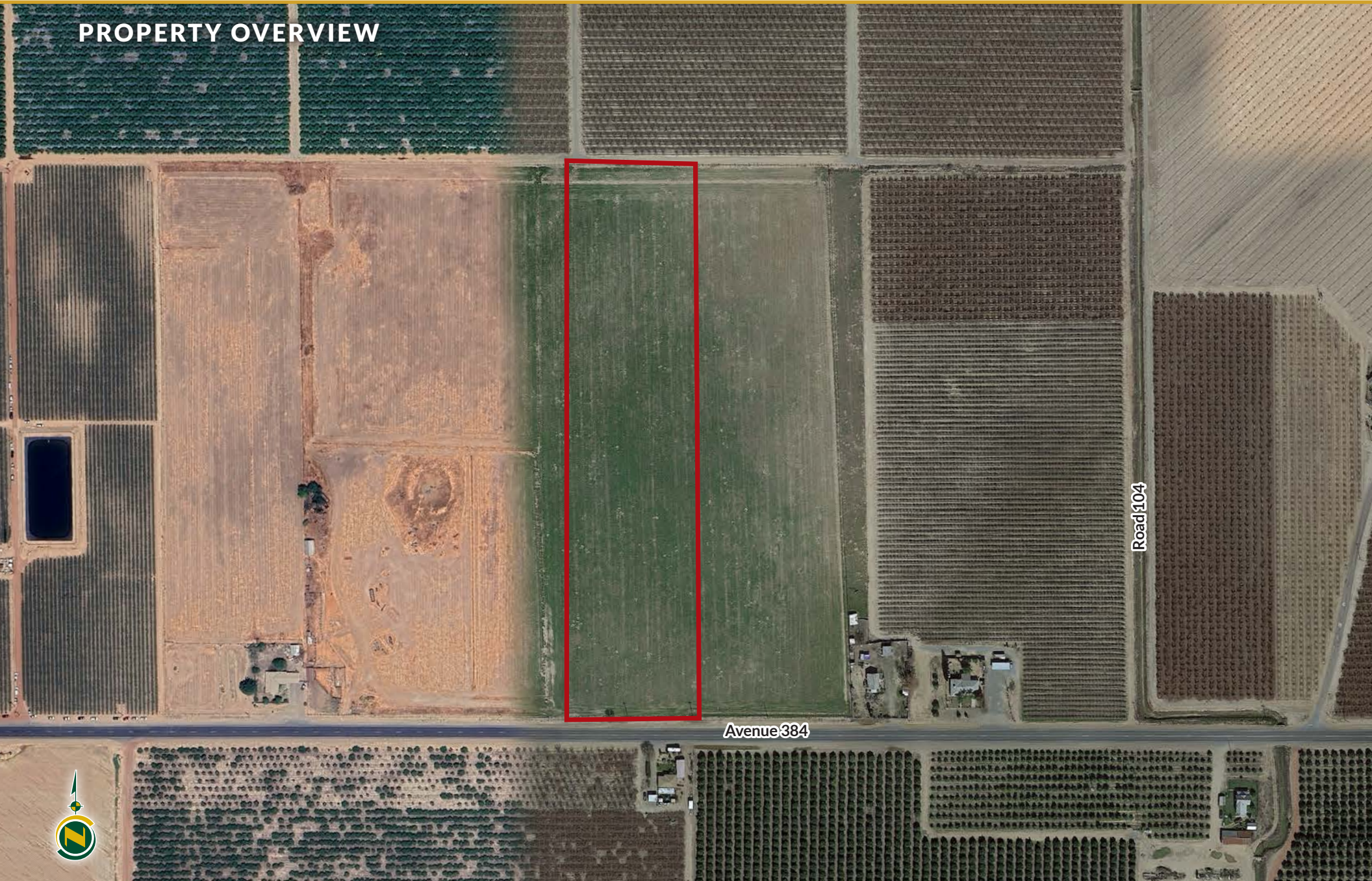
Calgro-Calgro, saline-Sodic, complex, 0 to 2 percent slopes

PRICE/TERMS

\$310,000

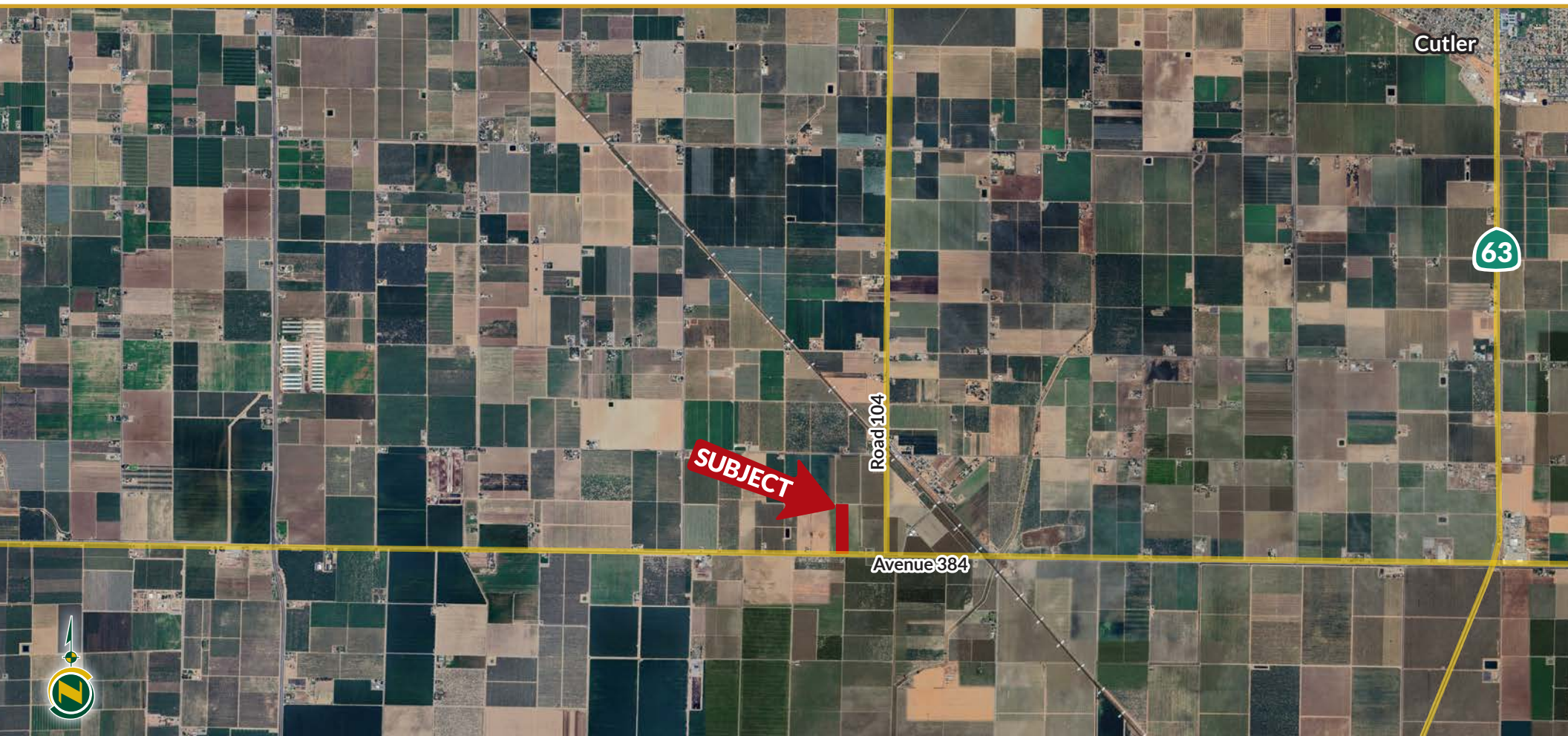


PROPERTY OVERVIEW



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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.