



SCHUIL

AG REAL ESTATE



+/-10 Acres – Open Ground – Terra Bella, CA

Avenue 64 and Road 224, Terra Bella, CA • 10 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

This parcel is located on the northeast corner of the intersection of Avenue 64 and Road 224 in Terra Bella, Tulare County, CA.

SIZE:

+/-10 Assessed Acres

LAND USE:

The property is currently open land, offering a blank canvas with endless potential. With its size, location, and rural charm, it presents an excellent opportunity for a future ranchette or custom country estate.

SOIL :

See 'Soil Map' and 'Soil Description' for details.

ZONING :

Property is zoned for agriculture use.

LEGAL:

Tulare County APN: 321-030-017-000

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

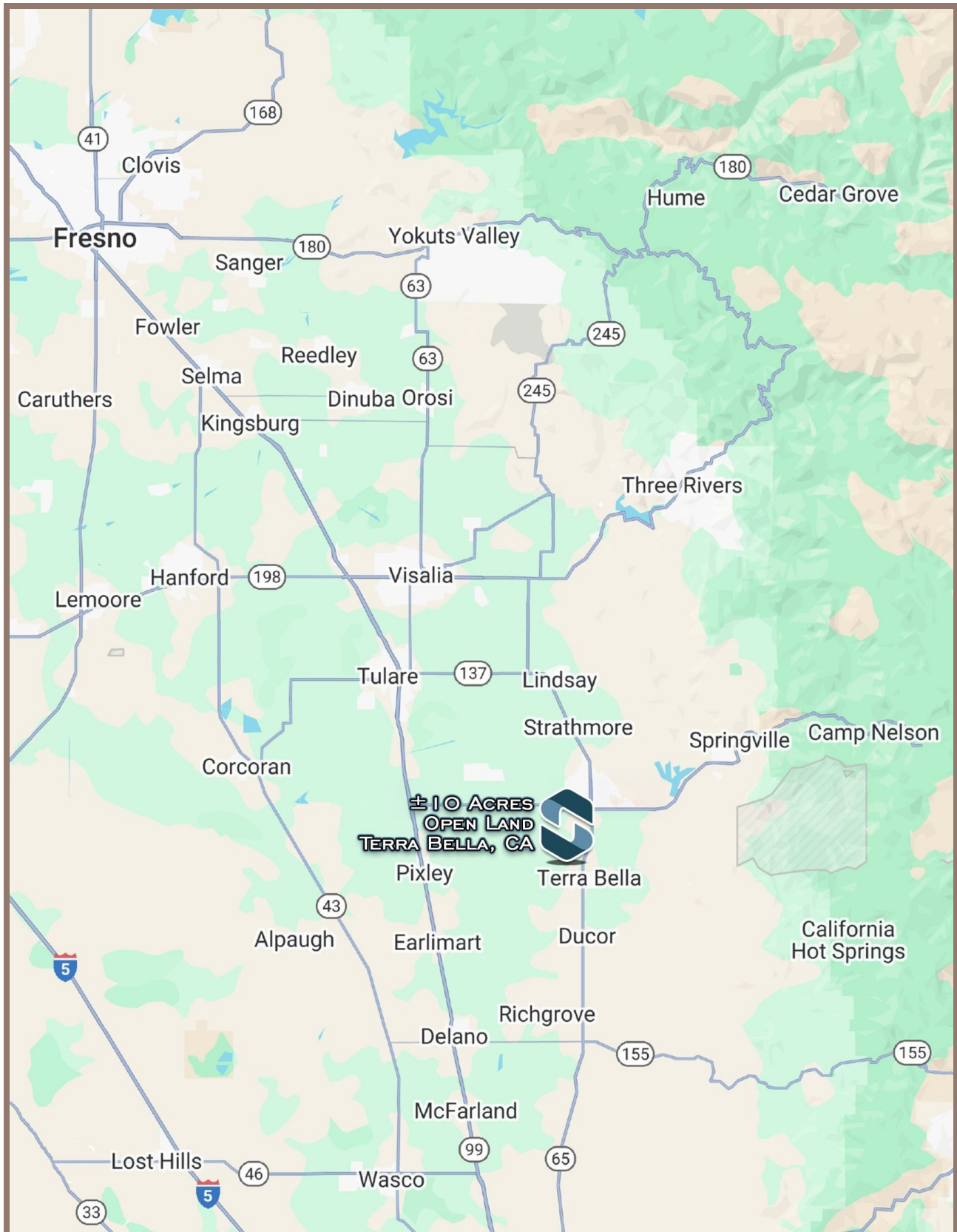
PRICE:

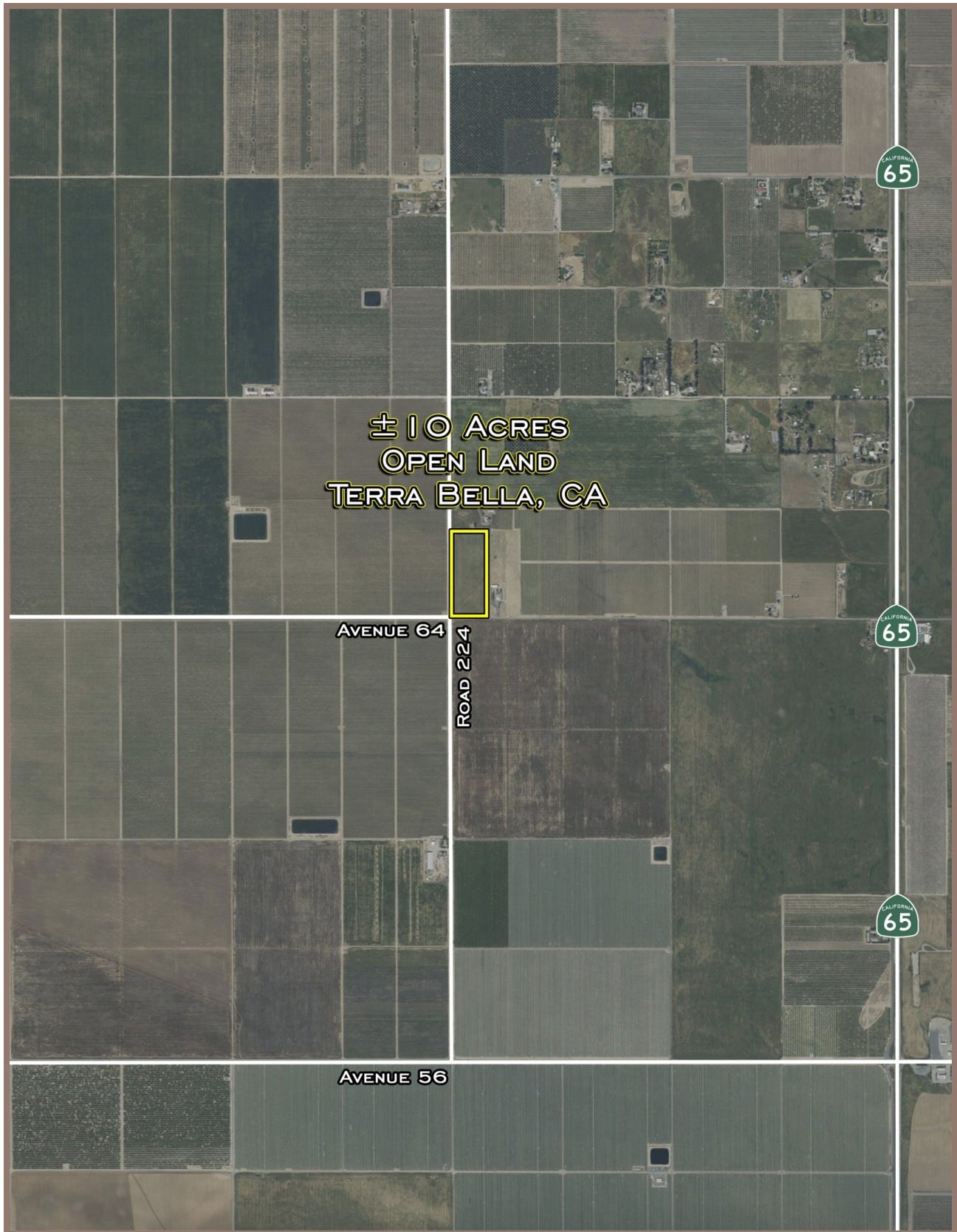
\$200,000 (+/- \$20,000 per acre)

CONTACT:

Casey Bloomquist
559-734-1700 (o)
661-808-9367 (m)
casey@schuil.com
CalBRE #02229386

Brandon Morris
559-734-1700 ext 320 (o)
661-809-3646 (m)
brandon@schuil.com
CalBRE #01960077

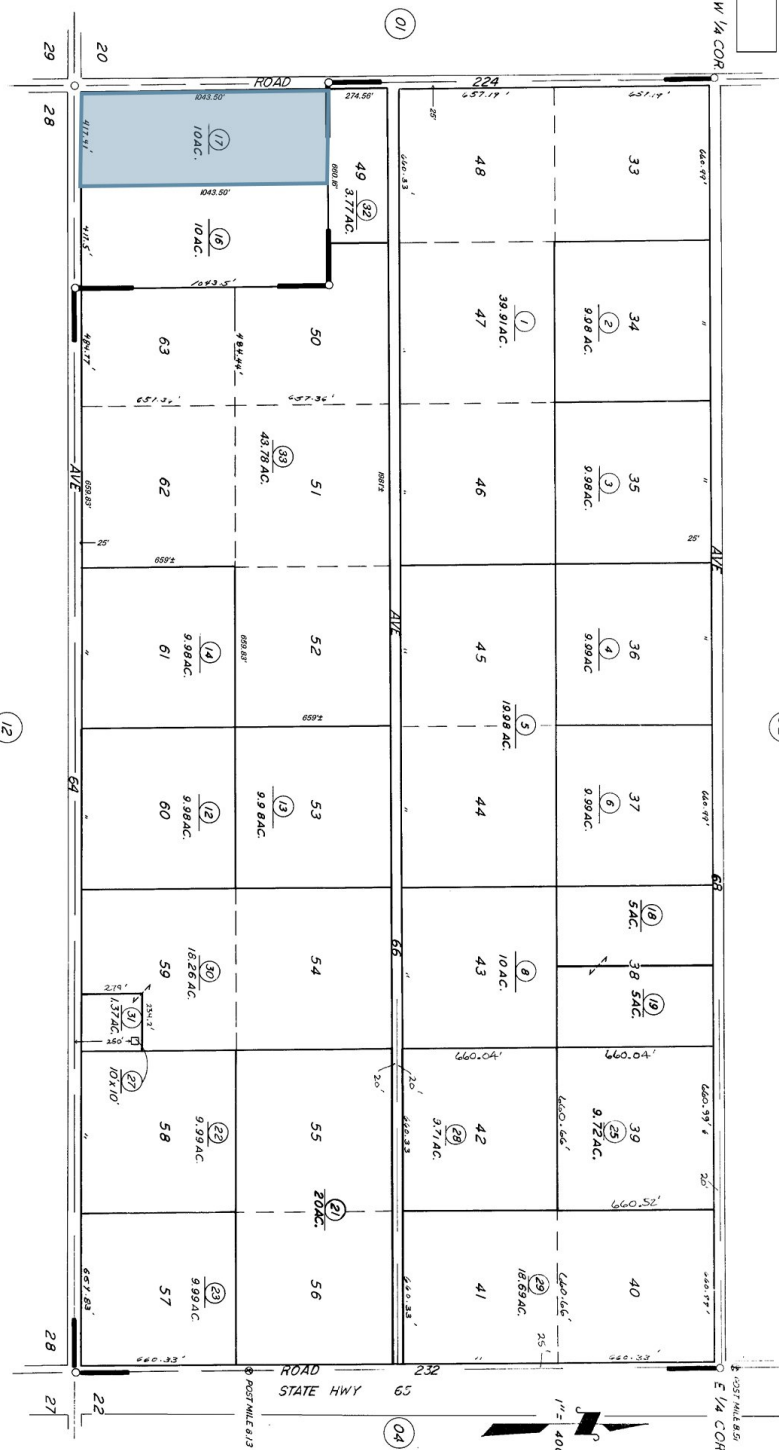




DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT A SURVEY. IT MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO WARRANTY IS MADE BY THE ASSessor OF THE INFORMATION HEREON.
REVISION: 02/20/2008
CADD TECH. MLC

S 1/2 SEC. 21, T.23S., R.27E., M.D.B. & M.

TAX CODE AREA 321-03
74-003



POR. MOXLEY & POTTER SUB. NO. 1 R.M. 11-3

ASSESSOR'S MAPS BK. 321, PG. 03.
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES





California Revised Storie Index (CA)—Tulare County, Western Part, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter, 0-2% slopes (85%)	3.4	31.6%
135	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	San Joaquin (85%)	7.4	68.4%
Totals for Area of Interest				10.8	100.0%



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

