



SCHUIL & ASSOCIATES
DIVERSIFIED REAL ESTATE

316.94 Ac. Open Land, Alpaugh

Alpaugh, CA 93201, USA • 316.94 Ac.

Schuil & Associates

559-734-1700 • www.schuil.com

CalBRE: 00845607



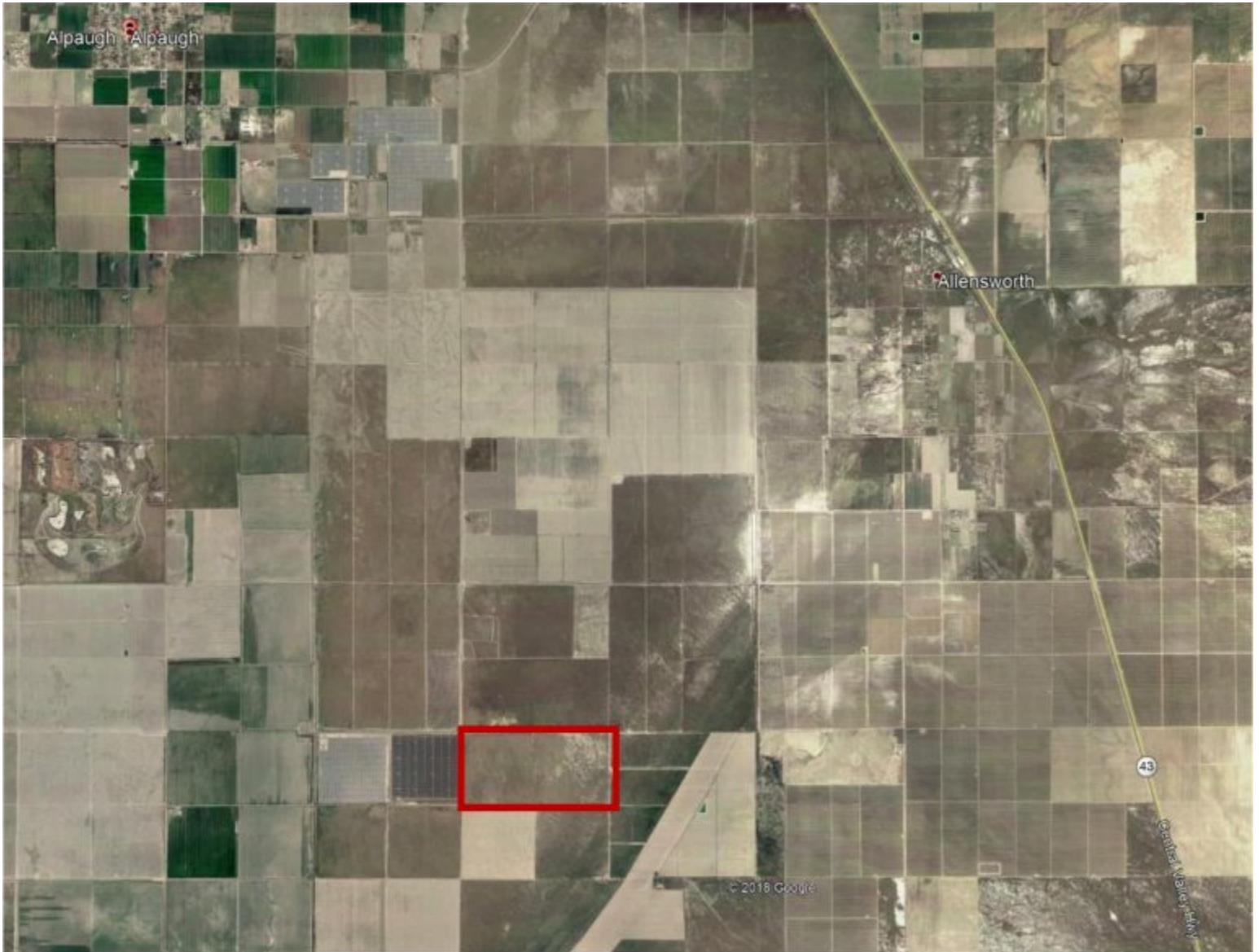
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Listing Details

- Size:** +/-316.94 Assessed Acres
- Location:** The property is located 2 miles east of Road 40 and 1 1/2 miles north of the Tulare/Kern County Line, approximately 5 miles southeast of Alpaugh, Tulare County, CA
- Plantings:** Open field and row crop land previously farmed to cotton and wheat.
Currently the property has been ripped 6 feet deep in passes 18 feet apart and is ready to be planted to pistachios.
- Water:** Two (2) deep wells provide irrigation water. The property is not in an irrigation district.
- Soils:** Predominantly Gareck-Garces association, class2, with a minor amount of Lethent silt loam, class 4.
- Legal:** APN: 330-170-002
Known as the north half of Section 25 Township 25S Range 23E, MDB&M
Property is in the Williamson Act (Ag Preserve)
- Price:** \$2,400,000
- Contact:** Ed Dias
559-734-1700 Ext. 311 (o)
559-731-5116 (m)
ed@schuil.com
CalBRE #01053099

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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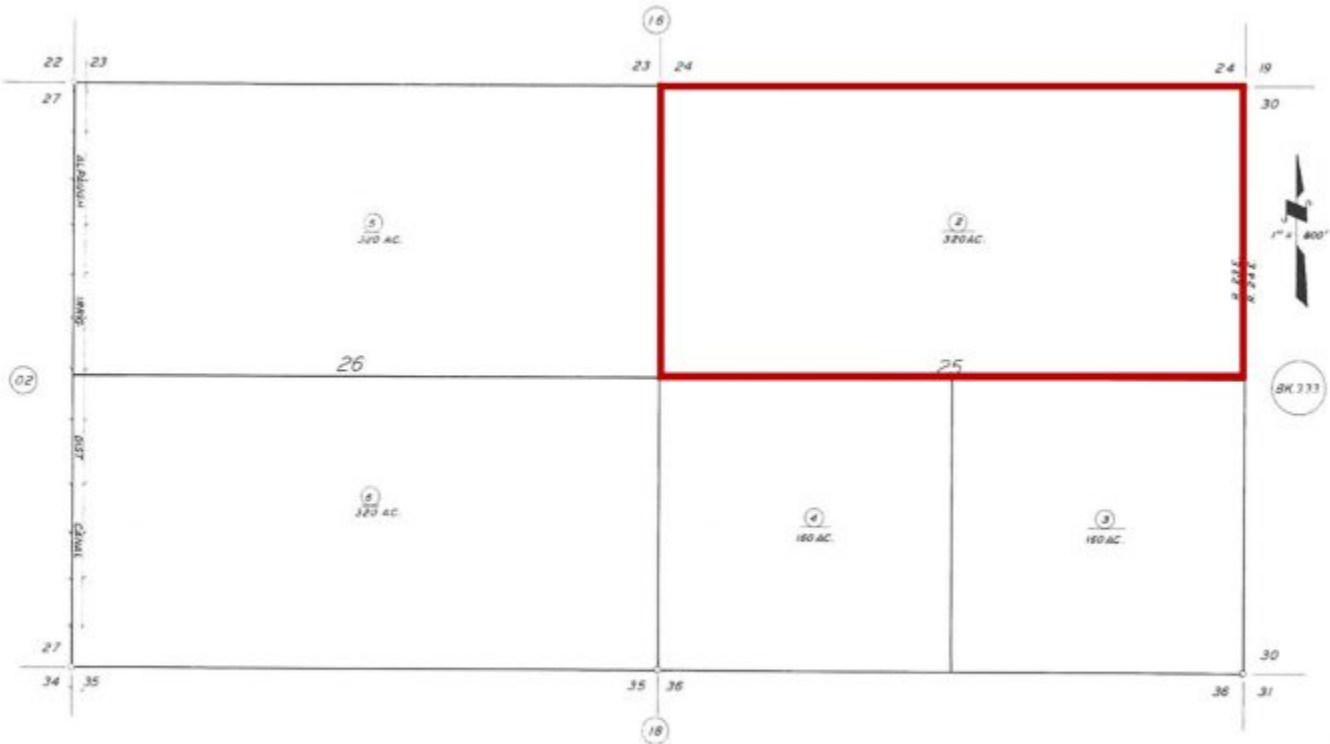


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SEC'S 25 & 26, T.24S., R.23E., M.D.B.&M.

TAX CODE AREA **330-17**
53-003



ASSESSOR'S MAPS BK. 330, PG. 17.
COUNTY OF TULARE, CALIF.

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

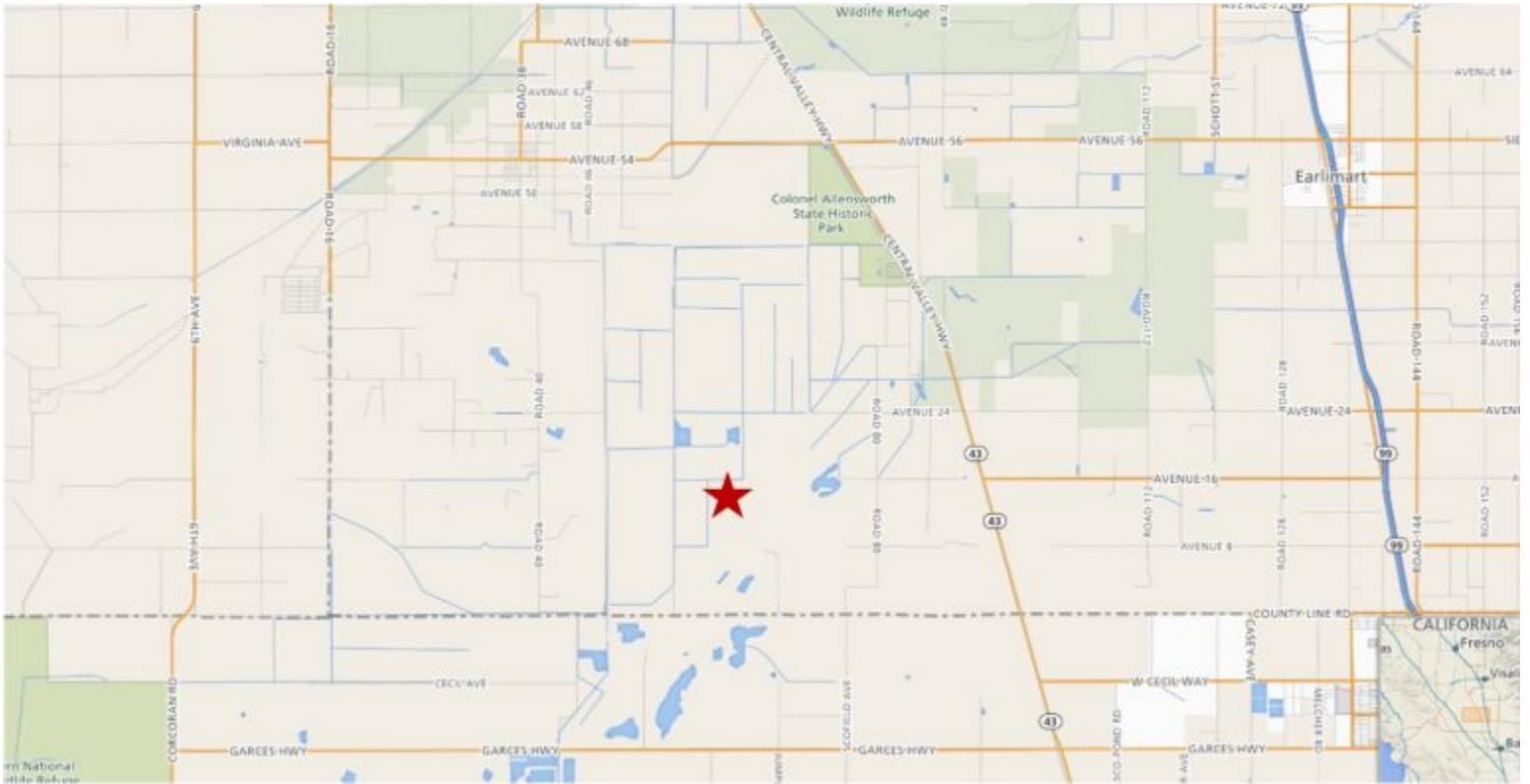
This map may be being prepared as an aid in locating the basic described land in relation to adjoining owners. It is not intended to be a warranty of the land depicted thereon in the manner or quality of the same. It is not intended to be a warranty of the land depicted thereon in the manner or quality of the same. It is not intended to be a warranty of the land depicted thereon in the manner or quality of the same. It is not intended to be a warranty of the land depicted thereon in the manner or quality of the same.

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 web site at www.sgma.water.ca.gov/portal/.



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Location Map



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