+/- 345.93 Acres Land & Houses - Corcoran, Ca

4645 Avenue 120, Corcoran, CA 345.93 Acres

186.89 AC Farm Land

113.04 AC Farm Land

46 AC Houses & Former Dairy

BeltranRoche Real Estate

559.779.8947

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Listing Details

LOCATION:

Property is located at 4645 Avenue 120 - Corcoran, CA. The Property is on the North and South side of Ave 120

SIZE:

+/- 345.93 Acres

+/- 186.89 Farm Land
+/- 113.04 Farm Land
+/- 46 Houses & Former Dairy

LEGAL:

Kings County APNs:
291-060-011-000
291-070-005-000

WATER:

The acreage located North of Avenue 120 is located in Lower Tule River Irrigation District. The portion located South of Avenue 120 is located in Pixley Irrigation District. There are 4 wells on the property (4 Operable, 2 Domestic, 2 Agriculture). Property has (2) canal pumps with 10 HP on the south side.

PLANTINGS:

The 345.93 +/- acres is farmed to wheat and corn.

STRUCTURES:

There are (2) homes, (2) mobile homes, and former milk barn included in the sale.

SOIL:

See ‘Soil Maps’ and ‘Soil Descriptions’ for information.

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Listing Details

GROUNDWATER DISCLOSURE:

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:

$8,613,657

CONTACTS:

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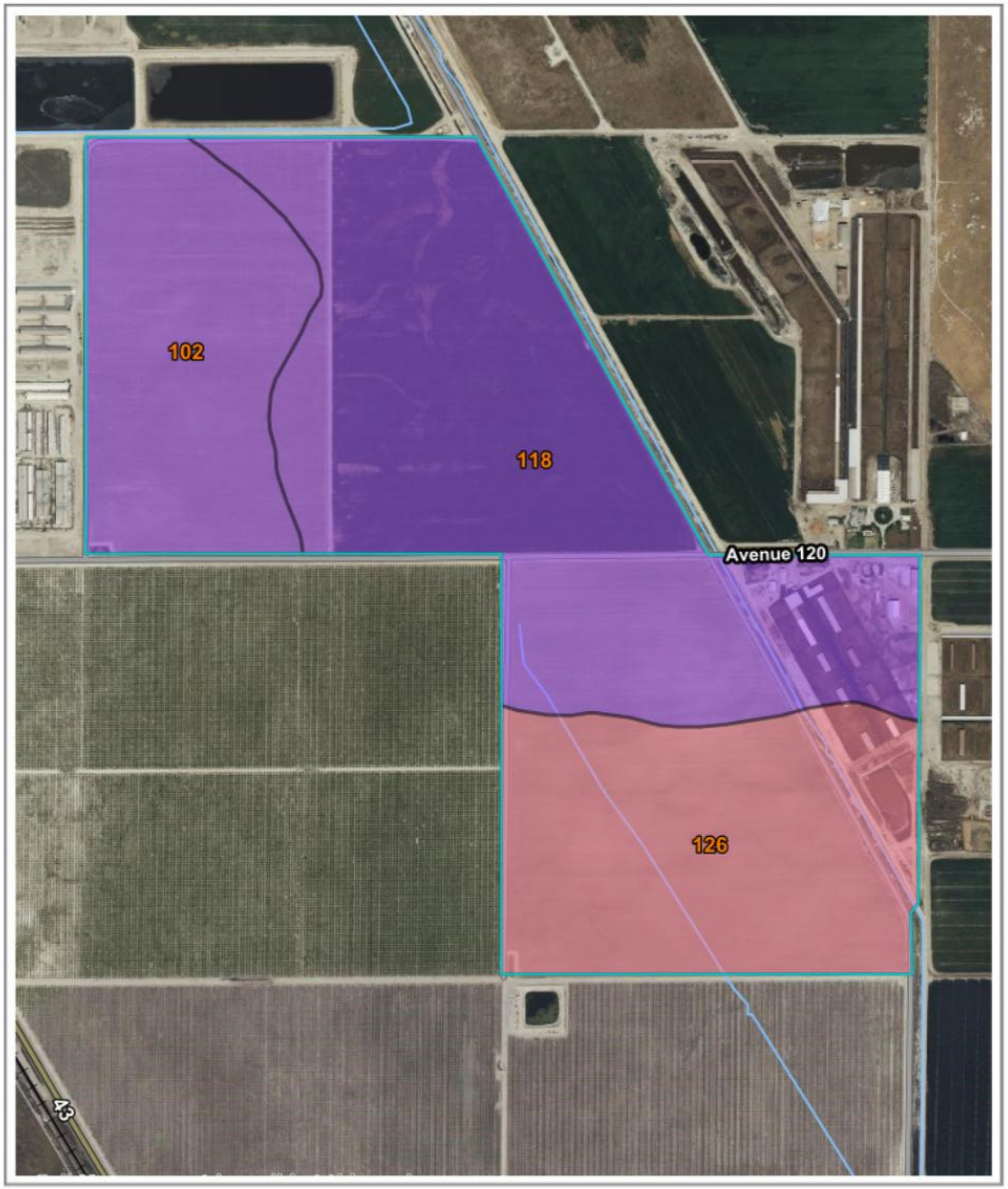
Listing Map

Soil Map & Soil Description



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
102	Armona sandy loam, partially drained, 0 to 1 percent slopes	Grade 3 - Fair	Armona (85%)	73.9	21.2%
118	Gambogy-Biggriz, saline-Sodic, association, drained, 0 to 2 percent slopes	Grade 3 - Fair	Gambogy (50%)	178.0	51.0%
126	Houser silty clay, drained, 0 to 1 percent slopes	Grade 5 - Very Poor	Houser, silty clay (85%)	97.2	27.8%
Totals for Area of Interest				**349.1**	**100.0%**

Water Districts

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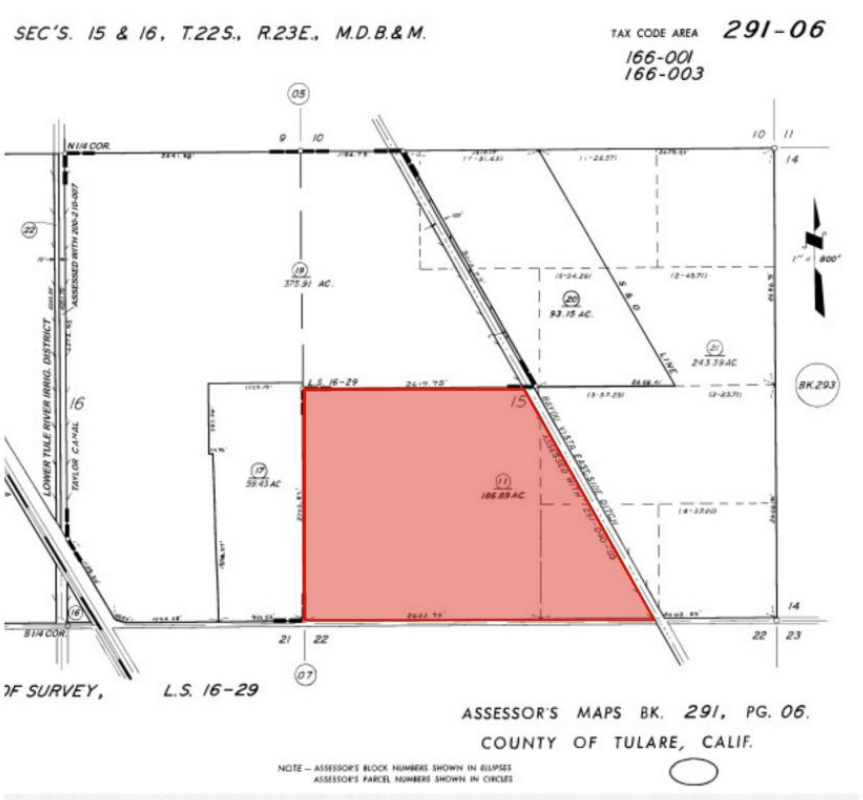
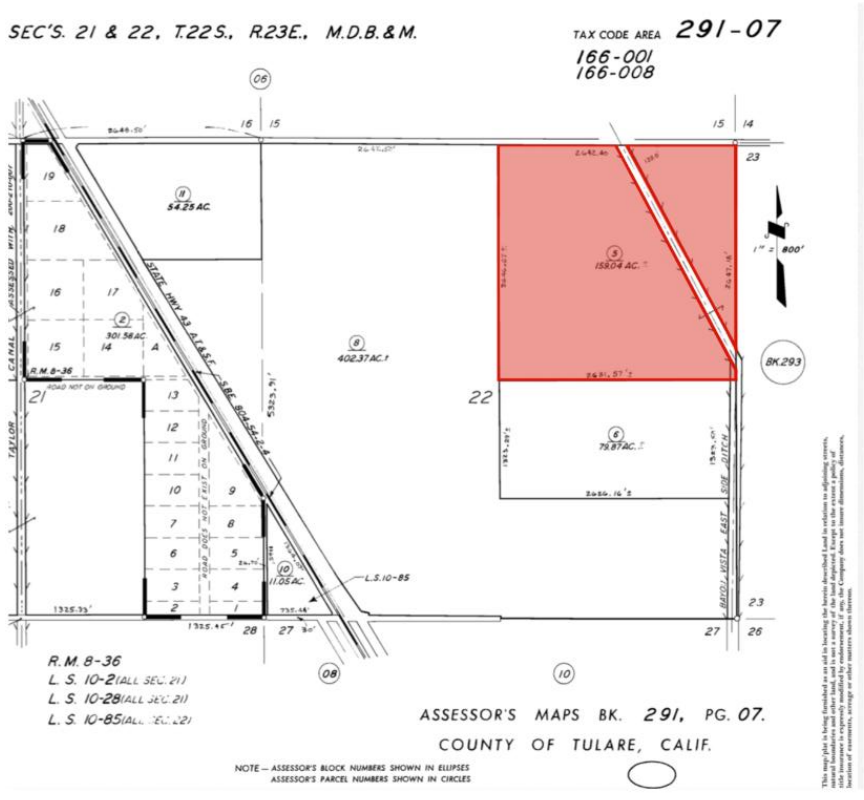
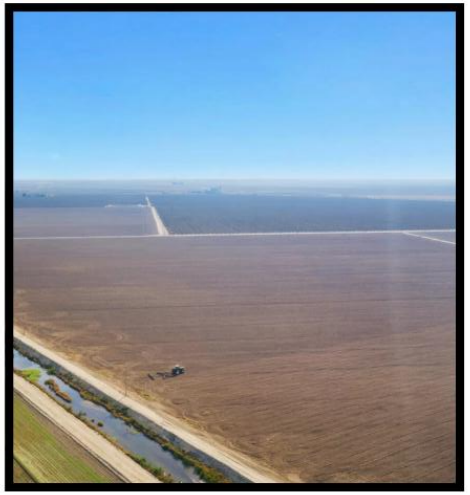
Parcel Map





Photos

Photos