TULARE OPEN GROUND

Tulare County, California

$160,000

($4,000/Acre)

LOCATION

Located in Alpaugh, CA. The property is a quarter mile east of Rd 40 and a half mile south of Ave 38.

LEGAL

Tulare County APN: 330-120-006. Located in the NW 1/4 of the NE 1/4 of Section 15, T24S, R23E, M.D.B.&M

ZONING

AE-80

PLANTINGS

40.00± Acs. of open ground.

BUILDINGS

There are no buildings on the property.

SOILS

Nahrub silt loam, overwashed, 0-1% slopes.

WATER/IRRIGATION

There are no pumps or wells on the property. It does not receive water from an irrigation district.

PRICE/TERMS

$160,000 cash at the close of escrow.

40.00± Acres

- **Tri-County Water Authority GSA**
- **Open Ground**
- **Permanent Plantings Nearby**

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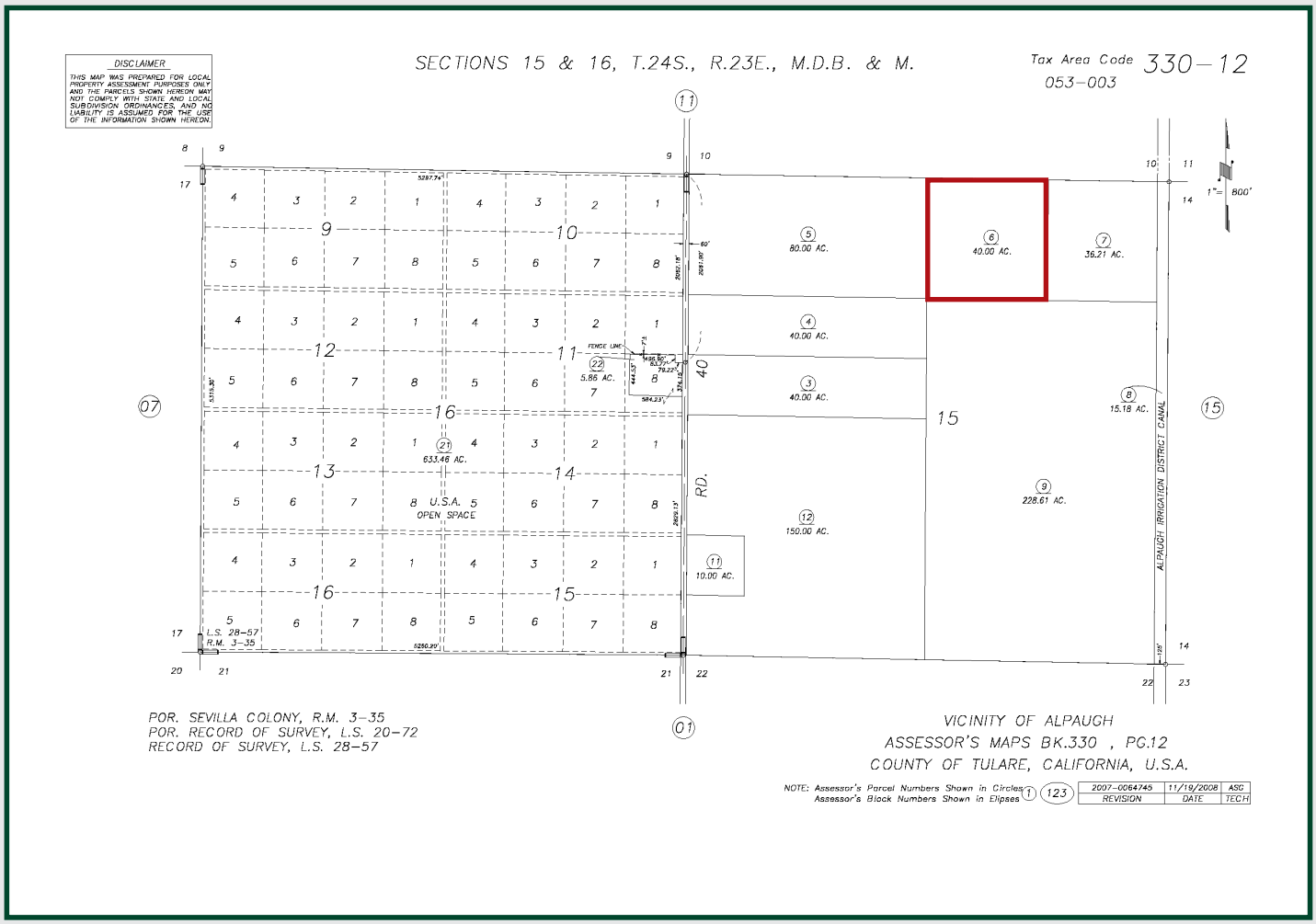
APN MAP



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.

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