

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

4645 Avenue 120, Corcoran, CA 345.93 Acres

BeltranRoche Real Estate

186.89 AC Farm Land

113.04 AC Farm Land

46 AC Houses & Former Dairy

559.779.8947



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:

Tulare 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, Former milk barn included in the sale.

SOIL:

See 'Soil Maps' and 'Soil Descriptions' for information.

**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:

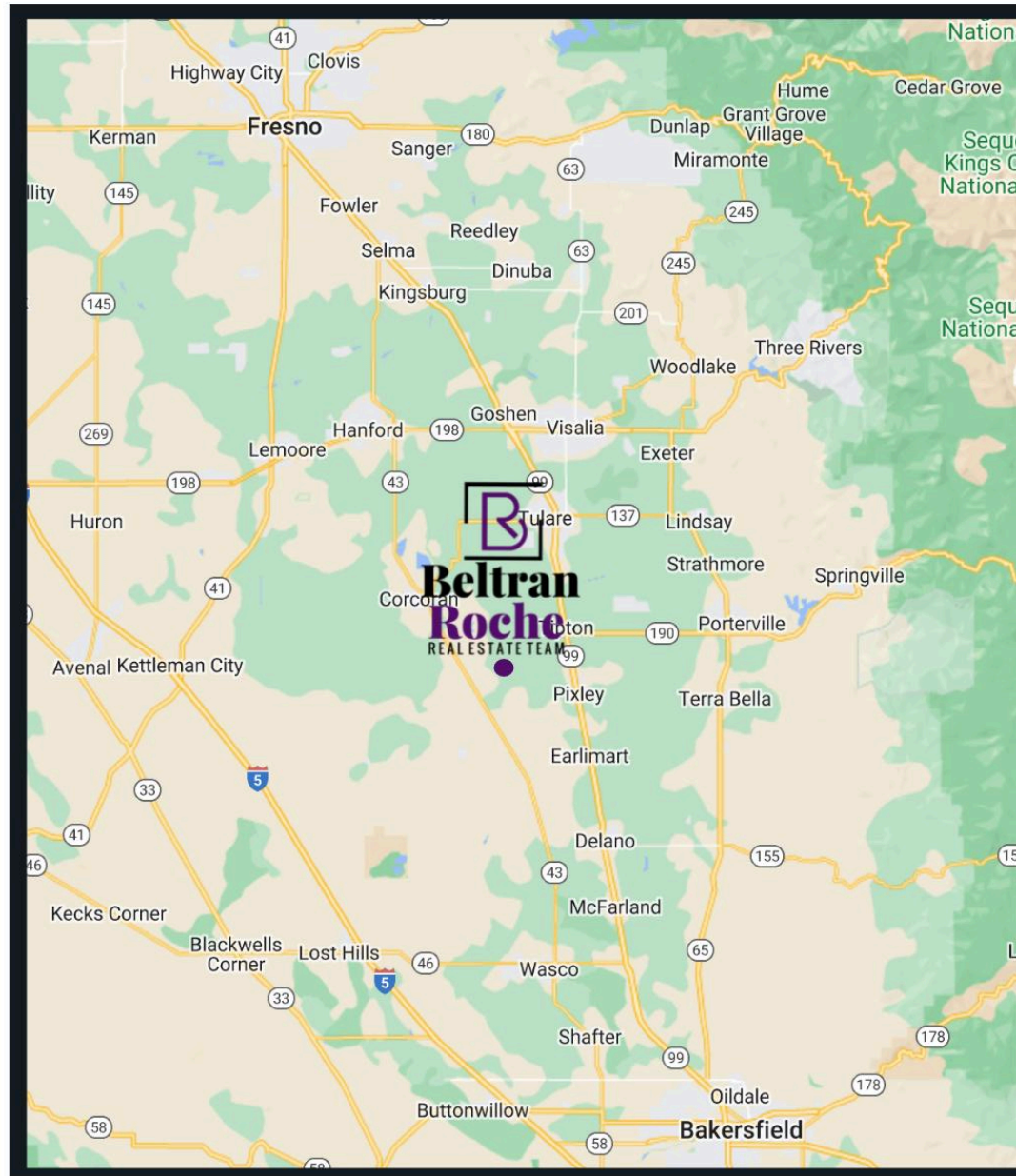
\$6,745,635

CONTACTS:

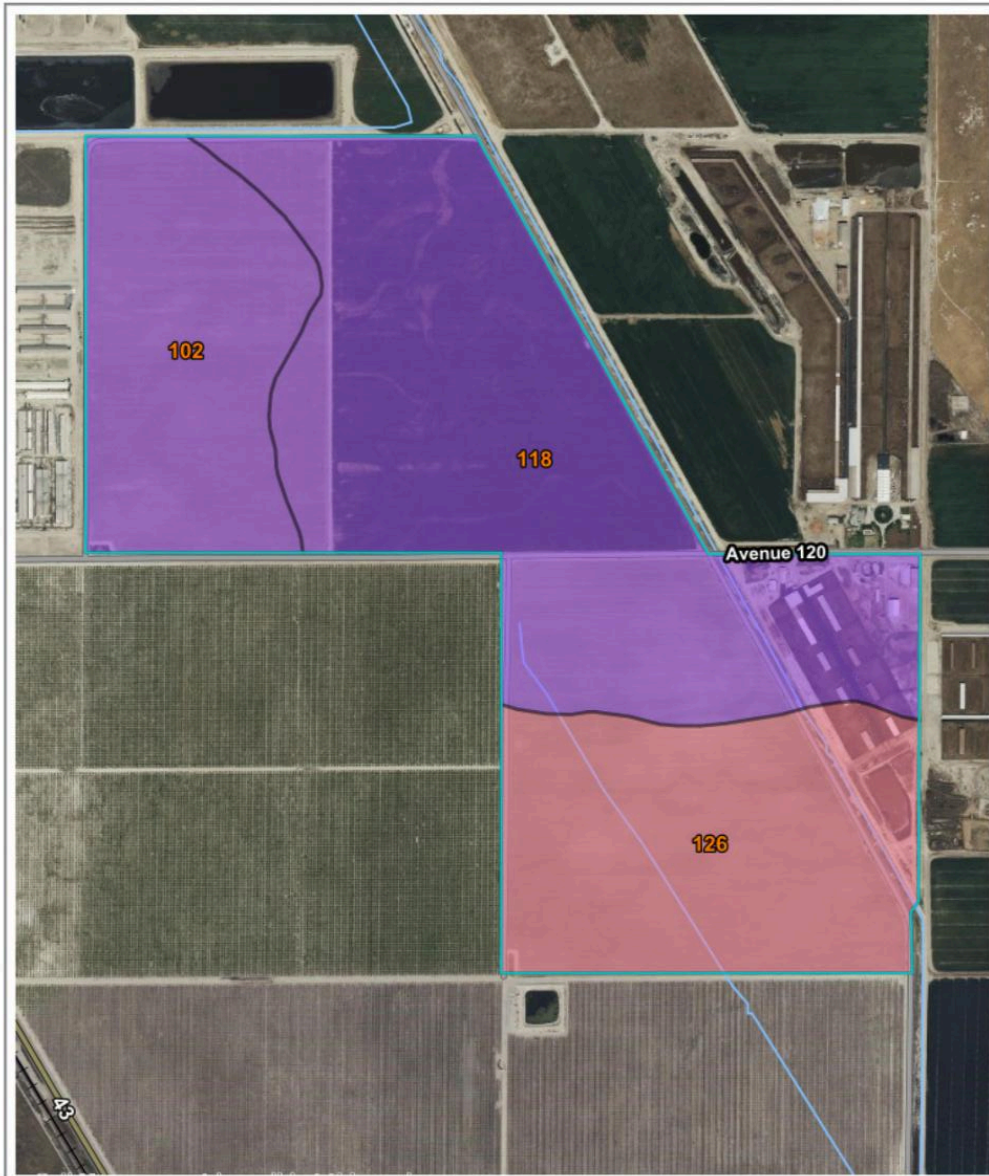
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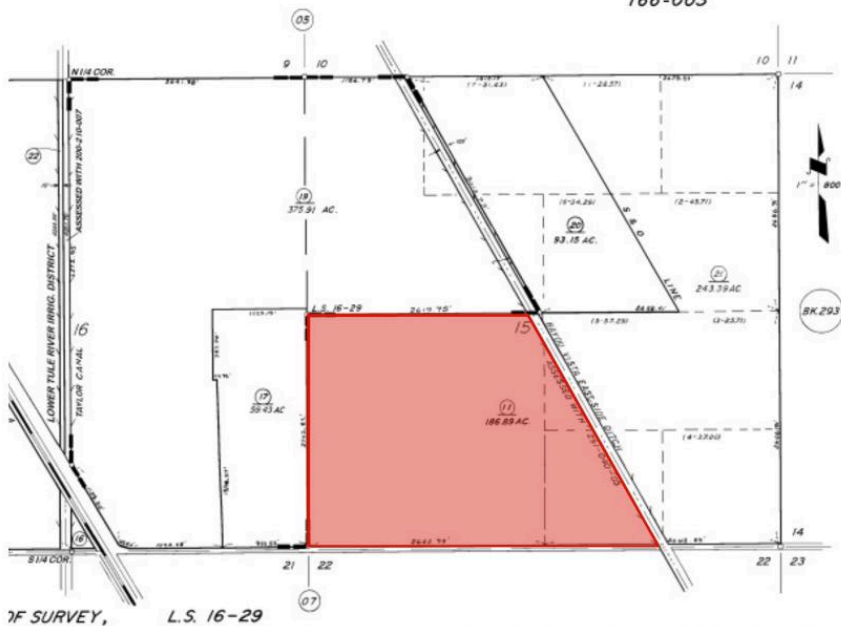
California Revised Storie Index (CA)

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%



SEC'S. 15 & 16, T.22S., R.23E., M.D.B.&M.

TAX CODE AREA **291-06**
166-001
166-003



ASSESSOR'S MAPS BK. 291, PG. 06.
COUNTY OF TULARE, CALIF.

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

SEC'S. 21 & 22, T.22S., R.23E., M.D.B.&M.

TAX CODE AREA **291-07**
166-001
166-008



R.M. 8-36
L.S. 10-2 (ALL SEC. 21)
L.S. 10-28 (ALL SEC. 21)
L.S. 10-85 (ALL SEC. 22)

ASSESSOR'S MAPS BK. 291, PG. 07.
COUNTY OF TULARE, CALIF.

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

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