



Craig Smith, Broker  
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# FOR SALE

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## Avenue 196 Tulare, CA

**Parcel Size:** Approx. 128.26 acres

**Location:** Located on the N/W corner of Avenue 196 and I Drive

**Parcel No:** 174-130-008

**Plantings:** Row Crop

**Wells:** One 30 HP Pump and Well  
One 75 HP Pump and Well with engine  
One lift pump for the District Water

**Irrigation District:** Property is located within Consolidated Peoples Ditch Company service area with 19 shares of Ditch Stock included in the sales price.

**Comments:** Well located row crop ranch with excellent soils.

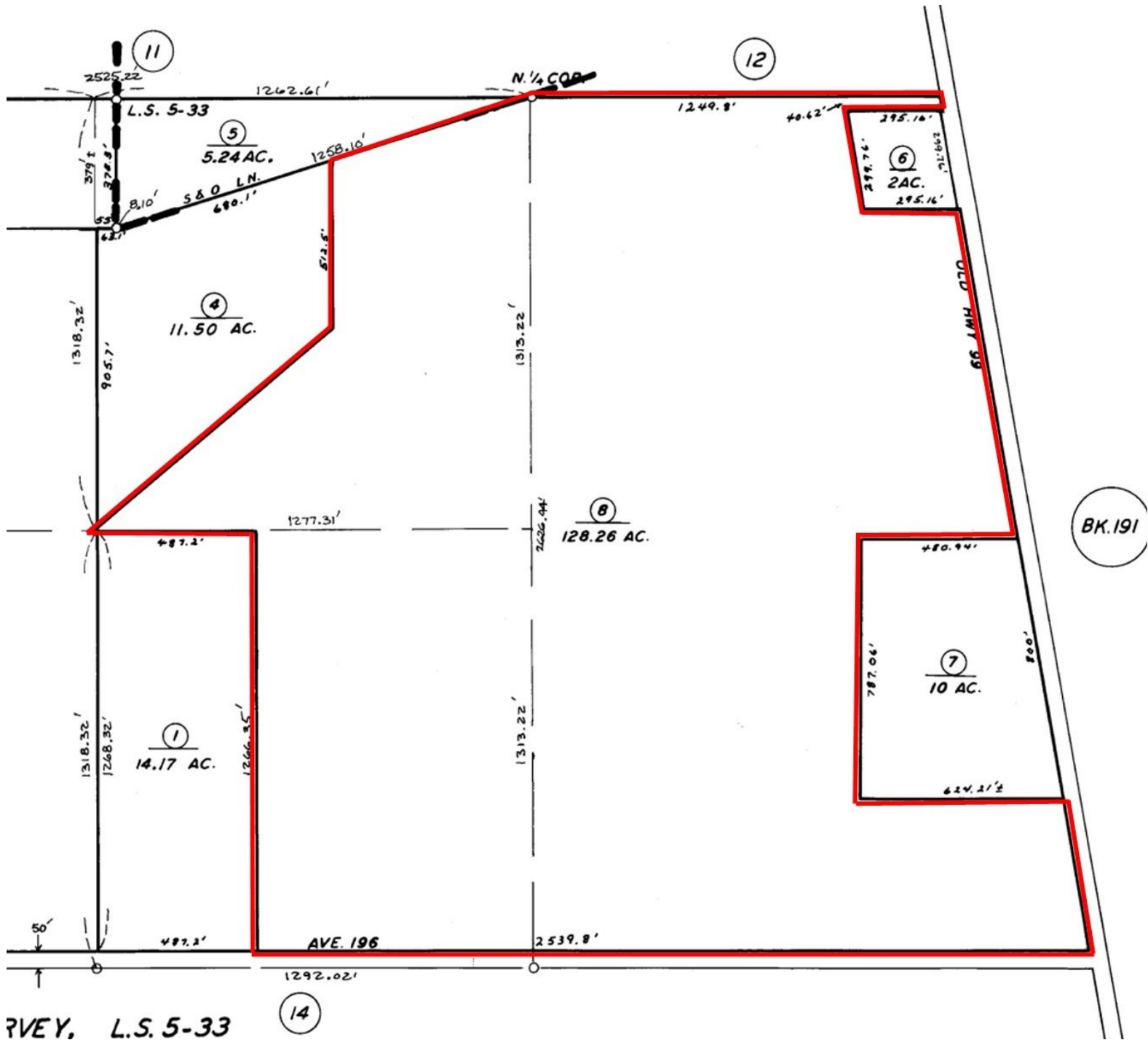
**Price:** \$4,165,000 / \$32,473 per acre

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**DRE #00665248**

This statement is based upon information which we believe to be correct and is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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 website at [www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal) as well as the Irrigation District Company website that the property is in.

# PLOT MAP



# AERIAL VIEW

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