

**FOR SALE**

**79.34 +/- Acres**

**12437 Avenue 176 Tulare CA. 9327**

**Manuel Ortiz**  
*Diversified Real Estate*



**Ph. 559.972.0909**



**FOR SALE**  
**79.34 Acres Row Crop**  
**Tulare Ca.**

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**FOR SALE: 79.34 Acres Row Crop**

**List Price: \$1,801,018 (Price Per Acre: \$22,700.00)**

**APN: 232-070-003**

**Property Overview**

Highly productive farmland suitable for row crops or permanent plantings. The property benefits from a **secondary water source** through the **Lower Tule River Irrigation District** and is located in an established agricultural area surrounded by quality farming operations.

**Soils:** 61.1% Crosscreek–Kai Association/ 38.9% Colpien Loam

**Farming Information**

- \* Field Type: Row Crop / Open Land
- \* Crops Grown: Corn, Alfalfa, Wheat
- \* Neighboring Crops: Almonds, Cotton, Corn, Wheat, Alfalfa

**Water & Improvements**

Irrigation District: Tule Irrigation District- Receives water from Tule Irrigation District

**Water:**

- \* Seller to complete installation of a Tule Irrigation District delivery gate and connection prior to the close of escrow.
- \* Pump: 855 Cummins natural gas engine, driving a 100 HP gearhead
- \* Residential Dwelling Address: 12437 Avenue 176, Tulare, CA 93274
- \* Pipeline on east side: 16" mainline, 8" valves 54 ft spacing/ Return line on south end.

**Location:** Avenue 176 and Road 128, travel approximately one-quarter mile west. Property is located on the south side of Ave.

**Disclaimers:**

*Maps, boundary lines, and aerial outlines are provided for reference only and are not a legal survey. All boundary lines are approximate and accuracy is not guaranteed. Information is deemed reliable but not guaranteed. Buyers are advised to conduct their own independent investigations and due diligence, including obtaining a professional survey to verify property boundaries. **SGMA / Groundwater Advisory:** Property lies within a SGMA-regulated groundwater basin. Present or future regulations may limit well pumping or impose requirements affecting agricultural water use. Buyers should verify potential impacts with the local GSA and review the applicable GSP.*







## Pump and House





**Soil Report**  
**APN 232-070-003**  
**79.34 acres**

○ **14.3**/100 NCCPI

○ **51.4**/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	109	Crosscreek-Kai association, 0 to 2 percent slopes	61.1%	48.3	6s	2s	31.339	11.3
●	108	Colpien loam, 0 to 2 percent slopes	38.9%	30.7	4c	1	82.91	19

