



80.0 Acres – Grazing Land | Kettleman City, CA

Property For Sale

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

FOR MORE INFORMATION VISIT: WWW.MDGRE.COM

Landon Fernandes
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PROPERTY DETAILS

Address: +/- ¼ Mile West of 25th Avenue, +/- 1 Mile South of Intersection of Devils Den Rd & 25th Avenue, 14 miles south of Kettleman City, CA.

APN: 048-320-010

Legal Description: SEC 21/24/19 N 1/2 OF SW 1/4 OF SEC 21/24/19

Acreage: +/- 80.0 Gross Acres

Zoning: The property is zoned AE-20

Use: The county use description designates the property as grazing land. The property is not currently being used for grazing and is not leased.

Improvements: The property does not have any improvements or infrastructure.

Water: There are no wells located on the property

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 groundwater pumping. For more information please visit: www.sgma.water.ca.gov/portal

Additional Remarks: All mineral rights are included in the sale.

SALES PRICE: \$80,000 | \$1,000.00 PER ACRE

Contact Agent:

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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAMAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE

LOCATION MAP



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SOIL MAP



Average Soil Score

 **11.6** / 100

NCCPI

Storie

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
107	Carollo clay loam, 5 to 20 percent	94.7	11.1	7e
109	Delgado sandy loam, 5 to 15...	5.3	22.1	7e