

FOR SALE

6.53 +/- Acres Open Land /lot

Porterville, CA

Manuel Ortiz
Diversified Real Estate



Ph. 559.972.0909



For Sale
6.53 +/- Acres
List Price: \$290,000.00

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6.53 ± Acres | Tulare County, California

APN: 300-120-029

List Price: \$ 290,000.00

Marketing Notes:

- 6.53± acres of open land, ideal for building your custom home or running your business from.
- Excellent opportunity for business or mixed-use potential
- Irrigation pipeline and valves located on the east end of the property
- Shared well agreement with neighboring property; buyer to receive a 5/6 interest in the well and pump

Farming Information:

- Crops Grown: Fallow/Idle Cropland, Almonds, Grassland/Pasture, Pistachios
- Soil: 90.5% Colpien Loam/ 9.5% Nord fine sandy

Irrigation District: In Tule River Irrigation District can receive water from Tule Irrigation District

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.*



6.53 Acres

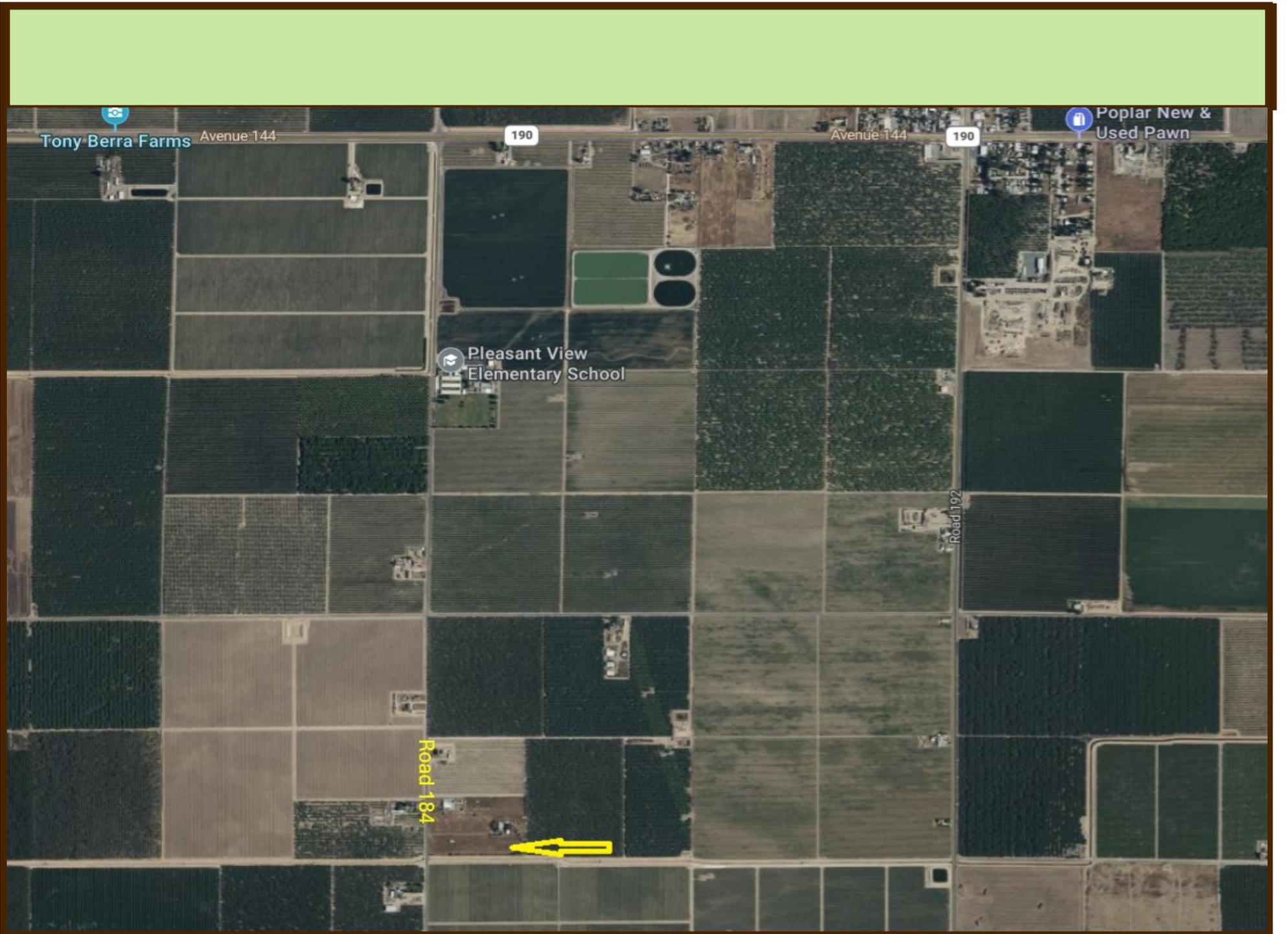
Road 184

Land



Pump





Soil Report

APN 300-120-029

6.53 acres

 **18.6**/100 NCCPI

 **83.8**/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
	108	Colpien loam, 0 to 2 percent slopes	90.5%	5.5	4c	1	82.91	19
	130	Nord fine sandy loam, 0 to 2 percent slopes	9.5%	0.6	4c	1	92.664	15

