



Valley Real Estate

Agricultural Real Estate Services

Cutler 19.44

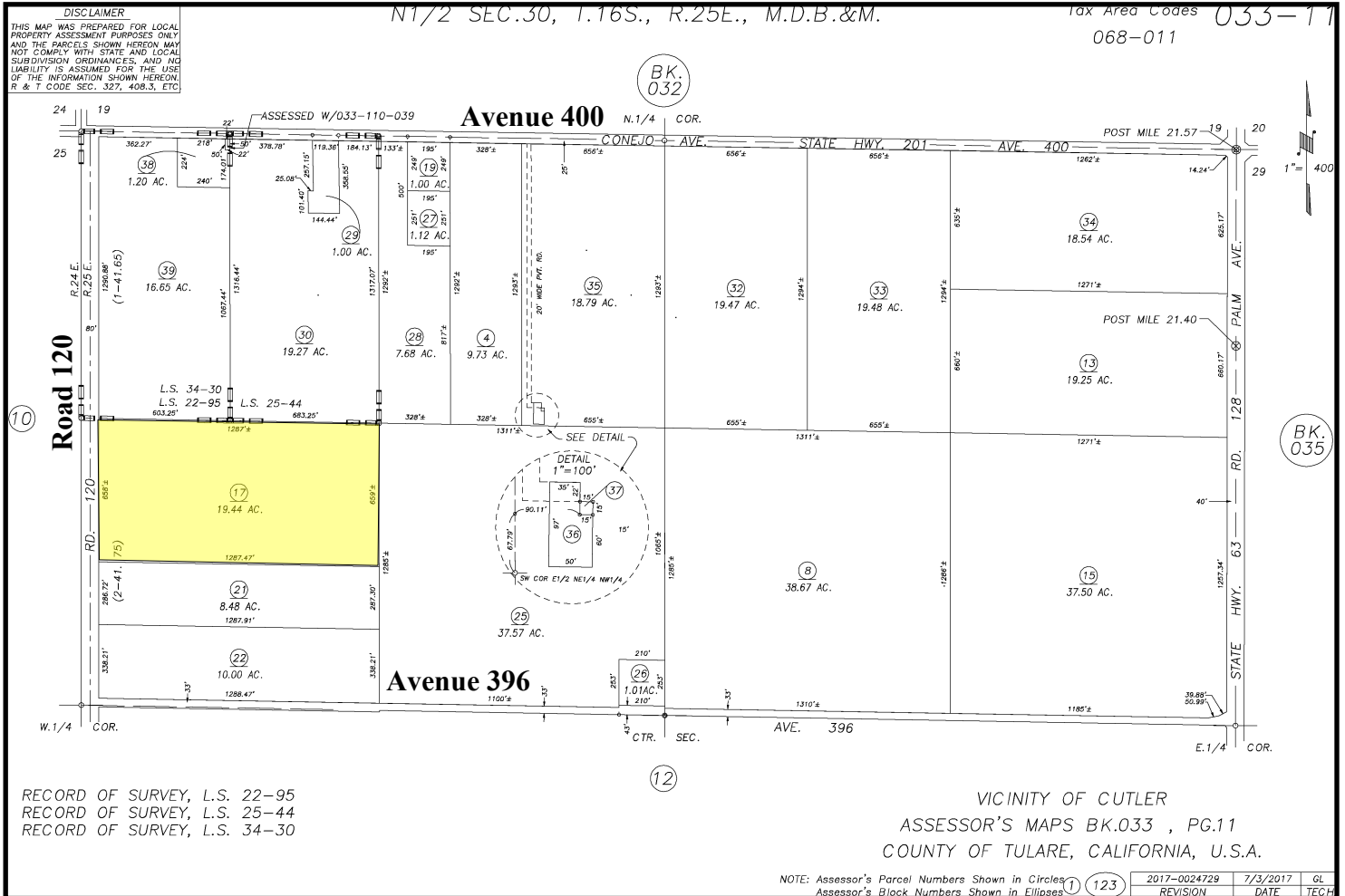
Acreage:	19.44 Acres
APN:	033-110-017
Location:	39788 Road 120, Cutler, CA 93615
Directions:	East side of Road 120 between Avenue 396 and Avenue 400
Water:	Ag Well (As per owner 200' deep)
Water District:	Alta Water District: This property sits within the district and has a 100% allotment from Alta Water. The parcel however has not been piped and connected to the Alta canal. Please call Alta Water District at 559-591-0800 for connection requirements.
Trees:	West half: Pomegranates - Early Wonderful East half: Pomegranates - Wonderful
Irrigation:	Fan Jet
Water Sensors:	The west and east side of the ranch both have a water sensor
Improvements:	Metal ag storage building - insulated, 30x40, 16' height Two 12x12 roll up doors
Other:	Sea Train
Zoning:	AE 20
Land Use:	Orchard/Deciduous Trees
Price:	\$544,320 (\$28,000 per acre)

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • valleylandman@gmail.com • DRE# 01215115



Property Parcel Map

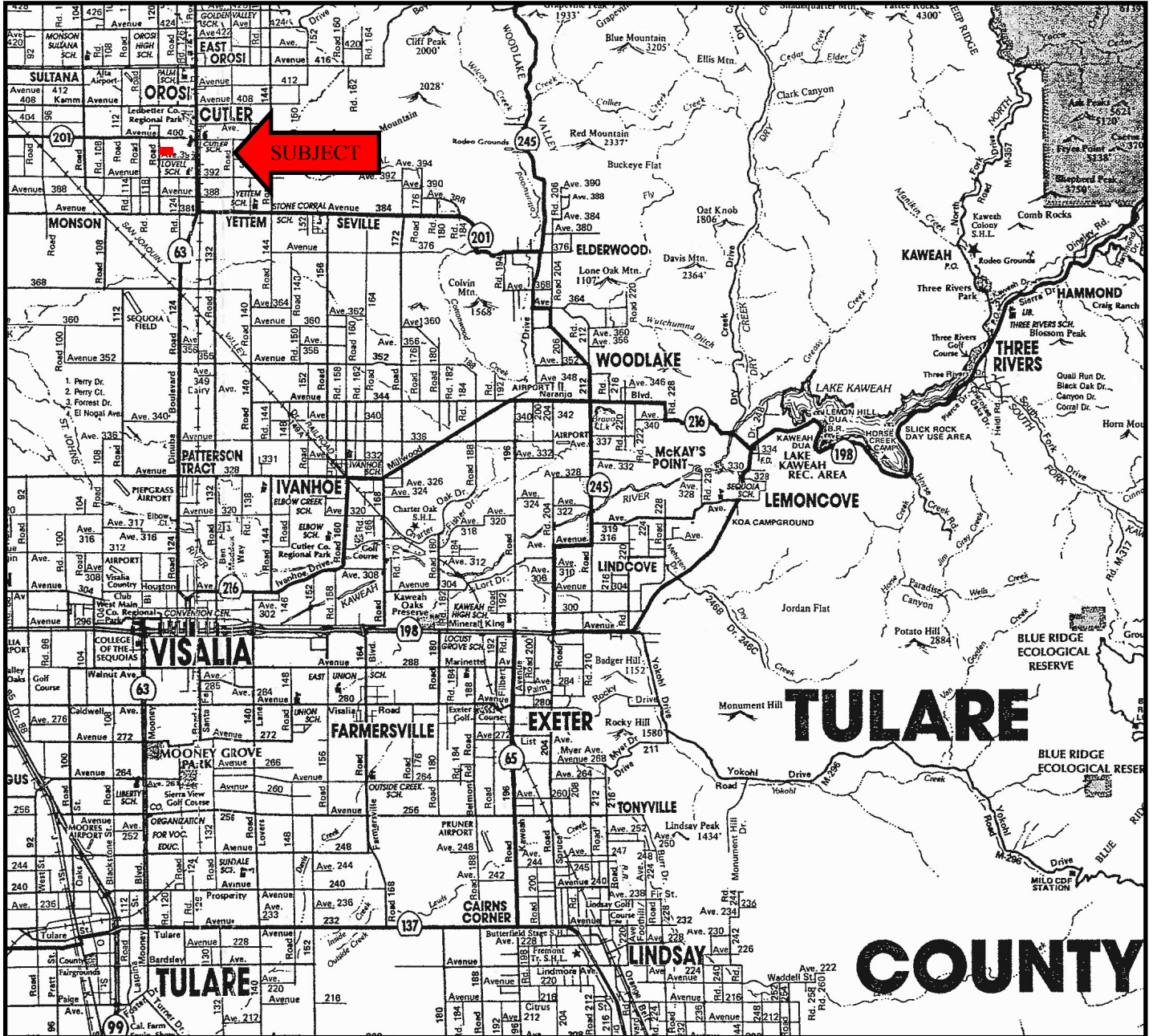


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Location of Property

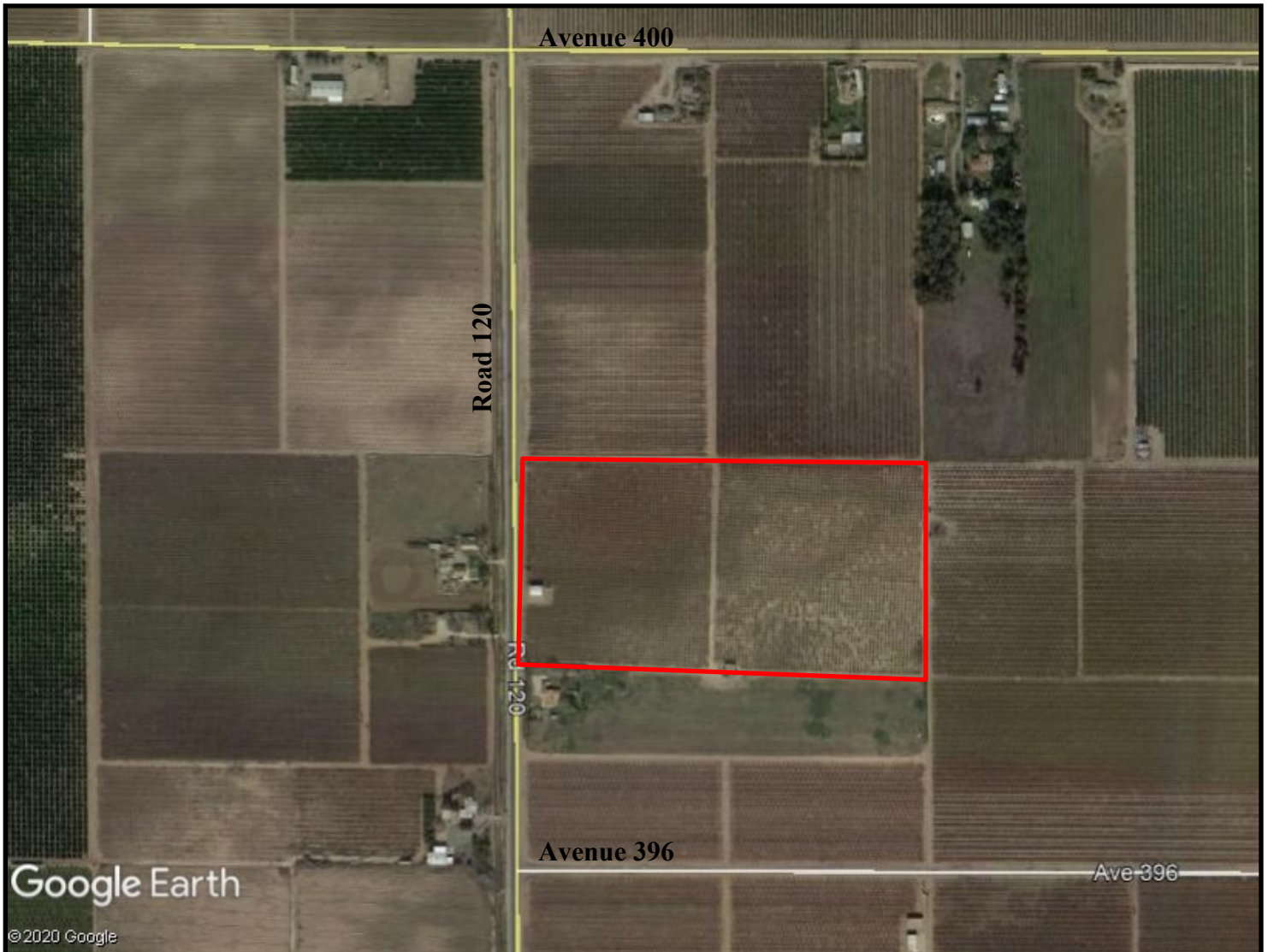


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Aerial Photo of Property



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Photos of Property



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