



Valley Real Estate

Agricultural Real Estate Services

Alpaugh 4.86 Acres

Acreage:	4.86 Acres
APN:	311-300-004
Location:	Alpaugh, California; Avenue 50 / Olive Street (not on ground) North side of road, West of Road 22
District Water:	This property is within the Alpaugh Irrigation District. For additional information and availability, call the Alpaugh Irrigation District at 559-949-8323.
Topography:	Flat
Williamson Act:	No
Soil:	Westcamp silt loam, partially drained 0 to 2 percent slope - Class 3
Zoning:	AE-40
County Use:	Dry Pasture (6100)
Price:	\$19,440 (\$4,000 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

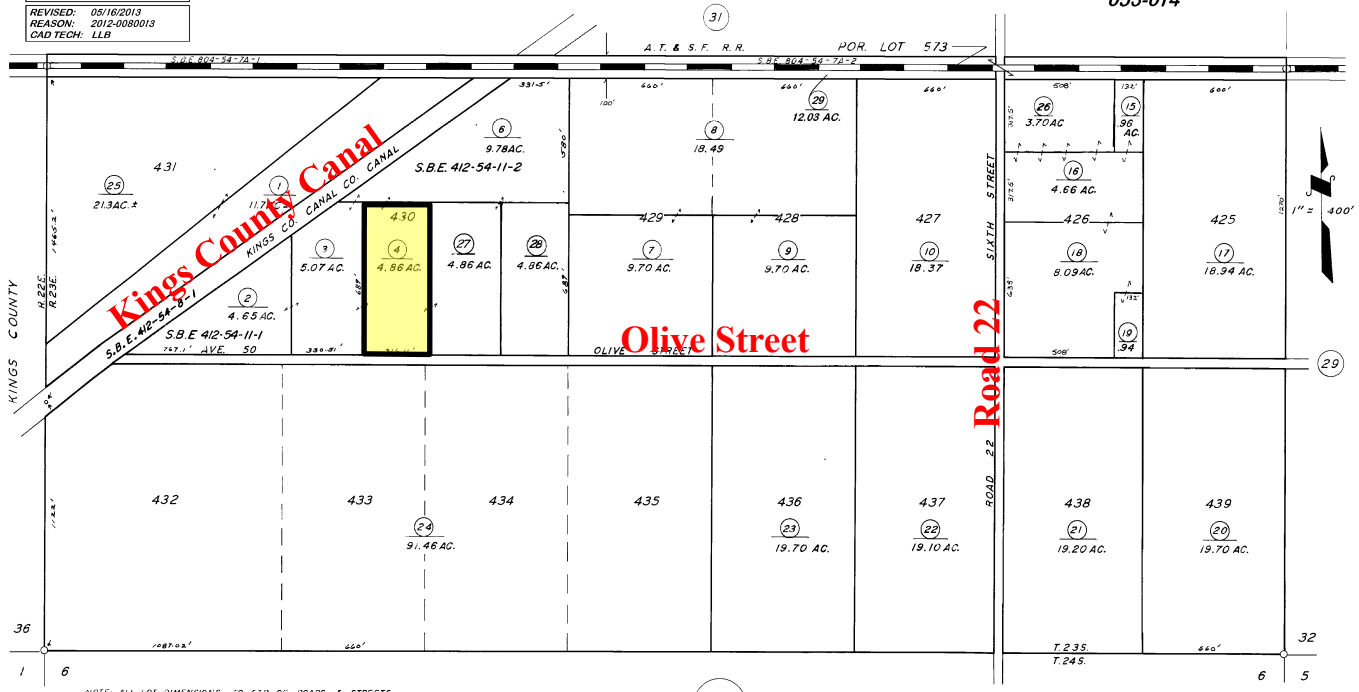


Property Parcel Map

S 1/2 SEC. 31, T.23S., R.23E., M.D.B.&M.

TAX CODE AREA **311-30**
053-004
053-006
053-013
053-014

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 05/16/2013
REASON: 2012-0080013
CAD TECH: LLB



NOTE: ALL LOT DIMENSIONS TO CTR OF ROADS & STREETS.

POR. SECOND HOME EXTENSION COLONY, R.M. 7-32

BK.330

VICINITY OF ALPAUGH
ASSESSOR'S MAPS BK. 311, PG. 30.
COUNTY OF TULARE, CALIF.

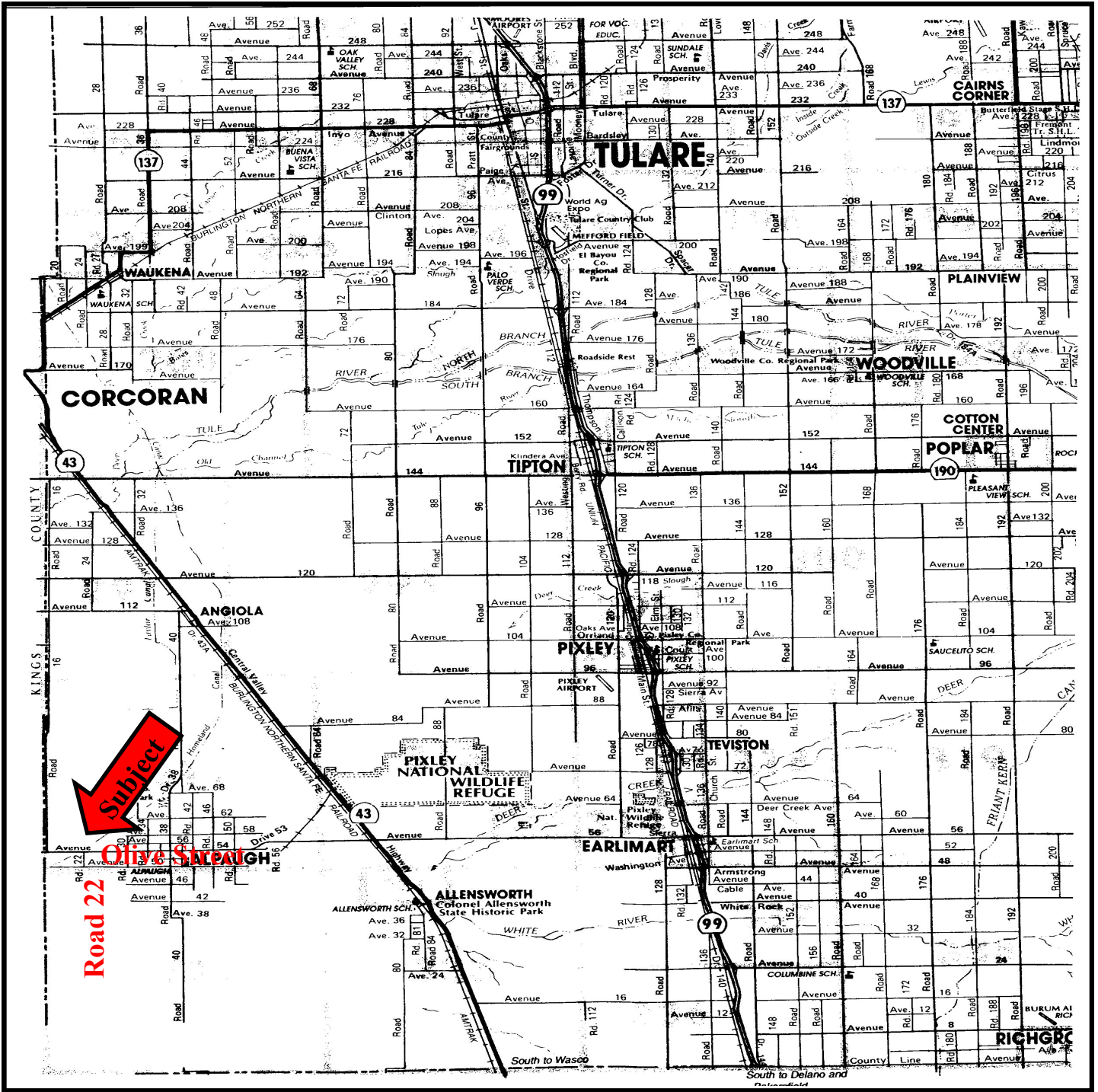
NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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Location of Property



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Aerial Photo of Property



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