



**SCHUIL**  
AG REAL ESTATE



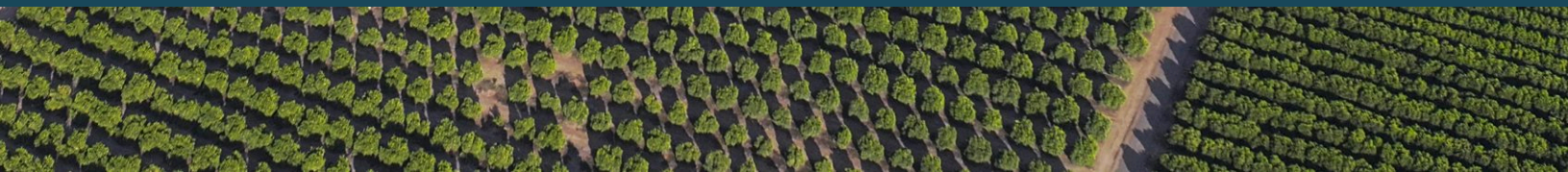
## **+/-20 Acres – Hayward Kiwis – Cutler, CA**

Rd 136 & Ave 396, California 93615, USA • 20 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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## LOCATION:

Property is located on the southeast corner of Avenue 396 and Road 136 in Cutler, CA. Approximately 17 miles north of Visalia, CA.

## SIZE:

+/-20 Assessed Acres

## PLANTINGS:

Property is planted to Hayward Kiwis. The vines are older with several younger interplants. There is an overhead trellis system.

## WATER:

Property is located in Alta Irrigation District and part of East Kings River GSA. It is adjacent to the Loper Ditch and has 100% Alta ID entitlement.

There is one (1) deep well, 236 feet deep, setting at 160 feet and ten inch casing with a 20 HP submersible pump. Property is irrigated via a micro-sprinkler irrigation system.

## SOIL:

See 'Soil Map' and 'Soil Description' for details.

## LEGAL:

Tulare County APN: 035-210-001

Ag Preserver Contract Number: 04125

## ZONING:

Property is zoned AE-40 Agricultural – 40 acre minimum.

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 ground water pumping. For more information please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

## REMARKS:

Mature Kiwi ranch with a complete trellis system in place. An excellent opportunity for a farmer to improve the ranch and take full advantage of the existing systems.

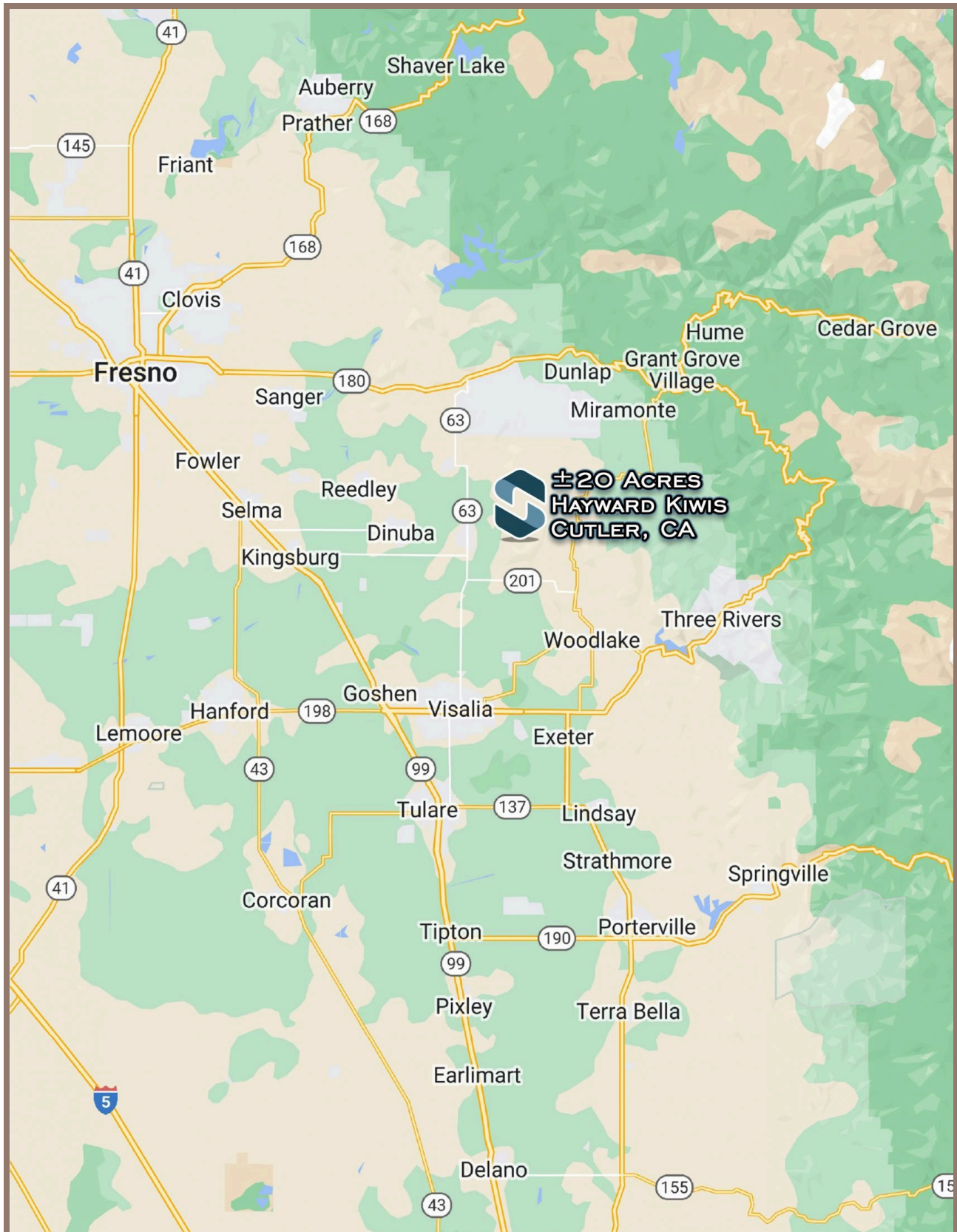
## PRICE:

**\$579,000**

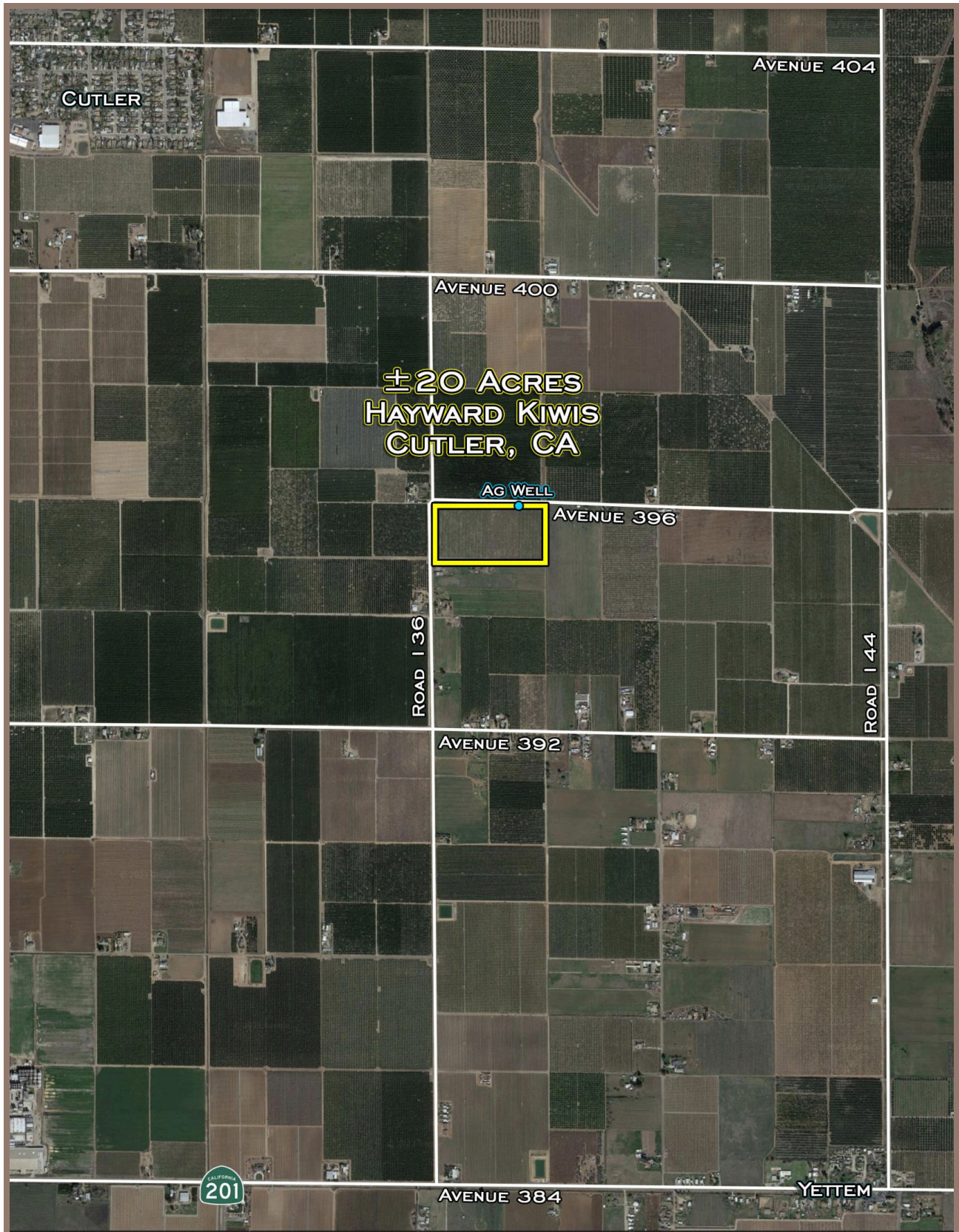
## CONTACT:

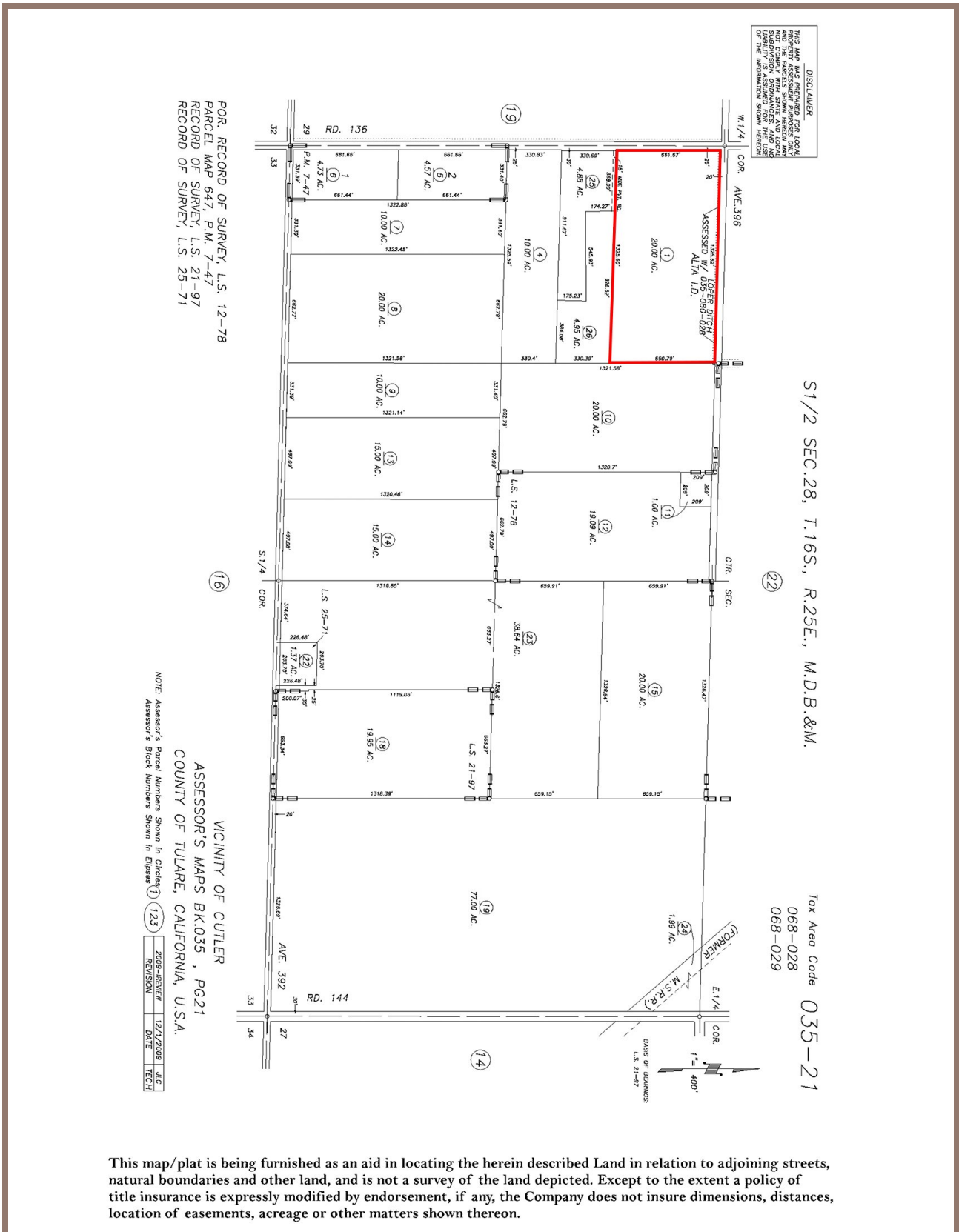
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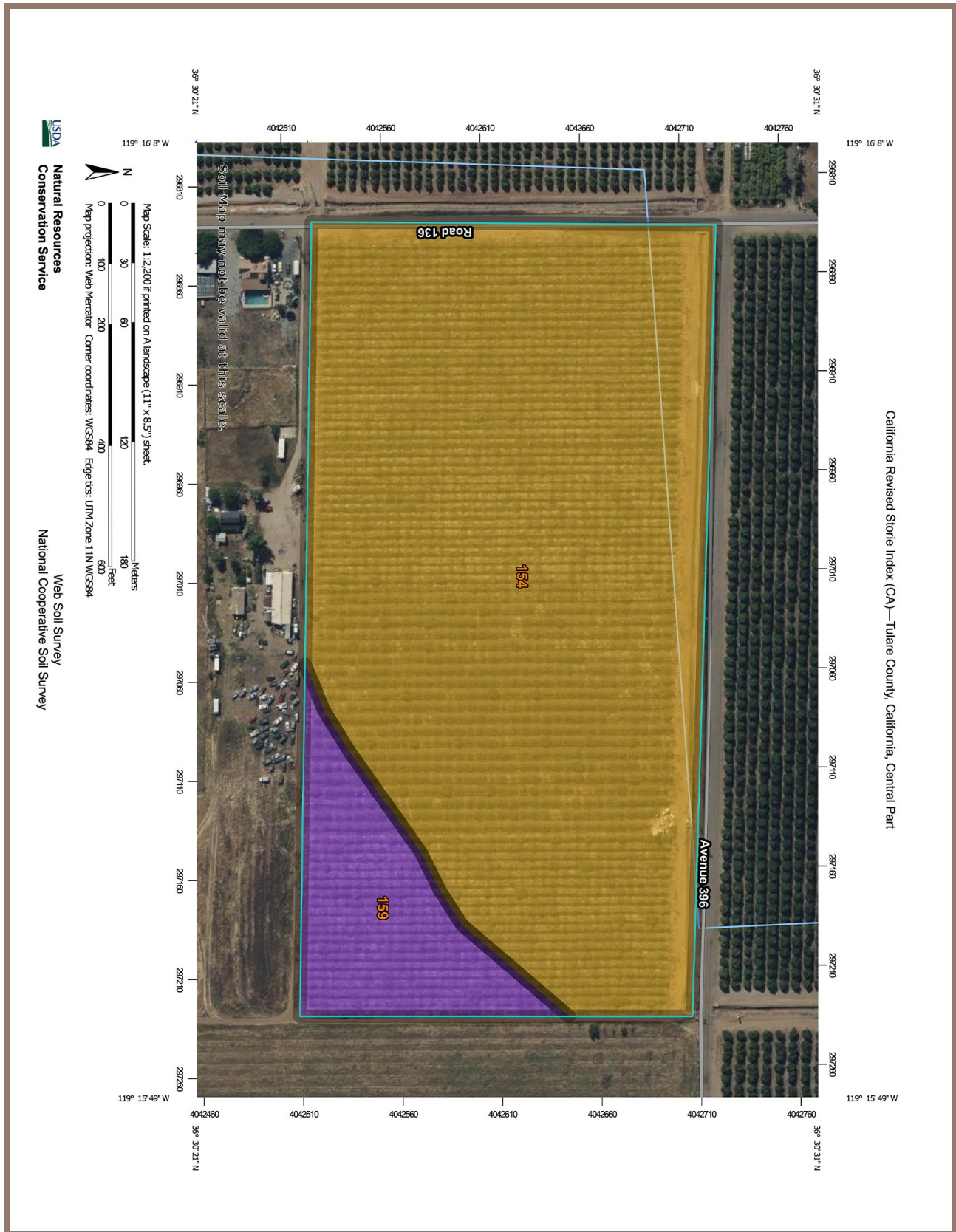












California Revised Storie Index (CA)—Tulare County, California, Central Part

## California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
154	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	San Joaquin (75%)	17.4	87.4%
159	Seville clay	Grade 3 - Fair	Seville (90%)	2.5	12.6%
<b>Totals for Area of Interest</b>				<b>19.9</b>	<b>100.0%</b>



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey



