



SCHUIL
AG REAL ESTATE



+/-19.55 Acres – Open Ground and Home – Cutler, CA

12612 Ave 392, Cutler, CA 93615, USA • 19.55 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located at 12612 Ave 392, Cutler, CA.

SIZE:

+/-19.55 Assessed Acres

HOME:

The property features a +/- 3,462-square-foot custom home, built in 1983, offering four (4) bedrooms and three (3) bathrooms. The residence includes a two (2)-car garage with extensive storage space, which has been converted into a versatile man cave, bar, and game room. Surrounded by the property's expansive agricultural setting, the home offers comfortable country living with plenty of space for family, entertaining, and recreation.

LAND USE:

The balance of the property consists of open ground offering versatile potential for future agricultural development or other uses.

WATER:

Property is within Alta Irrigation District and has one (1) ag well.

SOIL:

See 'Soil Map' for details.

LEGAL:

Tulare County APNs: 033-120-030

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

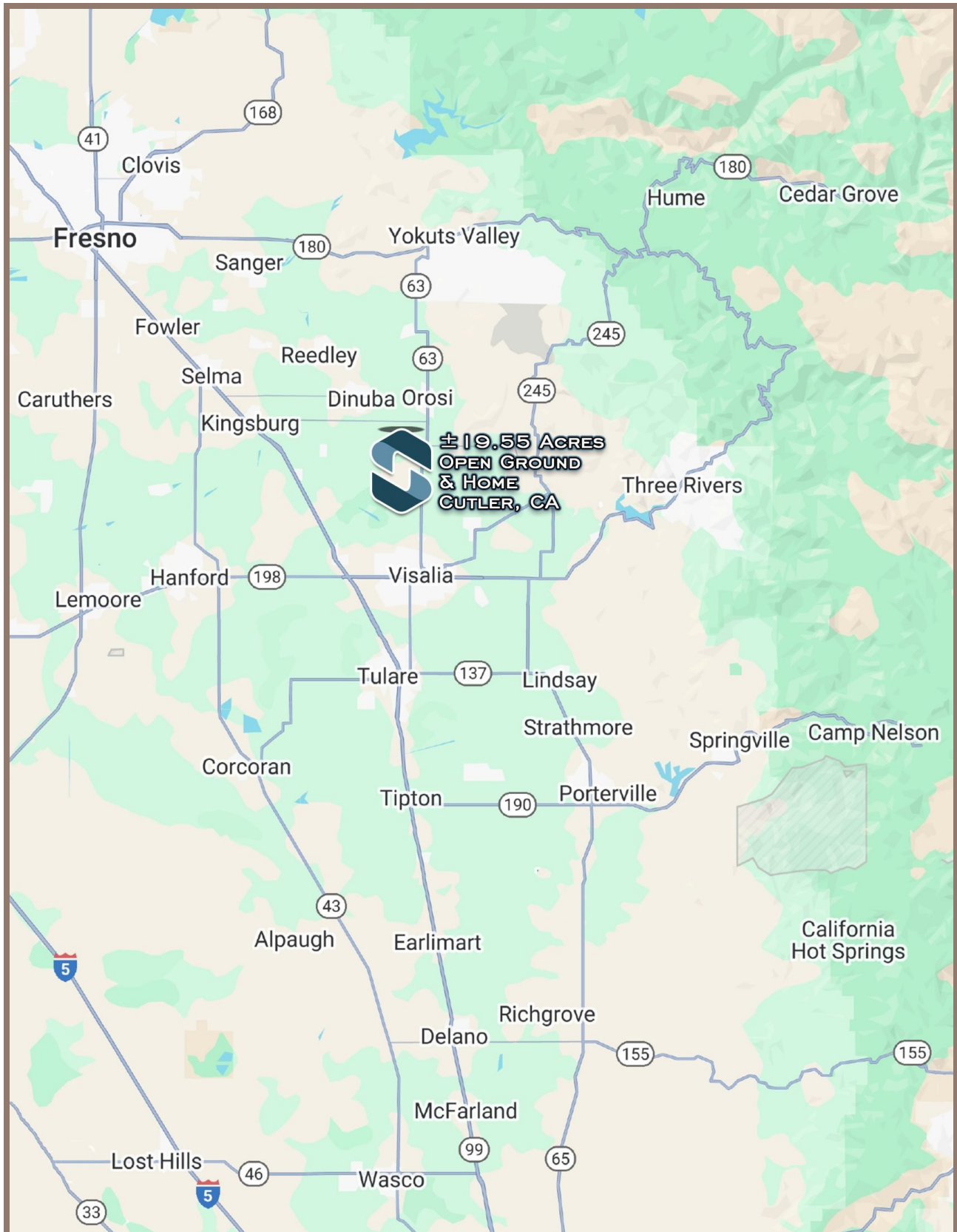
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

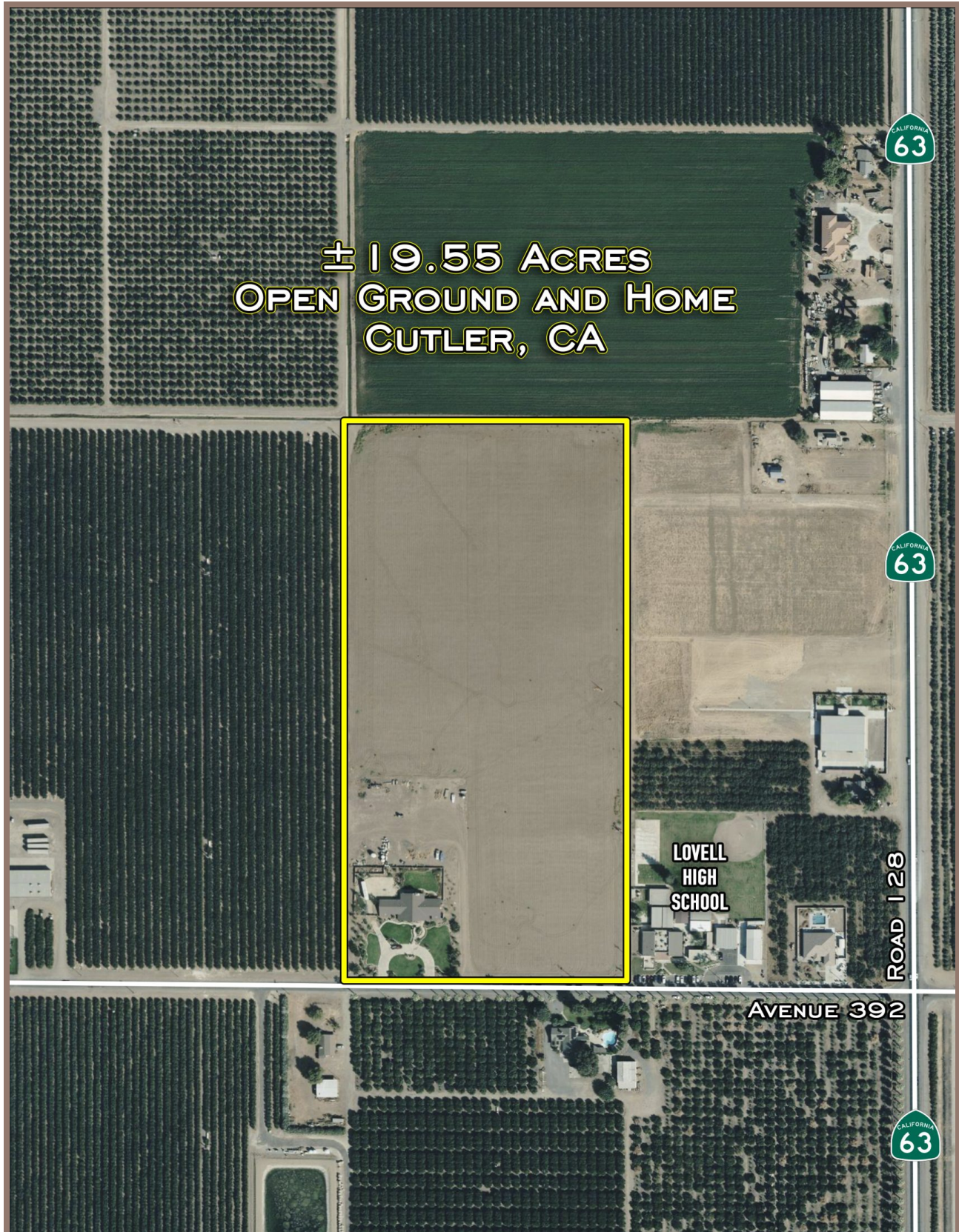
PRICE:

\$1,350,000

CONTACT:

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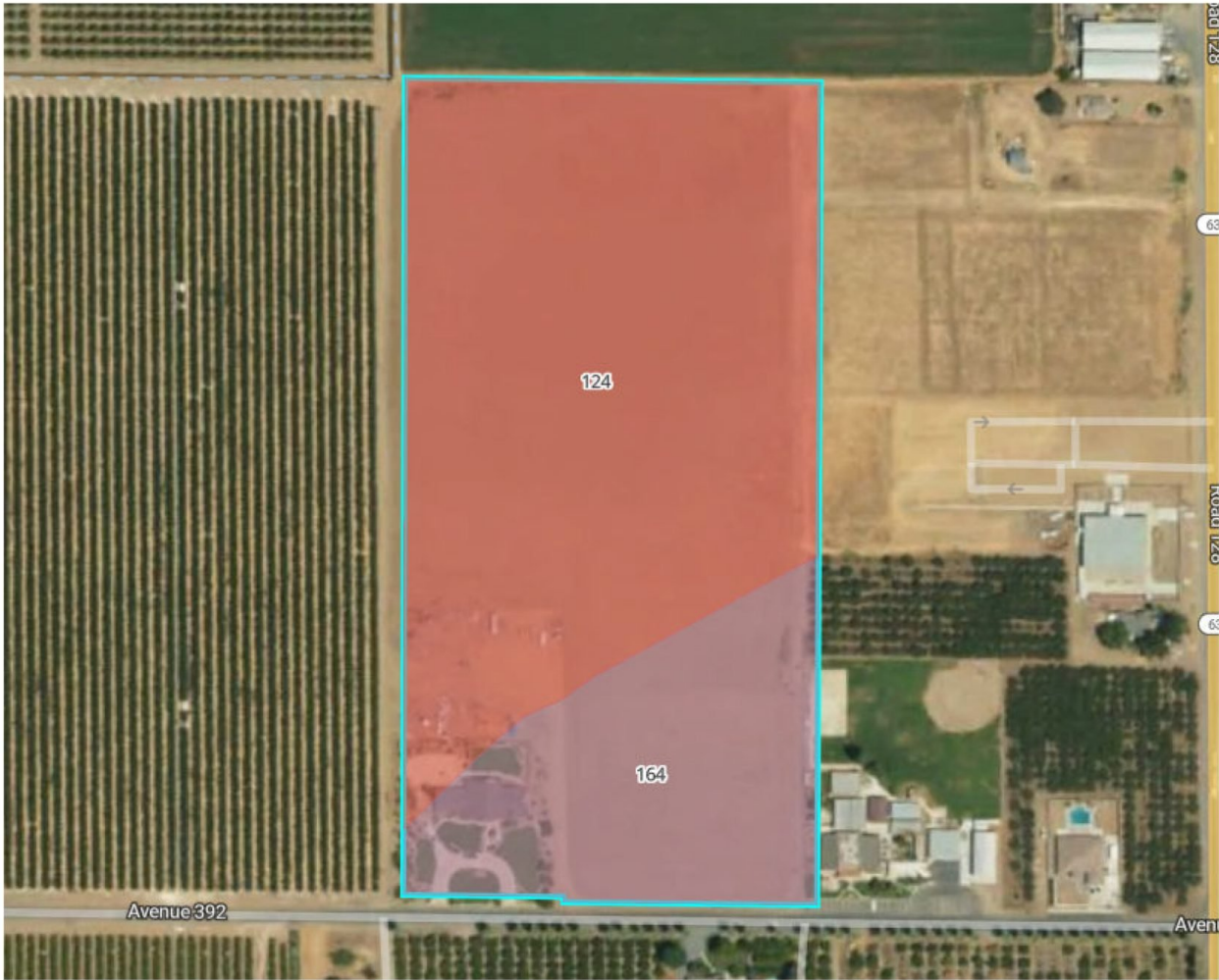




Soils

Tulare County, CA

19.4 Acres, 1 Boundary



25.7

/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	124	Exeter loam, 0 to 2 percent slopes	72.6%	14.1	4s	3s	27.6
	164	Tujunga sand	27.4%	5.3	6s	3s	20.8

