

for sale

21530 TIBURCIO AVE., LATON, CA

OFFERED AT: \$995,900

- **ZONING:** AE20 CROPS
- **LAND USE:** AGRICULTURE/PASTURE
- **LOT:** 57 ACRES
- **FOUR PARCELS:**
 - APN: 057-051-37S
 - APN: 057-051-38S
 - APN: 057-051-40S
 - APN: 055-091-60S
- **PROPERTY DETAILS:**
 - River front property
 - Approx. 33 Acres of non-continuous crop - Chandler walnuts
 - Approx 12 acres fenced pasture
 - Single family home - 2600 sqft 2/2 with 1000 sqft basement & additional flex space upstairs
 - Laguna Water District
 - 2nd homesite on property
 - 2 Domestic wells
 - 2 Ag wells
 - 2 river lifts
 - 2 septic tanks
 - Workshop
 - Covered carport for equipment
 - Owned propane tank on primary parcel
 - Mostly grade 2 soil (from USDA California revised storie index)



CONTACT:

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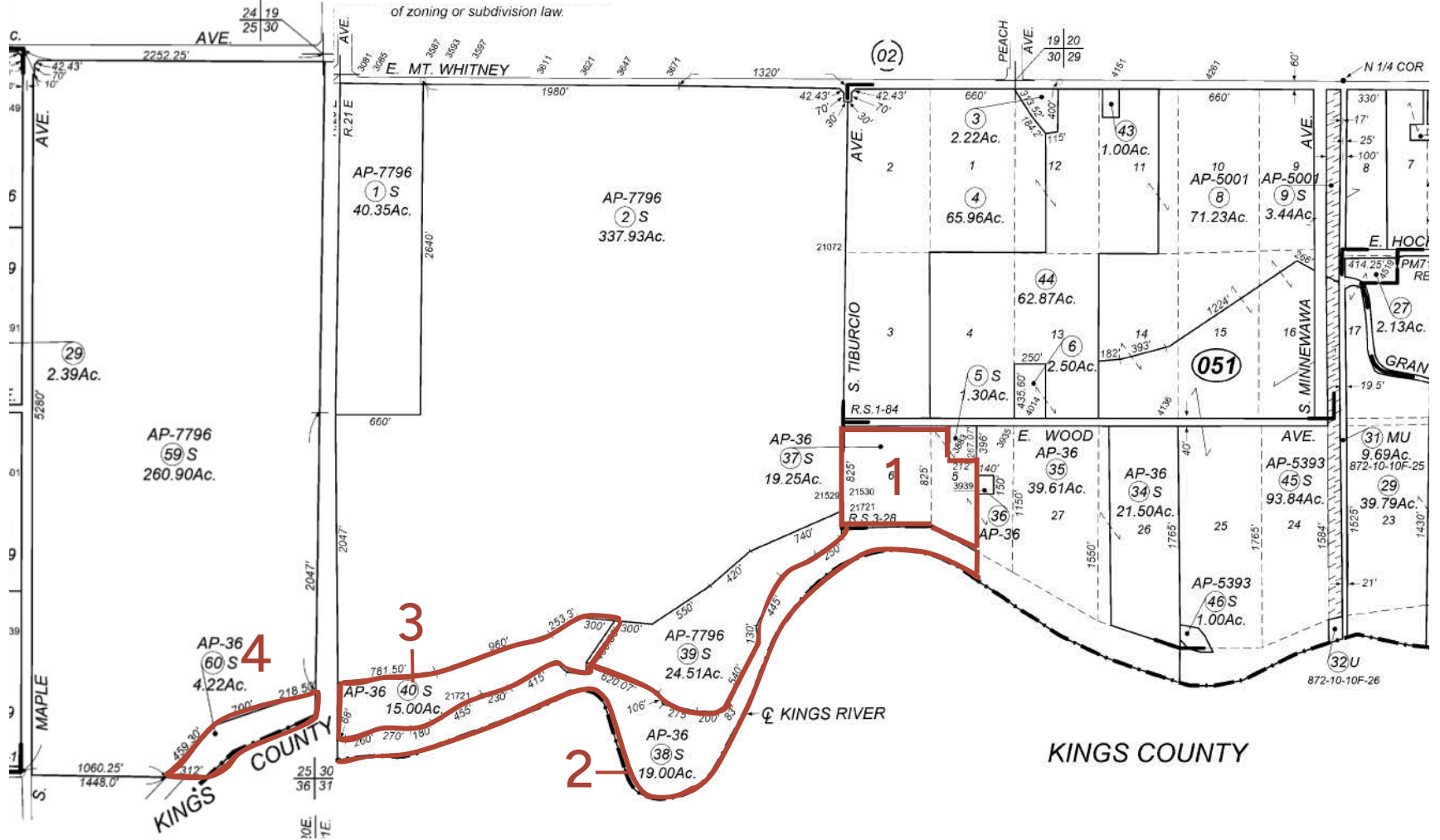
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INDEPENDENT BROKER NETWORK

PARCEL MAP



1.057-051-37S - RECHARGE PUMP RATE//NO SURFACE WATER//NO ALLOCATION
 2.057-051-40S - RECHARGE PUMP RATE//NO SURFACE WATER//NO ALLOCATION

3.057-051-38S - PASTURE RATE//NO SURFACE WATER//NO ALLOCATION
 4.055-091-60S - PASTURE RATE//NO SURFACE WATER//NO ALLOCATION

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PARCEL #1

APN: 057-051-37S

- Approx. 19 acres of non-continuous crop - Chandler Walnuts
- **Single Family Home** - 2,600 sqft
2/2 with 1,000 sqft basement
- Domestic Well/Ag
Well/Septic/River Lift pump
- Recharge pump rate/ No surface
water /No allocation
- Multiple Outbuildings



PARCEL #2

APN: 057-051-38S

- Est. 2-5 Acres Farmable
- Mostly Levee & Sandbar
- Ag Well/River Lift Pump
- Pasture rate/No surface water/ No allocation



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PARCEL #3

APN: 057-051-40S

- Approx. 9 acres of non-continuous crop - Chandler Walnuts
- Potential for second homesite - pad already in place
- Domestic Well/
Septic/Propane/Electrical
- Recharge pump rate//No surface water/ no allocation



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PARCEL #4

APN: 057-051-40S

- Est. 2-5 Acres Farmable
- Complies Footprint
- Pasture rate/No surface water/ No allocation



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SOIL REPORT

Report—California Revised Storie Index (CA)



California Revised Storie Index (CA)—Eastern Fresno Area, California			
Map symbol and soil name	Pct. of map unit	California Revised Storie Index (CA)	
		Rating class	Value
Dn—Dello sandy loam			
Dello	85	Grade 2 - Good	66
Gf—Grangeville fine sandy loam, 0 to 1 percent slopes			
Grangeville	90	Grade 4 - Poor	30
Gm—Grangeville fine sandy loam, sandy substratum			
Grangeville	85	Grade 2 - Good	70
Rh—Riverwash			
Riverwash	85	Grade 4 - Poor	25
TzaA—Tujunga sand, 0 to 3 percent slopes			
Tujunga	85	Grade 4 - Poor	40
W—Water			
Water	100	Not Rated	

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ADDITIONAL PROPERTY PHOTOS



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PHOTOS OF PRIMARY RESIDENCE



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