



SCHUIL
AG REAL ESTATE



+/-2,134.66 Acres – Rangeland – Badger, CA

Dry Creek Drive, Badger, California 93603 • 2,134.66 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located on Dry Creek Drive in Badger, CA.

SIZE:

+/-2,134.66 Assessed Acres

LAND USE:

Property is an excellent hunting and working cattle ranch.

WATER:

The ranch is watered by natural springs and creeks that flow year-round.

SOIL:

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

LEGAL:

Tulare County APNs: 007-140-021, 007-200-004 and 009-110-013.

STRUCTURES:

The ranch features a hunting cabin with connection to running water.

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:

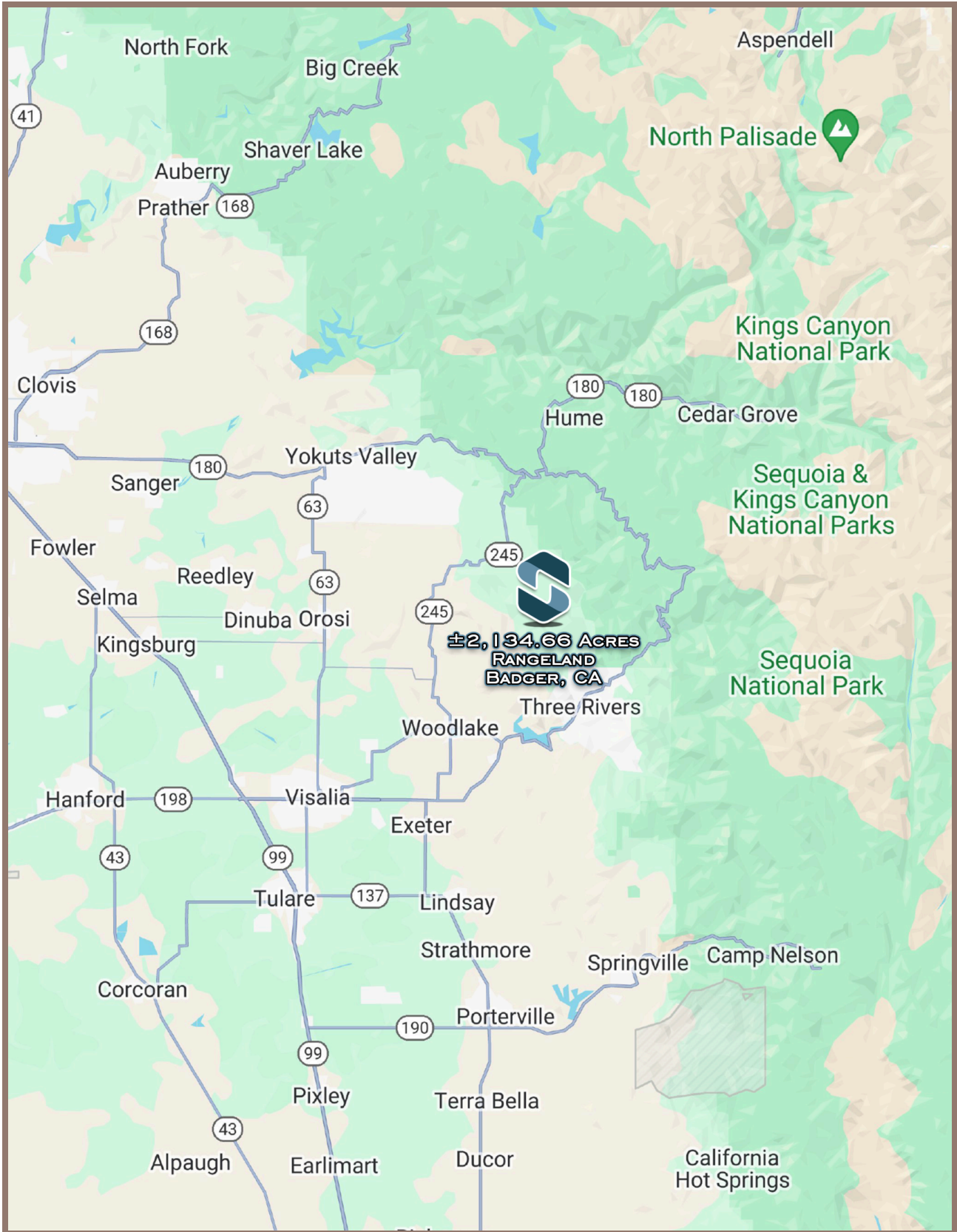
This rangeland property is a rare find for those seeking a working cattle ranch combined with outstanding hunting opportunities. For the avid hunter, this ranch is a true gem. It boasts an abundance of wildlife, including bucks, wild pigs and turkeys. Whether you're looking to hunt or simply enjoy the natural surroundings, this property offers a unique and unparalleled experience. There is a hunting cabin on the property featuring running water and a wood-burning stove, great for overnight stays – it's rustic and brimming with character. Whether you're a rancher, hunter, or investor, this property offers endless possibilities. Don't miss this opportunity to own a versatile ranch that perfectly balances work, leisure and the great outdoors.

PRICE:

\$2,881,789 (+/- \$1,350 per acre)

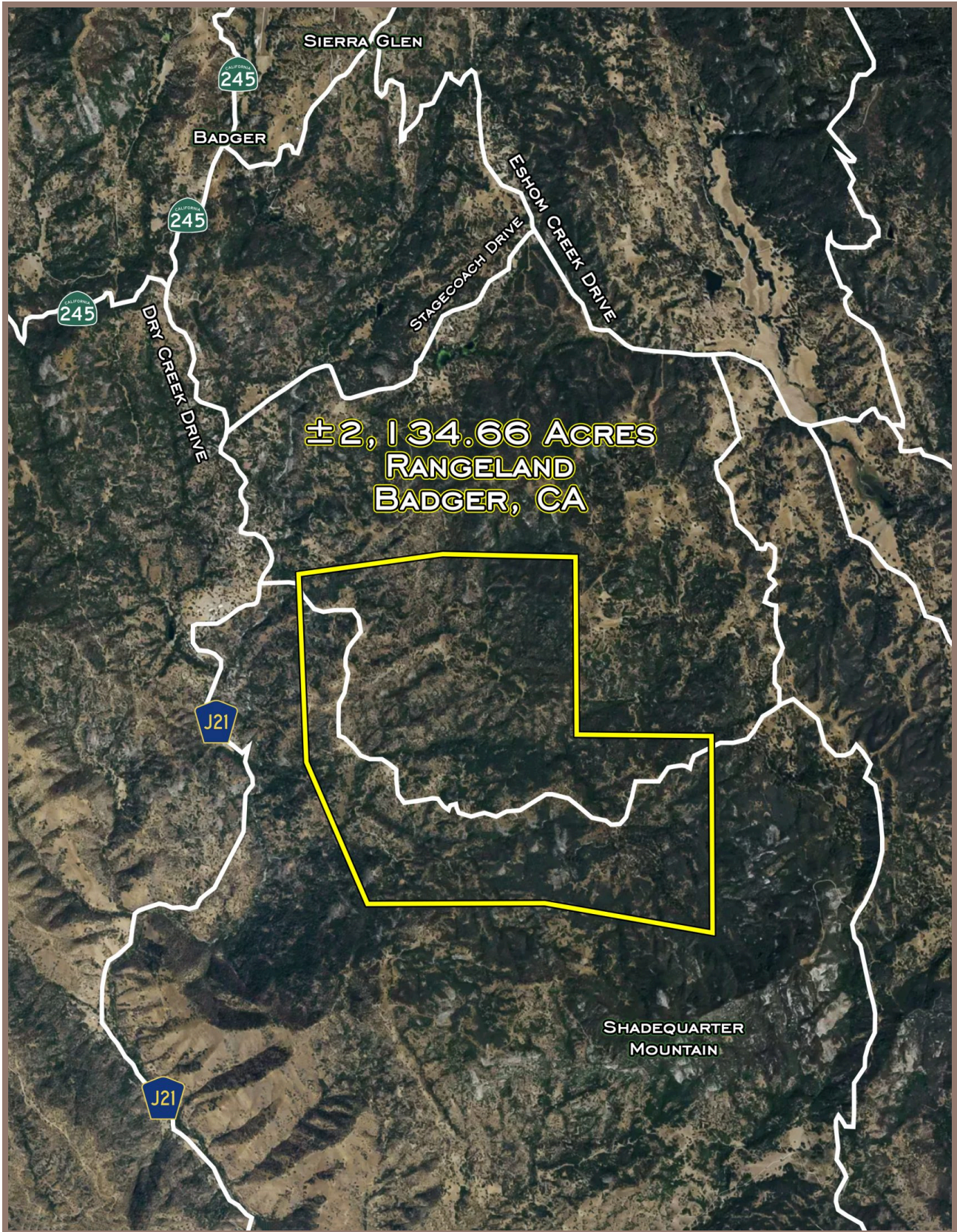
CONTACT:

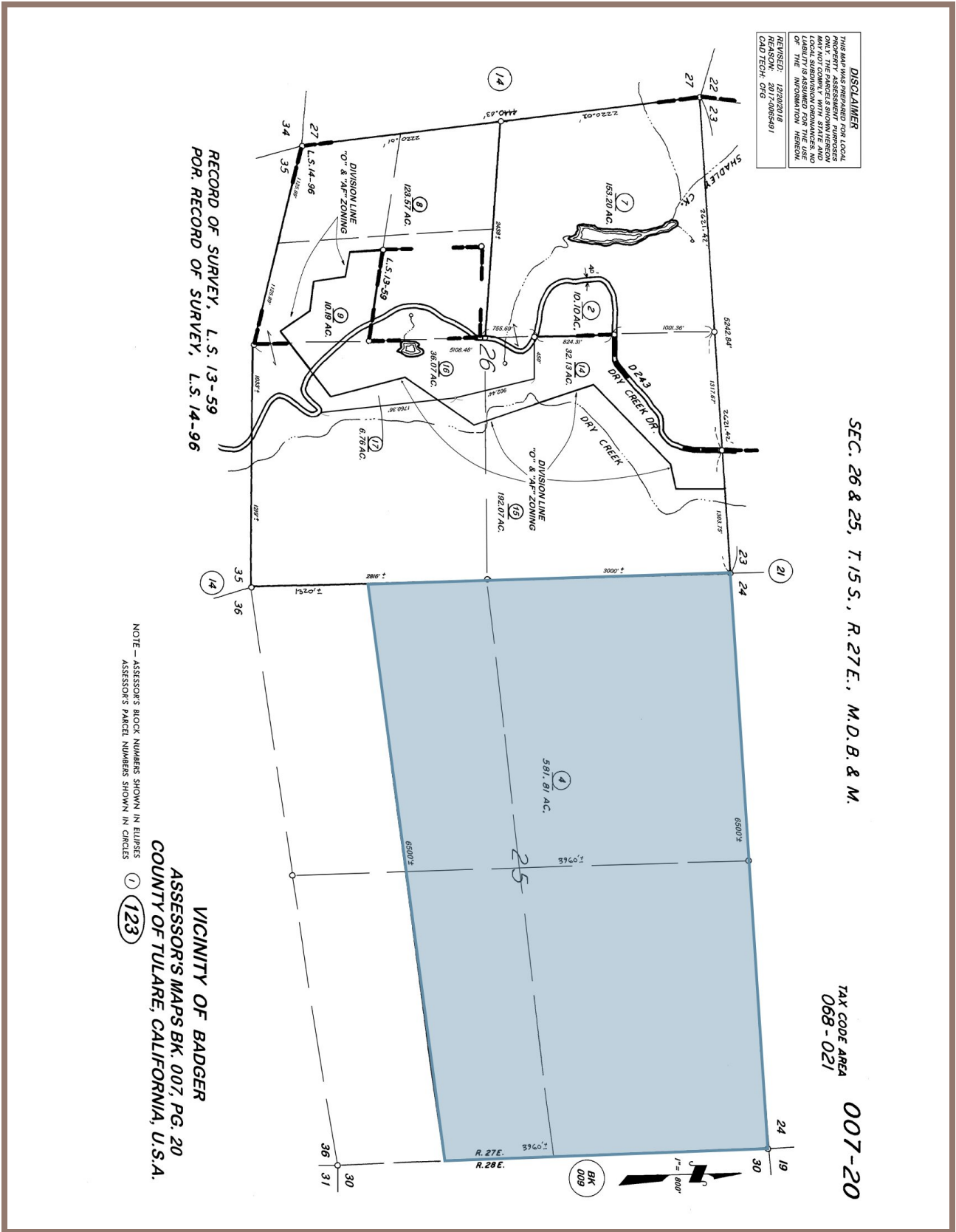
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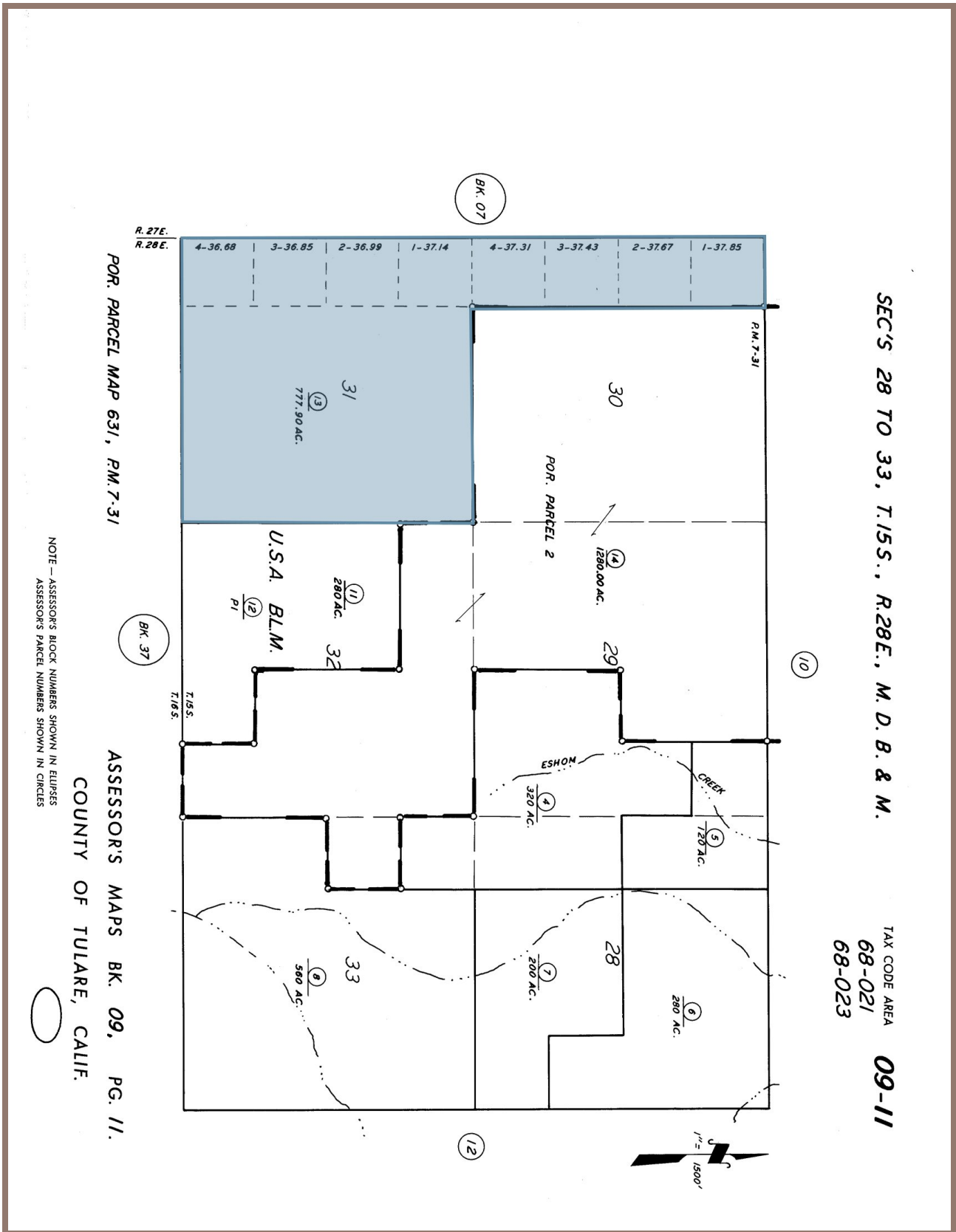


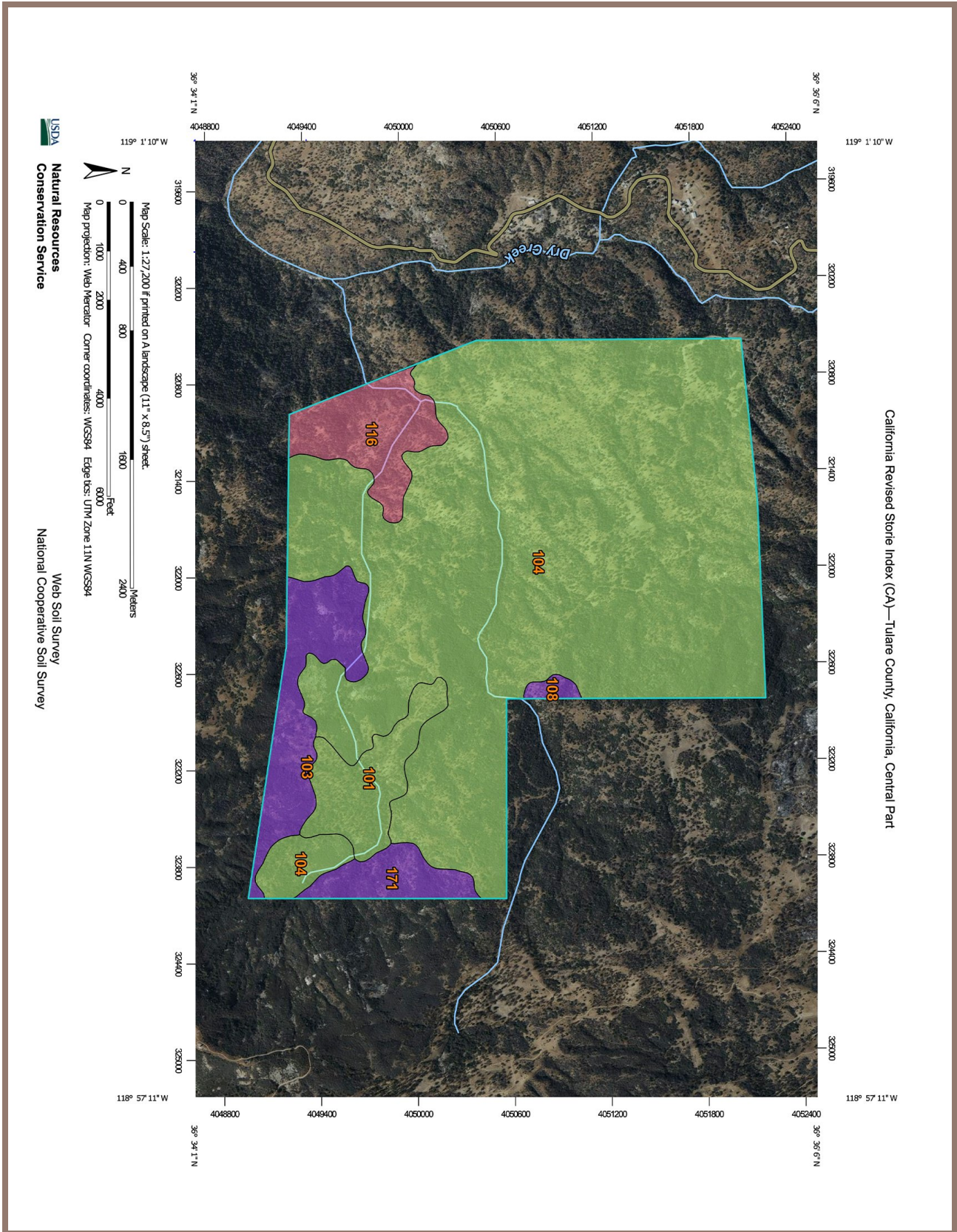
The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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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
101	Auberry sandy loam, 9 to 15 percent slopes	Grade 2 - Good	Auberry (80%)	102.1	5.1%
103	Auberry sandy loam, 30 to 50 percent slopes	Grade 3 - Fair	Auberry (82%)	136.5	6.8%
104	Auberry-Rock outcrop complex, 9 to 50 percent slopes	Grade 2 - Good	Auberry (50%)	1,581.9	79.0%
108	Blasingame-Rock outcrop complex, 9 to 50 percent slopes	Grade 3 - Fair	Blasingame (50%)	9.6	0.5%
116	Cieneba-Rock outcrop complex, 15 to 75 percent slopes	Grade 5 - Very Poor	Cieneba (55%)	114.5	5.7%
171	Walong-Rock outcrop complex, 15 to 50 percent slopes	Grade 3 - Fair	Walong (55%)	59.0	2.9%
Totals for Area of Interest				2,003.6	100.0%

