

# 292 RANCH CHANDLER WALNUTS

Tulare County, California

43.17± Acres

\$841,815

(\$19,500±/Acre)

**PRICE REDUCED**



- Between Visalia and Farmersville
- Custom Home Site
- Young Producing Walnuts



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Tulare County, CA



## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

Professionally managed Chandler Walnuts approximately 7-8 years old consisting of 43.17± acres. The walnuts are planted on Hybrid rootstock and located in the desired area halfway between Visalia and Farmersville. The walnuts are irrigated by one Ag well that is filtered through a three tank sand media filtration system that supplies water to an above ground sprinkler system in the orchard. Come build your custom dream home.

### LOCATION

The entrance of the subject property is located on the south side of Avenue 292, 1/8 mile west of Road 156. There is also access from Road 156 1/8 mile south of Avenue 292.

### LEGAL

Tulare County APN# 101-130-032 (43.17± acres).

### ZONING

The property is zoned AE-20.

### WATER

Single source - 1 Ag well, above ground sprinkler system with 25Hp booster pump.

### SOIL

Nord Fine Sandy Loam, 0 to 2 percent slopes/Grade 1 – Excellent.

### PLANTINGS

43.17± acres Chandler Walnuts on Hybrid rootstock.

### PRICE/TERMS

The asking price is \$841,815 (\$19,500± per acre).



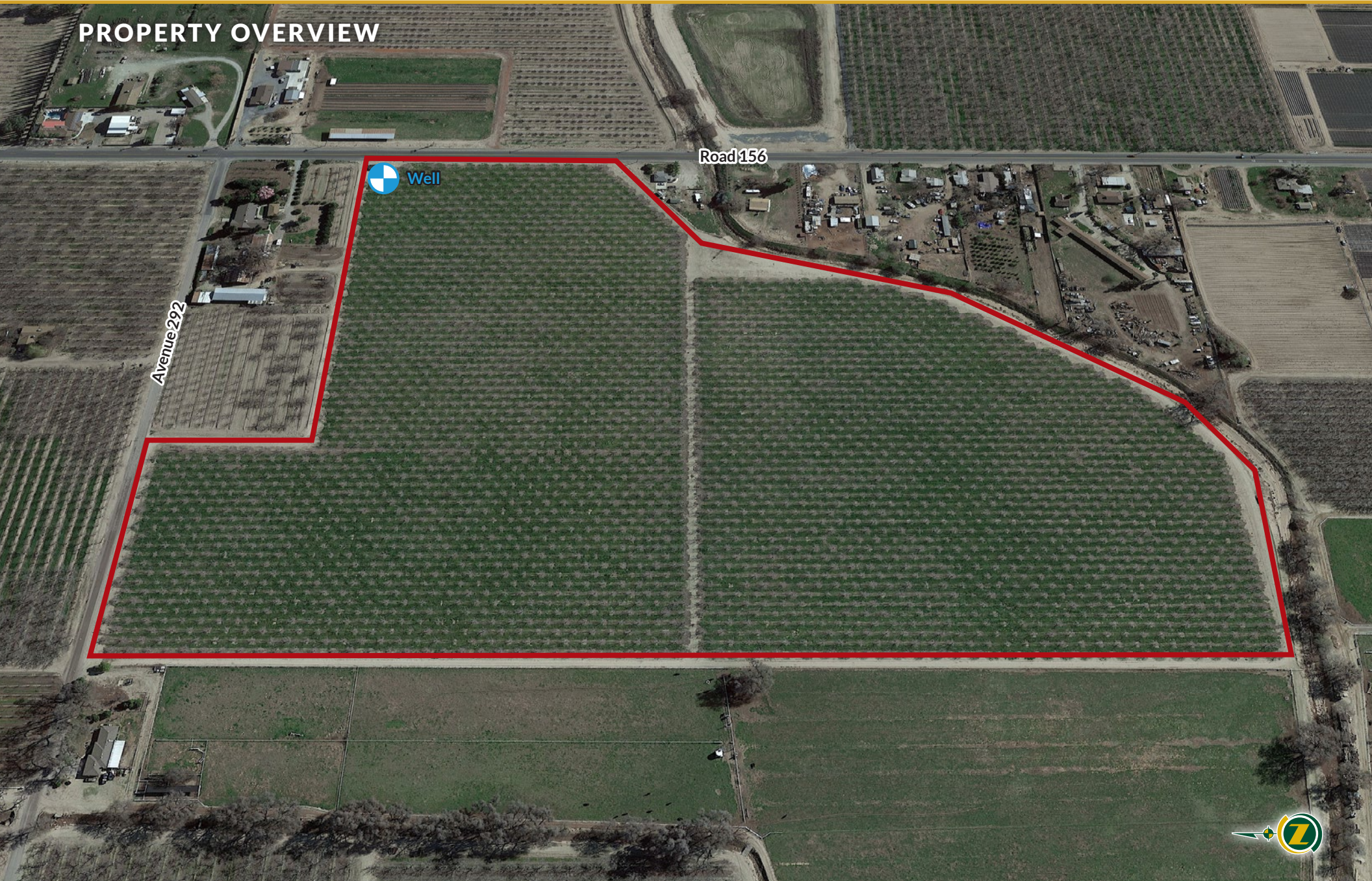


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## PROPERTY OVERVIEW





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## SOILS MAP



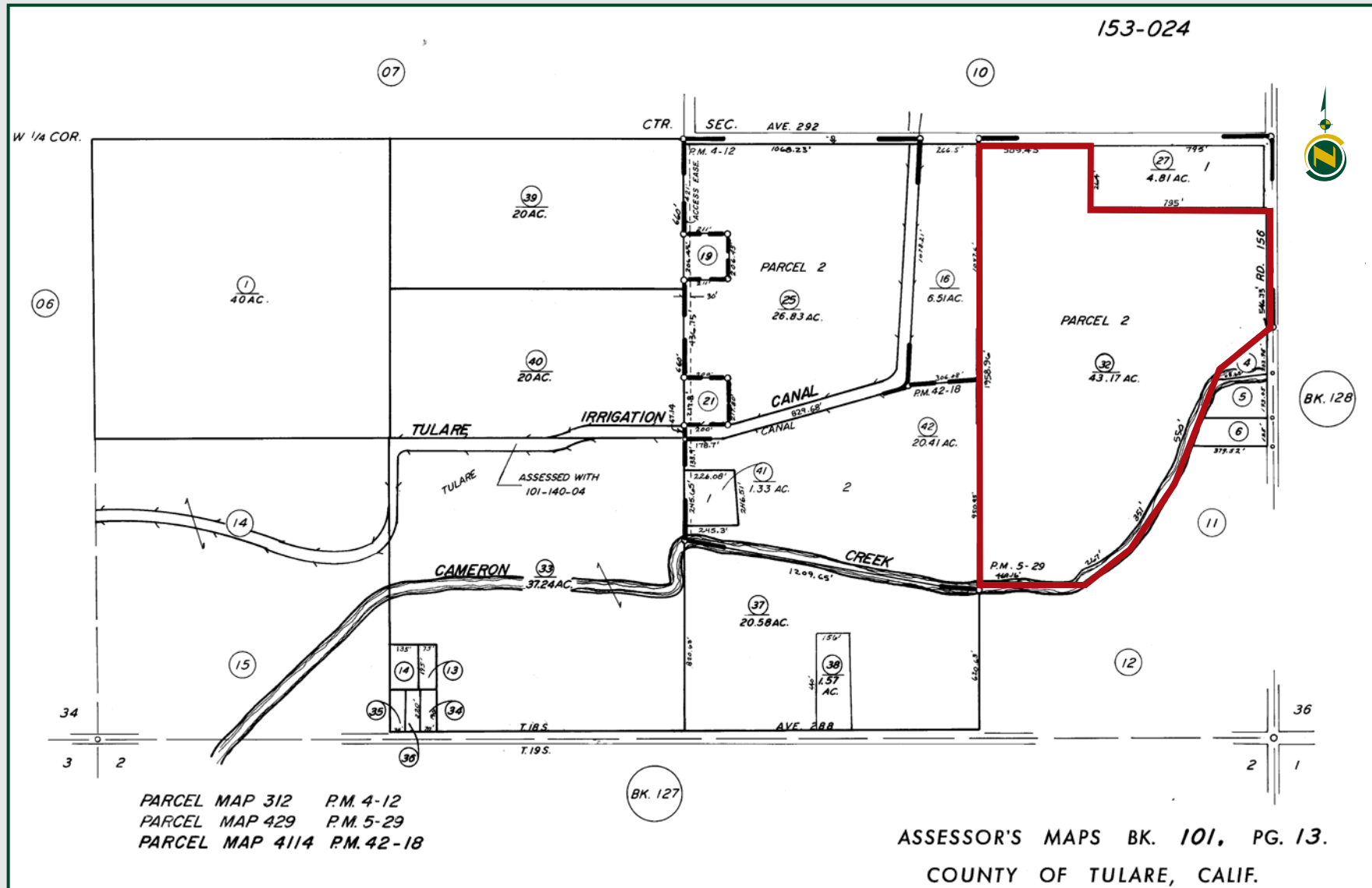
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	92.8%
122	Grangeville sandy loam, drained, 0 to 2 percent slopes	Grade 2 - Good	7.2%
Totals for Area of Interest			100.0%

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## PARCEL MAP





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## PROPERTY PHOTOS





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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

**Policy on cooperation:** All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.