

444 RANCH MATURE WALNUTS

Tulare County, California

67.16± Acres

\$1,309,620
(\$19,500±/Acre)

PRICE REDUCED



- Highway 198 Corridor
- Industrial Designation
- Good Soil and Water
- Farmersville City Influence



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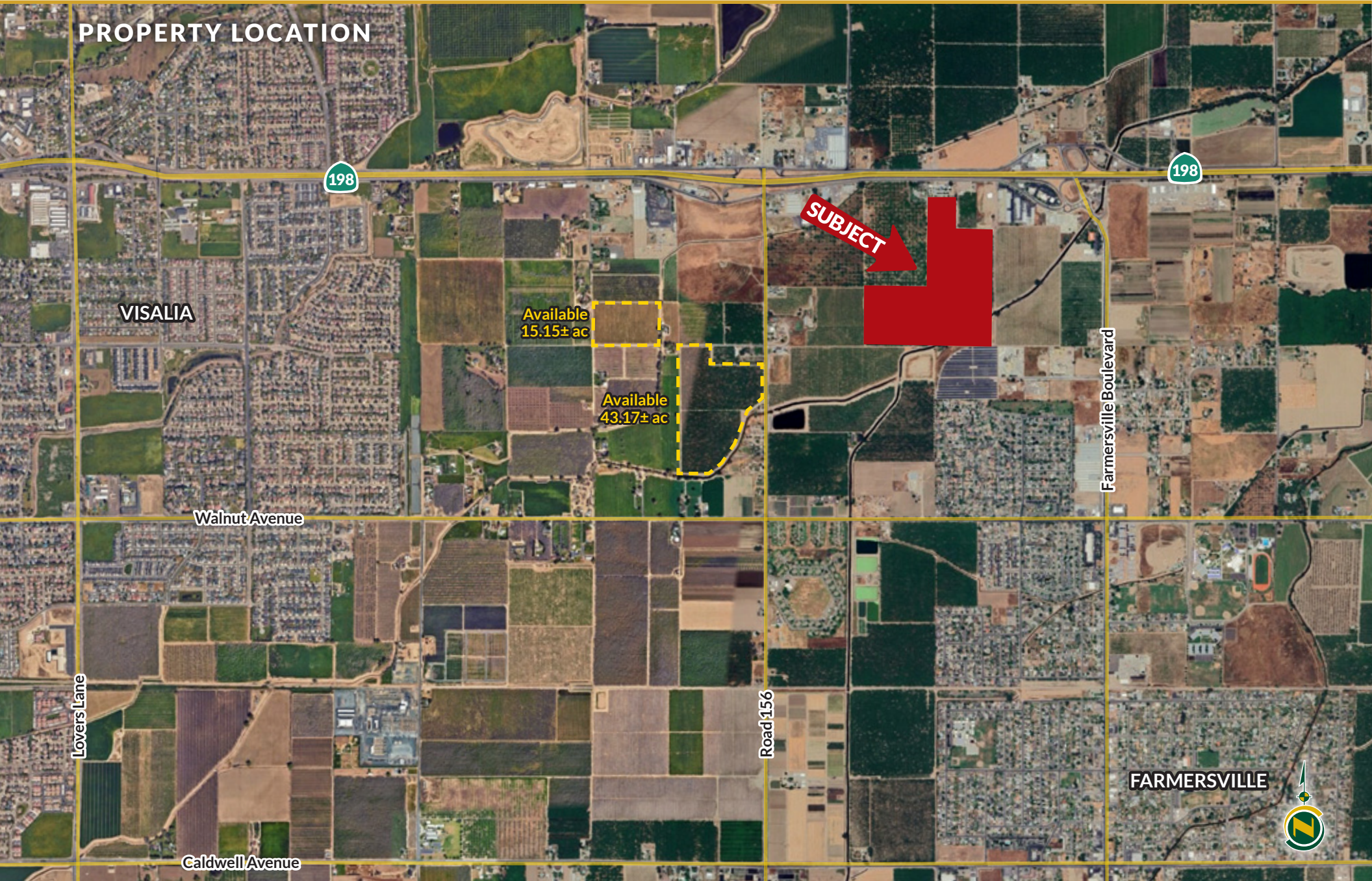


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Situated on the northern boundary of the Farmersville city limits adjacent to the Retail stores along the Highway 198 frontage road. This 67.16± acre walnut orchard is irrigated by a 50Hp above ground turbine Ag well. The property consists of 3 APN's, with 2 of the APN's being designated Industrial as per the Farmersville General Plan.

LOCATION

The entrance of the subject property is located adjacent to Noble (Avenue 296) approximately ¼ mile west of Farmersville Boulevard along the Highway 198 corridor.

LEGAL

Tulare County APN# 128-260-006, 009, 010 (67.16 ± acres).

ZONING

The property is zoned AE-20/Industrial.

WATER

Single source - 1 Ag well, 50Hp above ground turbine motor.

SOIL

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

PLANTINGS

37.00± acres Lompoc variety walnuts on English rootstock.
13.00± acres Sunland variety walnuts on English rootstock.
30.00± acres Chandler variety walnuts on English rootstock.
17.00± acres open ground.

PRICE/TERMS

The asking price is \$1,309,620 (\$19,500± per acre).

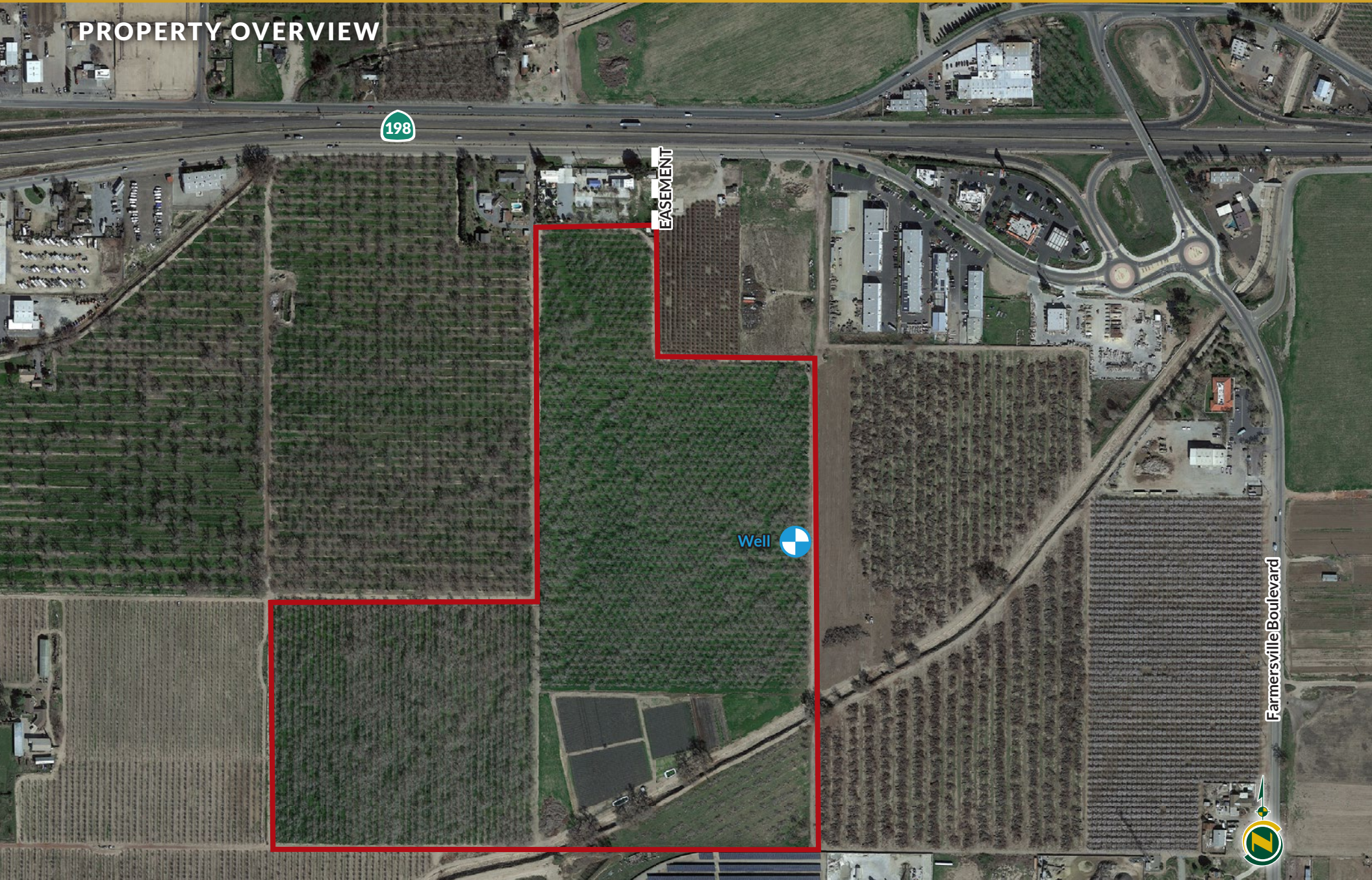


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PROPERTY OVERVIEW

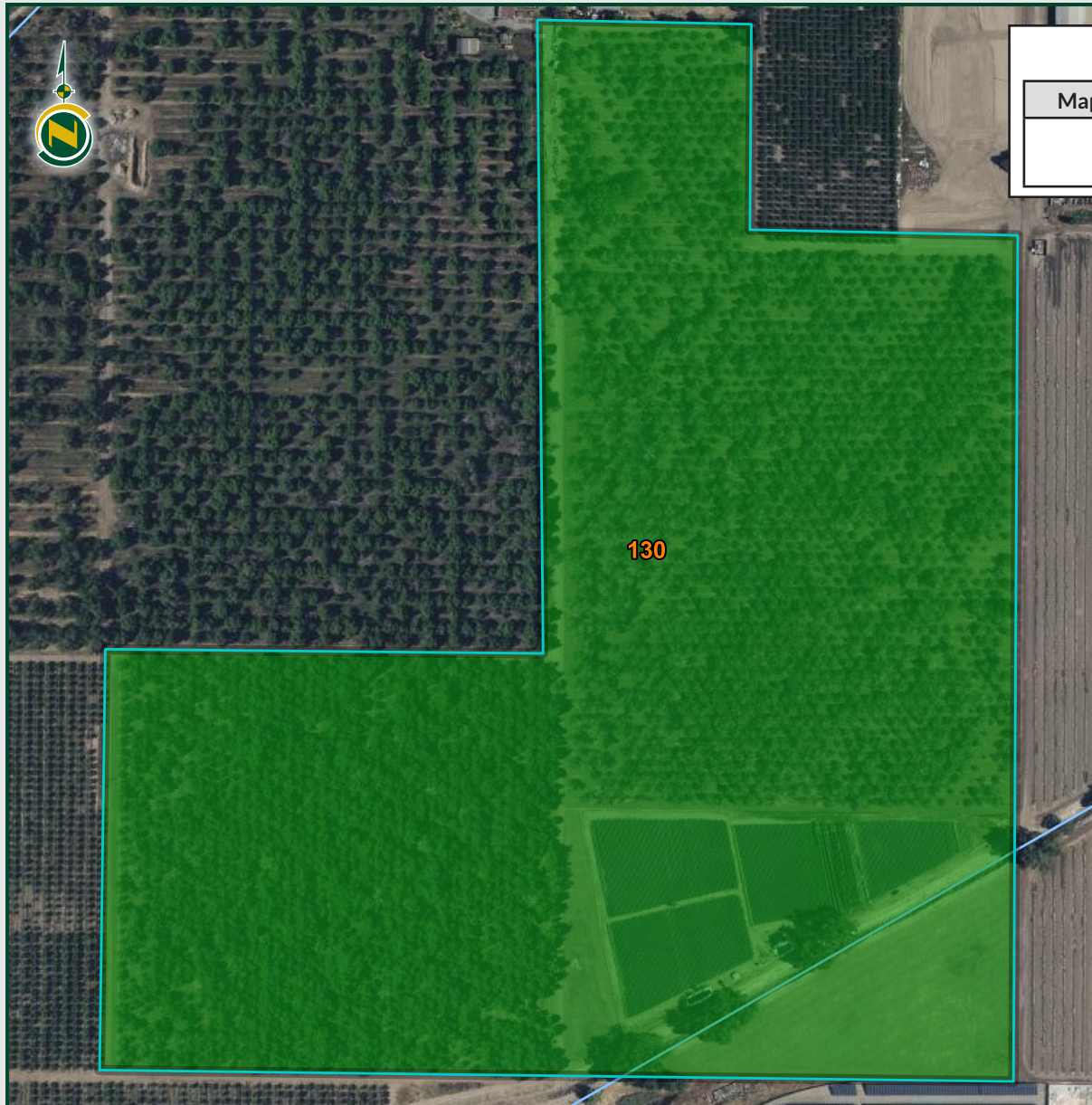


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SOILS MAP



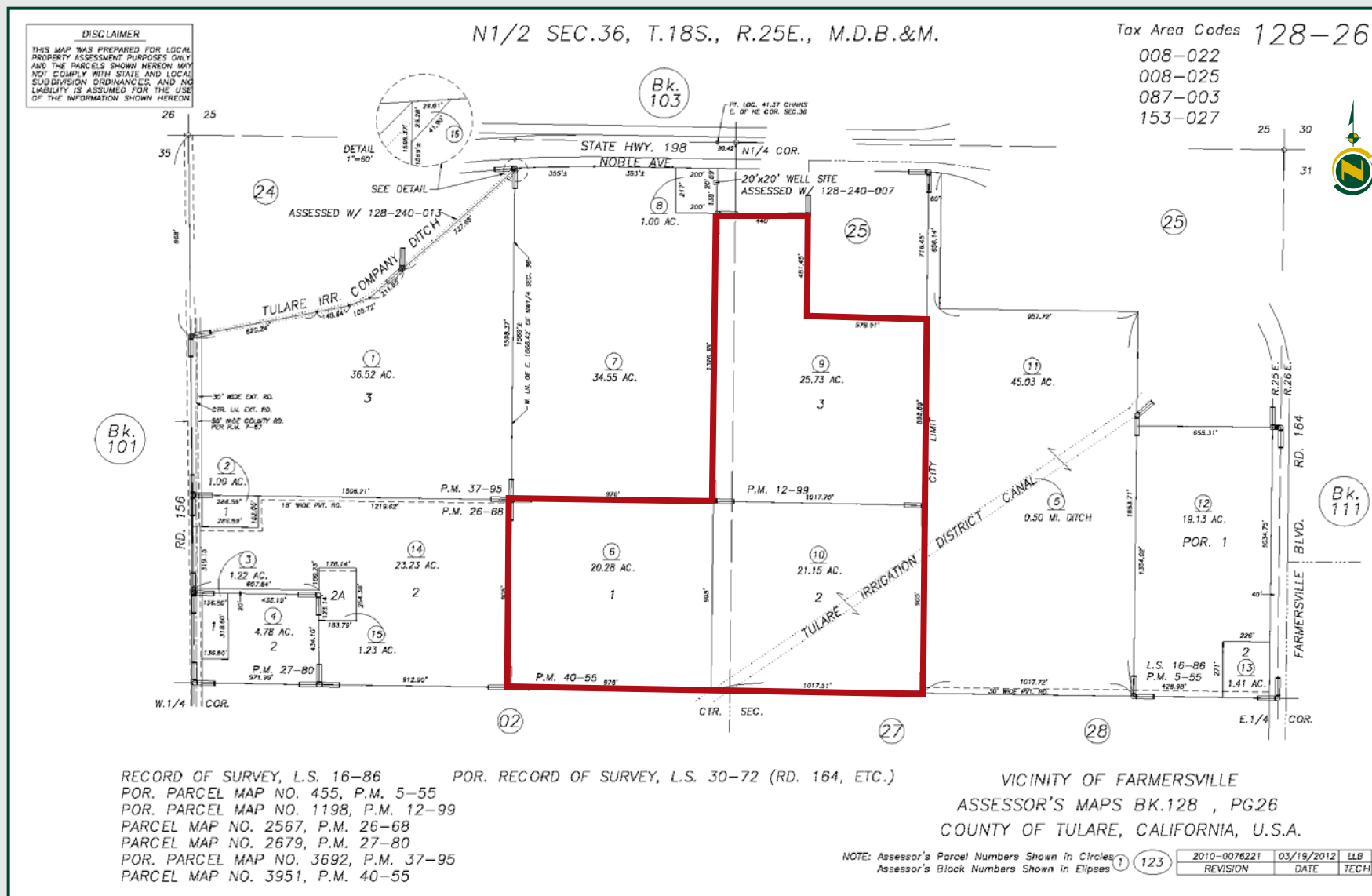
California Revised Storie Index (CA)

Map Unit Symbol	Map Unit Name	Rating
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent

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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.