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**FOR SALE**

# Visalia Walnut Ranch



**40.51± Acres**  
**Tulare County, California**

- Kaweah Delta Water Conservation District
- Young Chandler walnuts
- Close proximity to Visalia

**Exclusively Presented By:**  
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CA BRE #00020875



# Visalia Walnut Ranch

**40.51± Acres**

**\$1,316,575**

**LOCATION:**

Located on Avenue 290, 1/2± mile west of Road 68 and approximately 1/2 mile south of Hwy. 198, 2± miles west of Hwy. 99, Visalia.  
Address: 6221 Avenue 290, Visalia, CA 93277.

**DIRECTIONS:**

Travelling south on Hwy. 99, take the Ave. 304 exit in Goshen. Turn left (south) at the first stop sign on Road 68, Travel 1.8± miles to Ave. 290 and turn right (west) to the ranch.  
Travelling north on Hwy. 99, go west on Ave. 280 exit. Continue to Road 68 stop sign and turn right (north). Travel 1.2± miles and turn left (west) on Ave. 290 to the ranch.

**DESCRIPTION:**

Approximately 37.50 acres of young Chandler walnuts.

**LEGAL:**

Tulare County APN: 073-110-058, located in a portion of Section 36, T18S, R23E, M.D.B.&M. The APN will change due to a pending lot line adjustment. The approximate completion time is February, 2017.

**ZONING:**

AE-40 (Exclusive agricultural zone, 40 acre minimum).

**PLANTINGS:**

Chandler walnuts on Paradox rootstock planted in 2011. Spacing is 26' between the trees and 28' between the rows. All replants are Chandler on Clone.

**PRODUCTION:**

2015: 38,900 lbs.  
2016: 89,280 lbs.

**WATER:**

Property is not in an irrigation district. It is located in the Kaweah Delta Water Conservation District.  
Water is supplied to the trees by a newly rebuilt 6 cylinder, natural gas powered Cummins engine with a 125 HP Amarillo drive. The well is approximately 495 feet deep with a new set of bowls installed in 2016. There is a 10" concrete pipeline on the east side of the ranch with 6' Fresno riser valves to flood irrigate.

**SOILS:**

Tagus loam, 0 to 2% slopes, Grade 1, Excellent

**PRICE/TERMS:**

\$1,316,575 All cash. Price does not include the growing 2017 crop. If buyer wants the 2017 crop, cultural reimbursement will be required by Sellers.

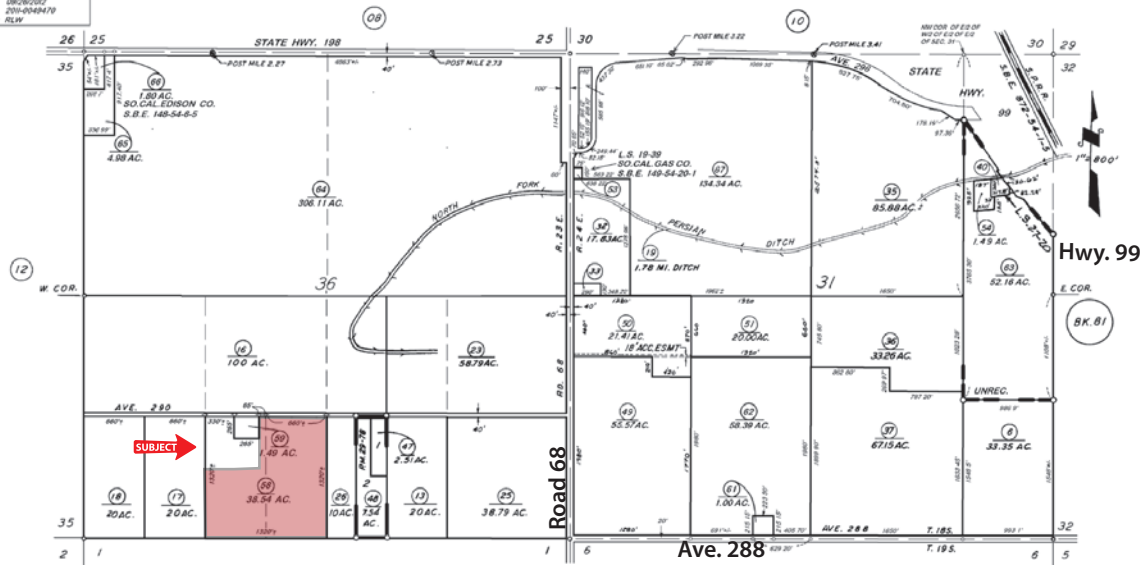


# ASSESSOR'S PARCEL MAP

**DISCLAIMER**  
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES AND LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.  
 REVISED: 08/20/2022  
 REASON: 200-0048479  
 CAD TECH: RLW

SEC. 36, T. 18S., R. 23E. & SEC. 31, T. 18S., R. 24E., M.D.B. & M.

TAX CODE AREA **073-11**  
 153-081  
 153-083



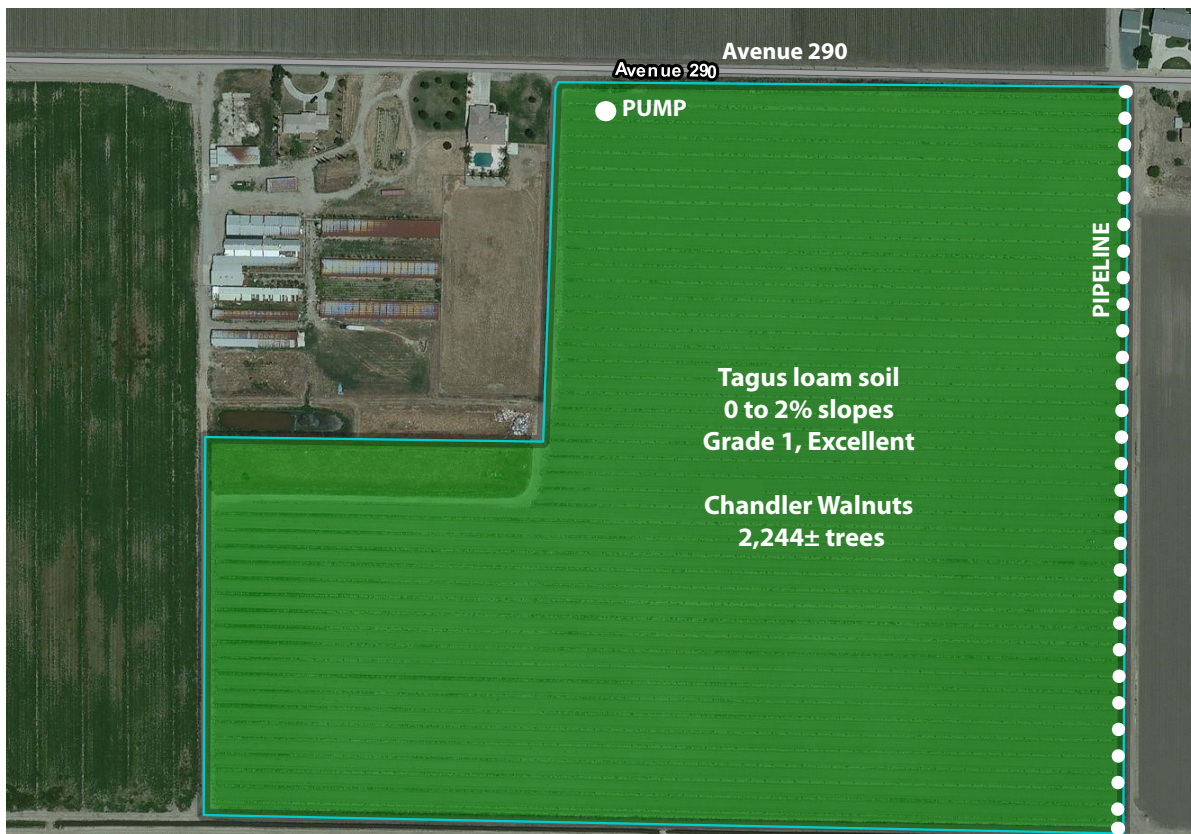
PARCEL MAP 2877, P.M. 29-78  
 RECORD OF SURVEY, L.S. 19-39  
 RECORD OF SURVEY, L.S. 27-20  
 POR. RECORD OF SURVEY, L.S. 26-17 (S.H. 198, ETC.)  
 POR. RECORD OF SURVEY, L.S. 6-108B (E/2 SEC. 31, ETC.)  
 POR. EDENIQ SURVEY, UNREC.

VICINITY OF VISALIA  
 ASSESSOR'S MAPS BK. 073, PG. 11  
 COUNTY OF TULARE, CALIF.

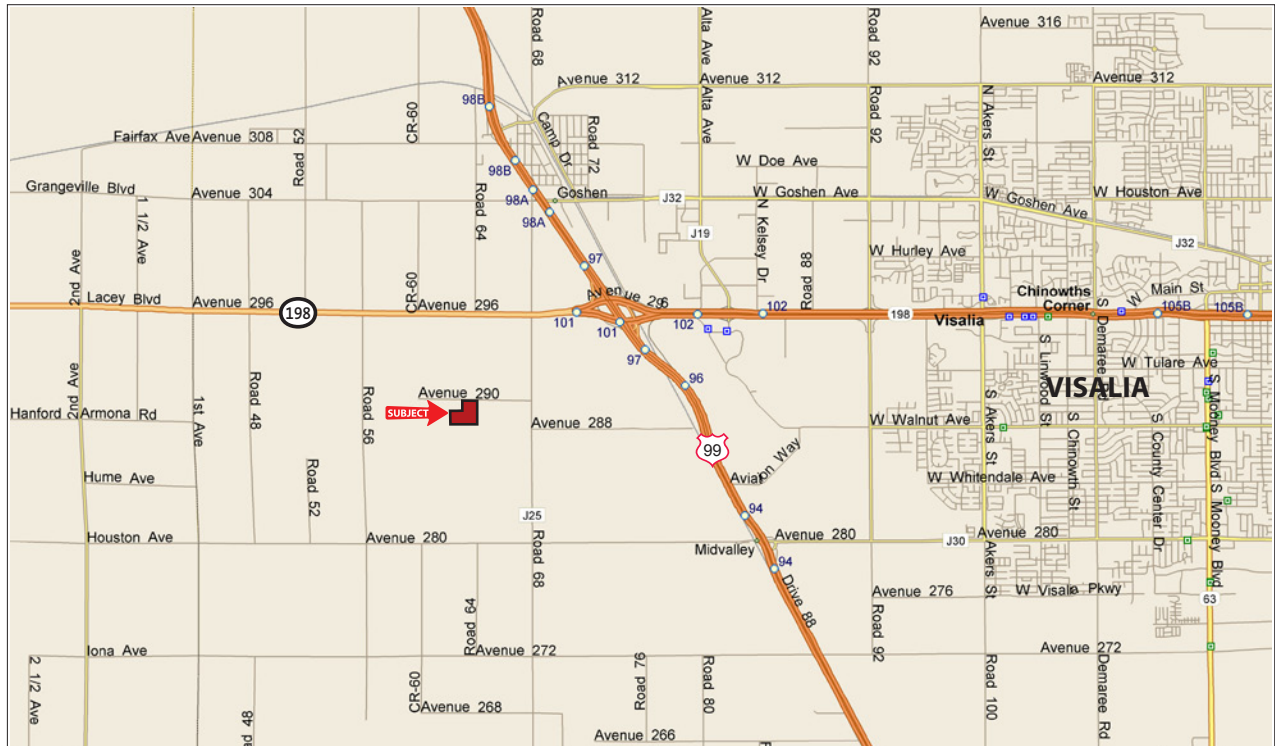
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



# AERIAL MAP



# LOCATION MAP



# REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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