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FOR SALE

Visalia Prime Irrigated Land



**40± Assessed Acres
Tulare County, California**

- Good Location
- Good Soils
- Within City of Visalia Planning Area

**Exclusively Presented By:
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Visalia Prime Irrigated Land

40± Assessed Acres

\$1,550,000

LOCATION:

The property is located just south of Visalia, California, on the west side of South Mooney Boulevard, across the street from Mooney Grove Park.

DESCRIPTION:

This property is located just outside of the Urban Growth Boundary (Tier 3) according to the Visalia General Plan. Currently, the property is leased and farmed by Far Western, who have planted the acreage to a variety of vines.

LEGAL:

Tulare County APN: 126-240-015.
Zoning: AE-20.

PLANTINGS:

The property is currently planted to multiple varieties of vines. Neighboring parcels are planted to row crops and walnuts.

WATER:

The property has an Ag well with a 20± HP Pamona pump and is furrow irrigated. Also, there is a domestic well with a depth of 198± feet and a water level of 162± feet. A well report is available for interested buyers.

SOILS:

Grangeville sady loam, drained, 0 to 2% slopes.
Nord fine sandy loam, 0 to 2% slopes.
Tagus loam, 0 to 2% slopes.

BUILDINGS:

The property has two mobile homes located on the northeast corner. One is a double wide and the other is a single.

PRICE/TERMS:

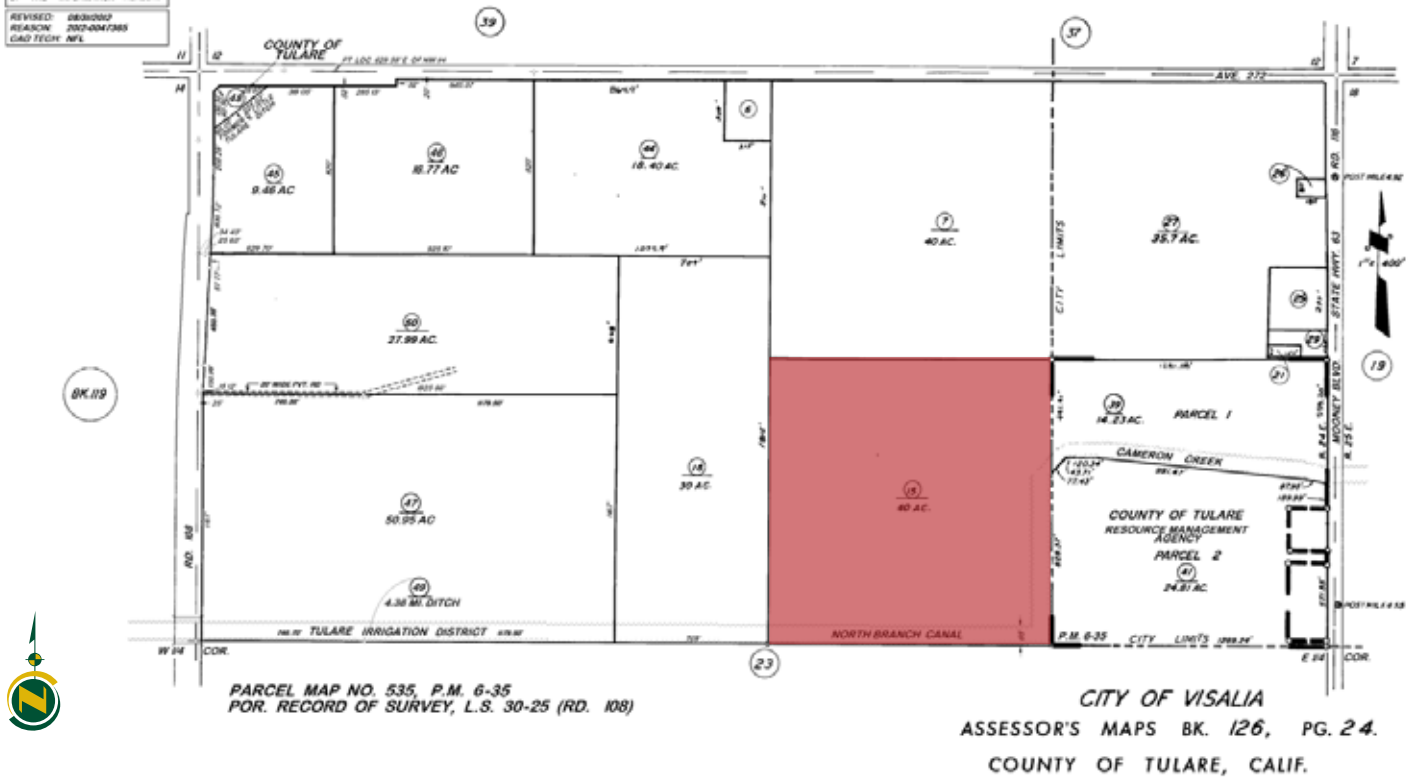
The asking price is \$1,550,000. Any sale is subject to the existing lease to Far Western.

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 ASSIGNED FOR THE USE
OF THE INFORMATION HEREON.
REVISED: 08/03/2002
REASON: 2007-0047385
GEO TECH, INC.

N½ SEC. 13, T.19S., R. 24E., M. D. B. & M.

TAX CODE AREA **126-24**
105-001
006-013



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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