

**FOR SALE**



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## **Visalia Walnuts & Persimmons**



**81.53± Acres  
Tulare County, California**

- Good Varieties
- 3 Wells
- Close to Town

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CA BRE #00020875



# Visalia Walnuts & Persimmons

**81.53± Acres**

**\$2,282,000**

**DESCRIPTION:**

This property is planted to 60± acres of walnuts and 20± acres of persimmons. Located on the northeast corner of the property is a home and shop.

**LOCATION:**

The property is located on the west side of Road 132, north of the city of Visalia. When traveling north, the property is approximately one mile from the intersection of Avenue 336 and Road 132. The address of the home located on the property is 34581 Road 132, Visalia, CA 93292.

**LEGAL:**

APNs: 051-150-098, 051-150-102, and 051-150-103.

\*Approximately one year ago, a lot line adjustment was performed after being surveyed, which adjusted the assessed acreage to the current 81.53± acres.

**PLANTINGS:**

20± acres of Fuyu persimmons on Lotus rootstock. Planted in 2013 with 18'X14' spacing.

20± acres of Chandler walnuts on Paradox rootstock. Planted in 2015 with 22'X22' spacing.

10± acres of Chandler walnuts on Paradox rootstock. Planted in 2016 with 22'X22' spacing.

30± acres of Ivanhoe walnuts on Paradox rootstock. Planted in 2016 with 22'X22' spacing.

**WATER:**

Irrigation is provided by three wells on the property with a newly installed fan-jet irrigation system. Well #1 has a 40±HP pump that is producing 507± GPM. Well #2 has a 40±HP pump that is producing 285±GPM. Lastly, well #3 is between 8 and 10 years old, drilled by Mike Myers, and has a depth of 350± feet. Additionally, there is a sand media filtration system and a sulfuric acid system, which was recently installed by Verdegaal Bros. The water was rated at 7.3pH prior to the acid injection, and 6.5pH afterwards.

**SOILS:**

Crosscreek-Kai Association, 0 to 2% slopes.

Exeter Loam, 0 to 2% slopes.

**BUILDINGS:**

There is a house and shop located on APN: 051-150-098. The residence is a 2,700± square foot, 3 bedroom, 2 bathroom home built in 1976. The steel shop is approximately 3,000± square feet with two roll-up doors. \*The square footage of the home and shop were measured using Google Earth and are not precise measurements.\*

**PRICE/TERMS:**

The asking price is \$2,282,000.



# PROPERTY PHOTOS



# AERIAL MAP



