

**FOR SALE**



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## **Porterville Area Almonds**



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

- Young Plantings
- Good Varieties
- Good location

**Exclusively Presented By:  
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CA BRE #00020875



# Porterville Area Almonds

**19.53± Assessed Acres**

**\$625,000**

**DESCRIPTION:**

For sale is a 19.53± acre almond ranch located just south of Poplar in Tulare County. This ranch was planted in 2012 to Monterey and Nonpareil varieties.

**LOCATION:**

The property is located just south of Poplar and west of Porterville on the south side of Avenue 132, one-half mile east of Road 192.

**LEGAL:**

Tulare County APN: 302-440-013.  
Zoning: AE-20  
The property is under the Williamson Act Contract.

**WATER:**

The property receives irrigation water from one Ag well and is within the Lower Tule Irrigation District, but does not have a turnout to the property. The method of irrigation is through a fan-jet irrigation system. The well has a 25± HP submersible pump with a variable frequency drive panel, and produces approximately 360± GPM.

**PLANTINGS:**

One half of the acreage is planted to Monterey and the remaining half is planted to Nonpareil in 2012.

**SOILS:**

Flamen loam, 0 to 2% slopes.

**PRICE/TERMS:**

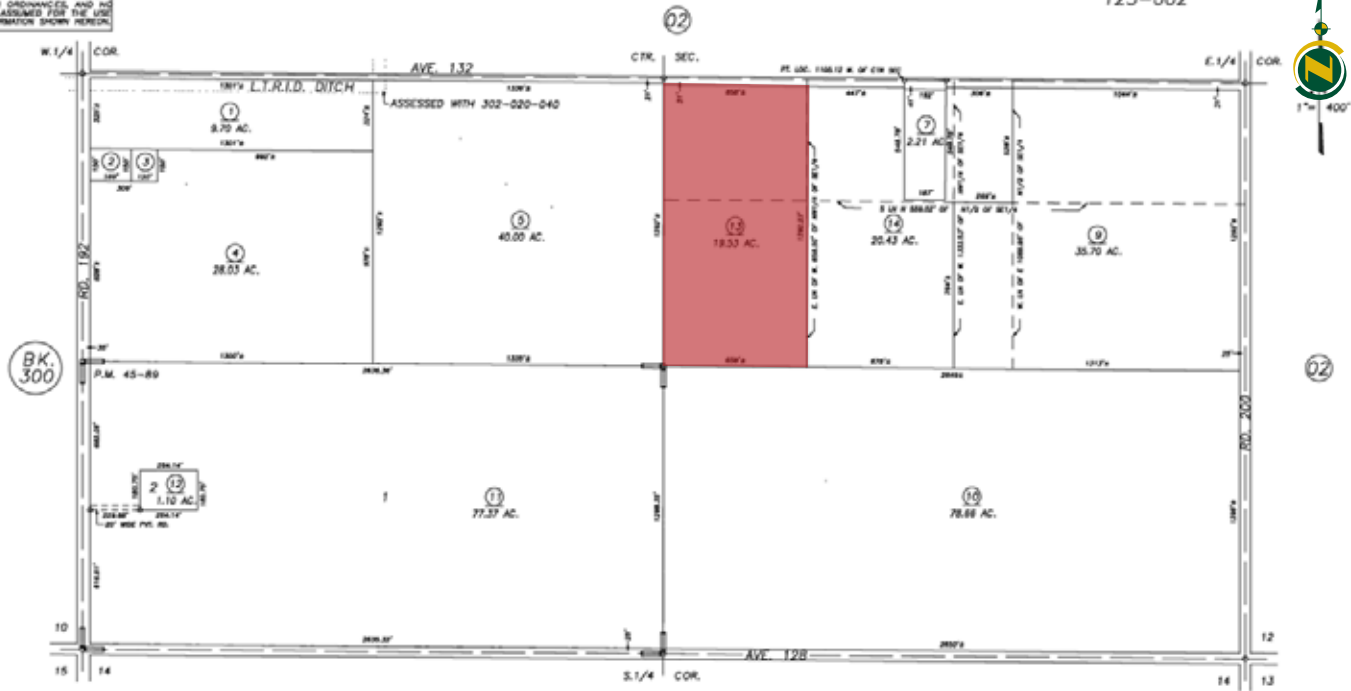
The asking price is \$625,000.

# ASSESSOR'S PARCEL MAP

S1/2 SEC.11, T.22S., R.26E., M.D.B.&M.

Tax Area Codes 302-44  
125-000  
125-002

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PREPARED BY THE COUNTY OF TULARE. THE COUNTY OF TULARE DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE COUNTY OF TULARE DOES NOT ASSUME ANY LIABILITY FOR THE USE OF THE INFORMATION SHOWN HEREON.

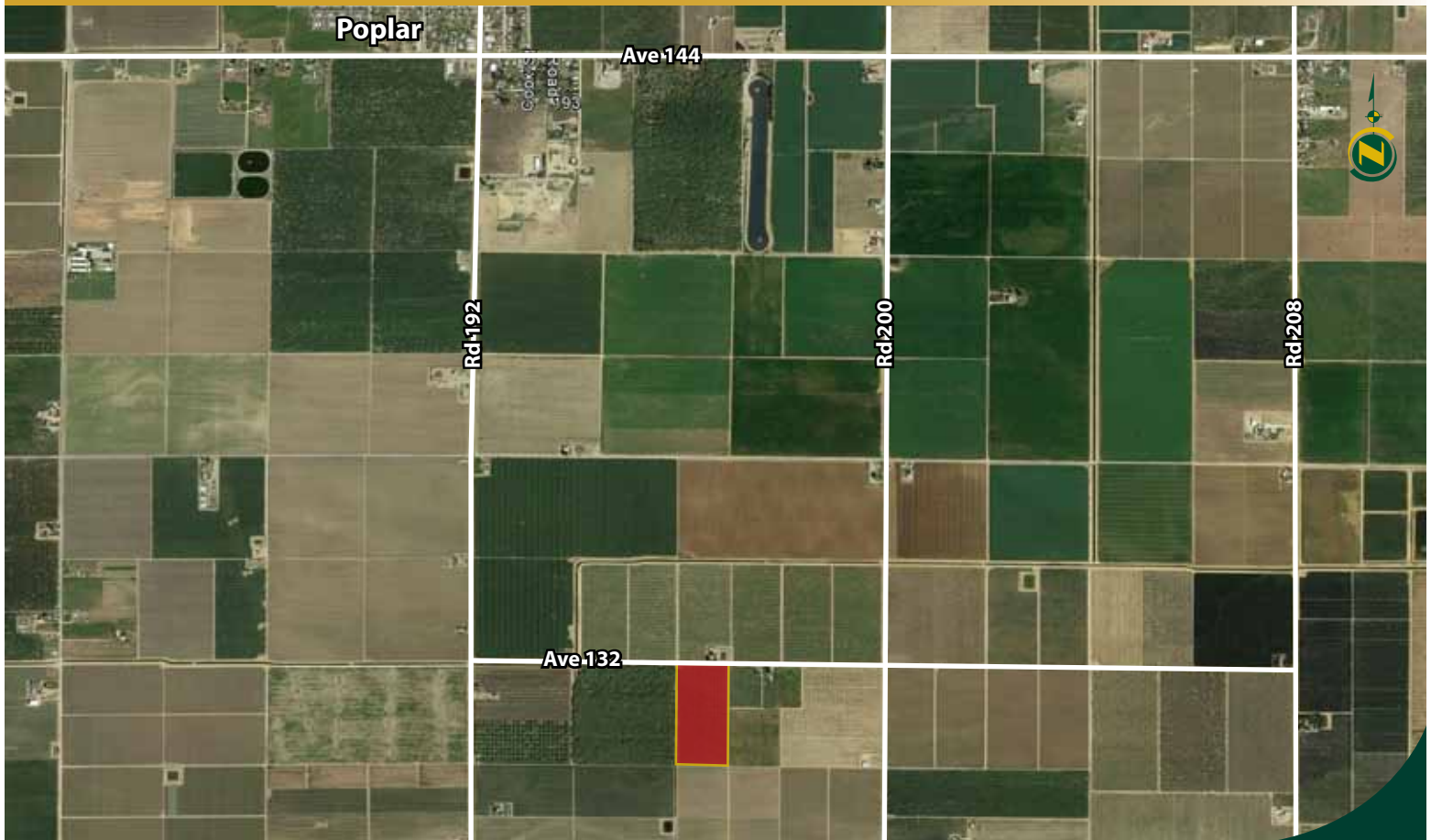


PARCEL MAP 4484, P.M. 45-89

VICINITY OF PORTERVILLE  
ASSESSOR'S MAPS BK.302 , PG.44  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (123) 2005-0122213 06/13/2008 JRS  
Assessor's Block Numbers Shown in Ellipses (BK.302) REVISION DATE TECH

# 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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