

WOODLAKE AREA WALNUTS & RURAL RESIDENCE

Tulare County, California

\$2,050,000

(\$25,625/Acre)



80± Assessed Acres

- Income
- Depreciation
- Rural Residence

Exclusively Presented by:

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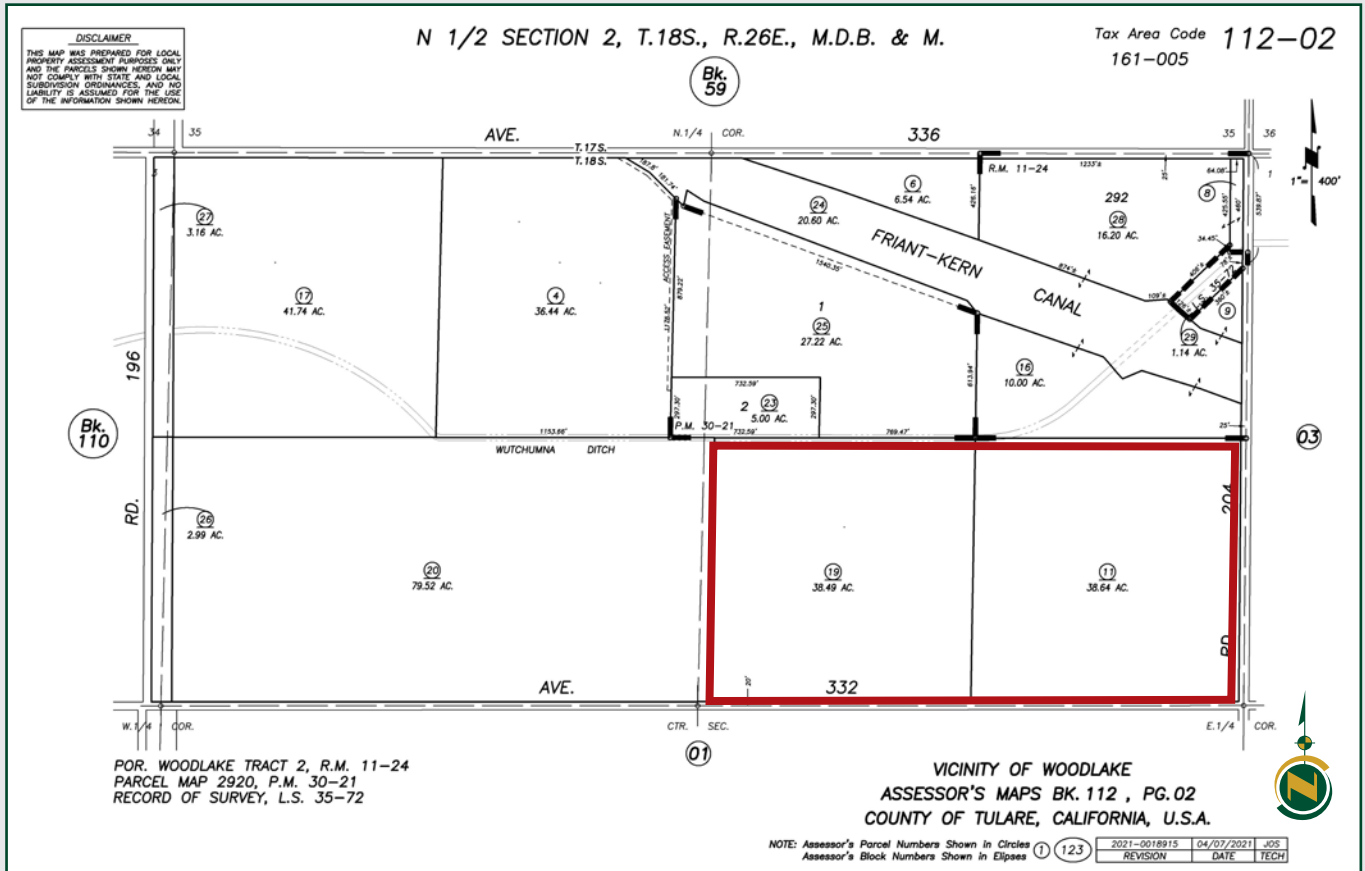
CA DRE #00020875

WOODLAKE AREA WALNUTS & RURAL RESIDENCE

80± Assessed Acres
Tulare County, CA



APN MAP



PHOTOS



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Located just south of the city of Woodlake in Tulare County, this acreage consists of 38± acres of producing Tulare Walnuts and 40± acres of 2nd leaf Tulare Walnuts. It also has a 2,400± sq.ft. 4 bedroom, 3 bath house built in 2004. It provides income, depreciation and a nice rural residence.

LOCATION

The property is located on the northwest corner of Avenue 332 and Road 204 approximately two miles south of Woodlake. The address is 20228 Ave 332, Woodlake, CA 93291.

LEGAL & ZONING

Tulare APNs are 112-020-011 and 019.

The zoning is AE-20, 20 acre minimum parcel size. The property is in the Williamson Act.

PLANTINGS & PRODUCTION

There are 38± acres of Tulare Walnuts planted on a 20'x20' setting which are in production (10 and 14 year old trees) and 40± acres planted to 2 year old Tulare Walnuts.

The production of the mature trees has been:

| Year | 2018 | 2019 | 2020 | 2021 |
|-------------------|---------------|---------------|--------------|--------------|
| Production | 190,280± lbs. | 131,560± lbs. | 90,300± lbs. | 62,840± lbs. |

WATER

There are three irrigation wells on the property with a combined output of 360 GPM. There is also a domestic well and one well is new with the pump to be installed. Irrigation on the mature walnuts is by sprinkler or flood irrigation. Irrigation of the young trees is by a dual line drip system. There is a three tank sand media Flow Guard filter system.

GSA

The property is within the East Kaweah GSA and pumping restriction may apply.

The EKGSA can be reached at (559) 562-2534.

SOILS

Yetter sandy loam, 0 to 2% slopes.

Grangeville sandy loam, drained 0 to 2% slopes.

Tujunga loamy sand 0 to 2% slopes.

BUILDINGS

There is a nice 4 bedroom, 3 bath residence constructed in 2004. The dwelling is presently rented for \$1600 per month.

PRICE/TERMS

\$2,050,000 cash or terms acceptable to Seller. Growing crop is available with reimbursement of cultural expenses.

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STATE MAP



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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.*



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