

99 RANCH CHANDLER WALNUTS

Tulare County, California

38.14± Acres

\$1,335,000
(\$35,000±/Acre)



- Two Sources of Water
- Close to Visalia City Limits
- Tulare I.D.



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38.14± Acres
Tulare County, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Well farmed Chandler walnuts consisting of 38.14± acres. Located in southwest Visalia, one mile south of Visalia City limits. Irrigation water is provided by two Ag wells and Tulare Irrigation District. The walnut orchard is planted on Hybrid and English root stocks, Production records available on request. In addition, there is a nice 1,963± sq.ft. home with a separate APN that is also available for sale with the property.

LOCATION

The subject property is located approximately ½ mile south of Avenue 272 on the east side Road 100 (Akers) just south of the city limits of Visalia, CA.

LEGAL

Tulare County APN# 119-830-008 (38.14± acres).

ZONING

The property is zoned AE-40.

WATER

The property has two sources of water.

- 2 Ag wells / (1)- 75 HP above ground electric turbine motor and (1) - 50 Hp above ground electric turbine motor.
- TID "Tulare Irrigation District" with 10 Hp lift pump.

SOIL

Nord Fine Sandy Loam, 0 to 2 percent slopes/Grade 1 – Excellent.

PLANTINGS

38.14± acres Chandler Walnuts on Hybrid and English rootstocks.

PRICE/TERMS

The asking price is \$1,335,000 (\$35,000± per acre).



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PROPERTY OVERVIEW



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SOILS MAP



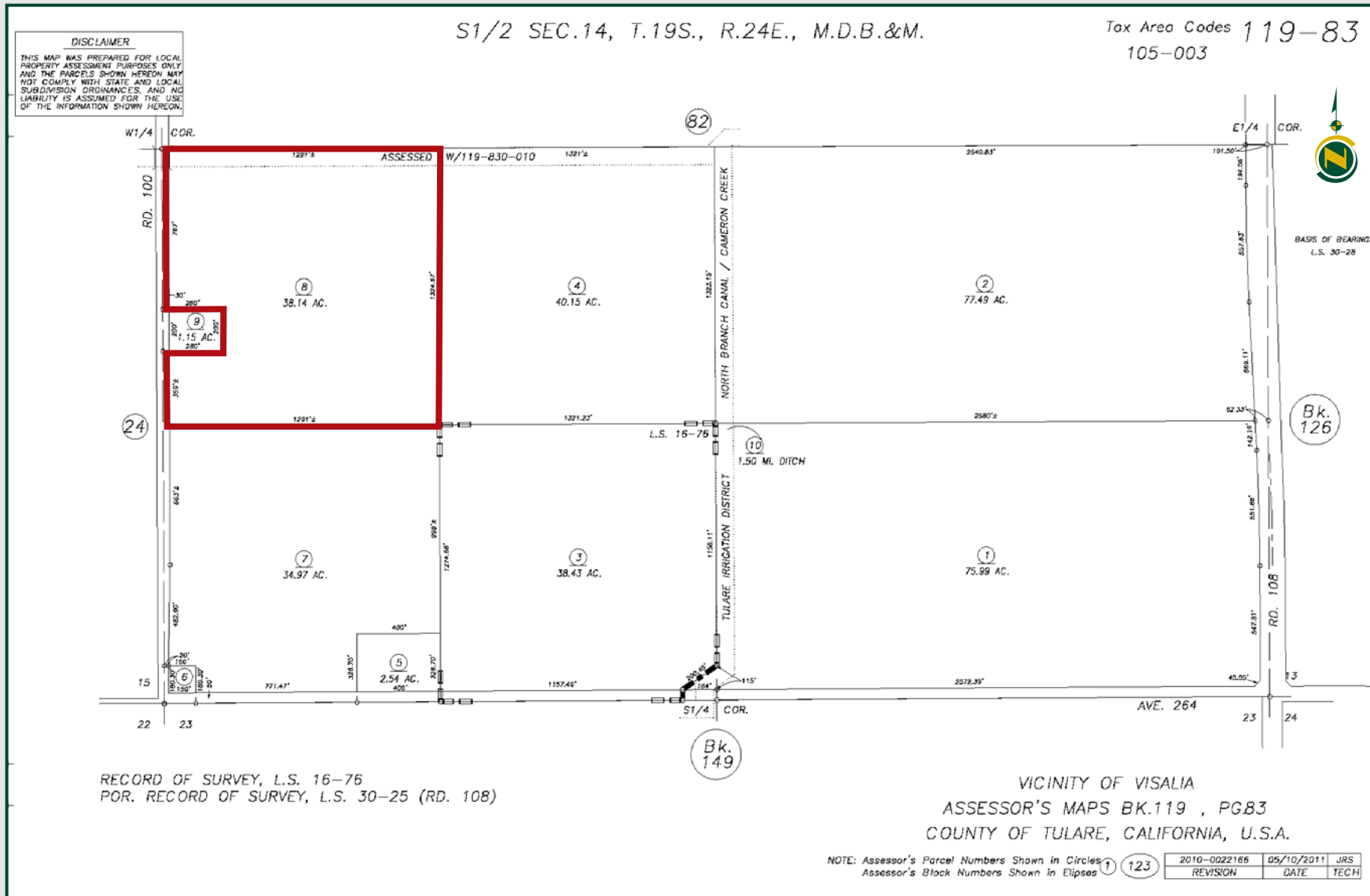
California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Rating
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent

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PARCEL MAP



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PROPERTY PHOTOS



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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.**