

61.29±
ASSESSED ACRES

HARRELL RANCH
TULARE COUNTY, CALIFORNIA

\$1,700,000
(\$27,737/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

• (2) 30 HP PUMPS

• EASEMENT FOR
INGRESS & EGRESS

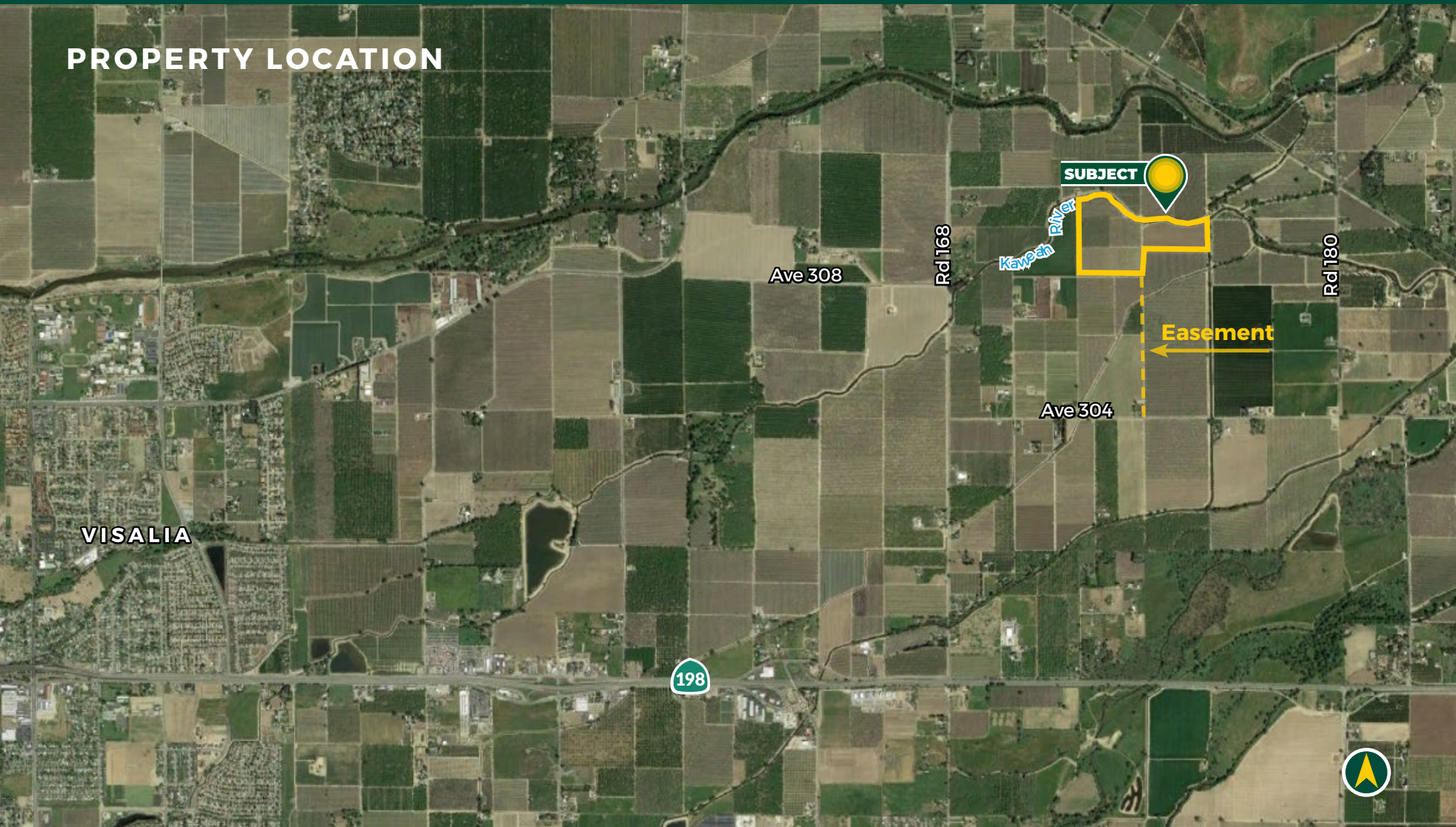
• GOOD SOILS

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

61.29± acres with 47.3± acres of Chandler walnuts and 8.9± acres of open land.

LOCATION

Located approximately 4± miles northeast of Visalia bordered on the north by the Kaweah River

LEGAL

Tulare County APN's: 111-030-011-000 and 111-030-012-000, located in a portion of Section 20, T18S, R26E.

PLANTINGS

Variety	Acres	Spacing	Yr. Planted
Chandler	15.5±	24' x 26'	2017
Chandler	16.8±	24' x 30'	2010
Chandler	7.0±	25' x 33'	1996
Chandler	8.0±	25' x 33'	1995

WATER

Kaweah Delta Water Conservation District
Greater Kaweah GSA
(2) deep wells with 30 HP pumps
Use of full riparian water rights in accordance to state agencies permitting process. Buyer to verify these rights.

SOILS

See soils map included.

ACCESS

Seller states there is a deeded easement for ingress and egress from Ave. 304. Buyer to verify easement during due diligence.

PRICE/TERMS

\$1,700,000 cash at close of escrow.

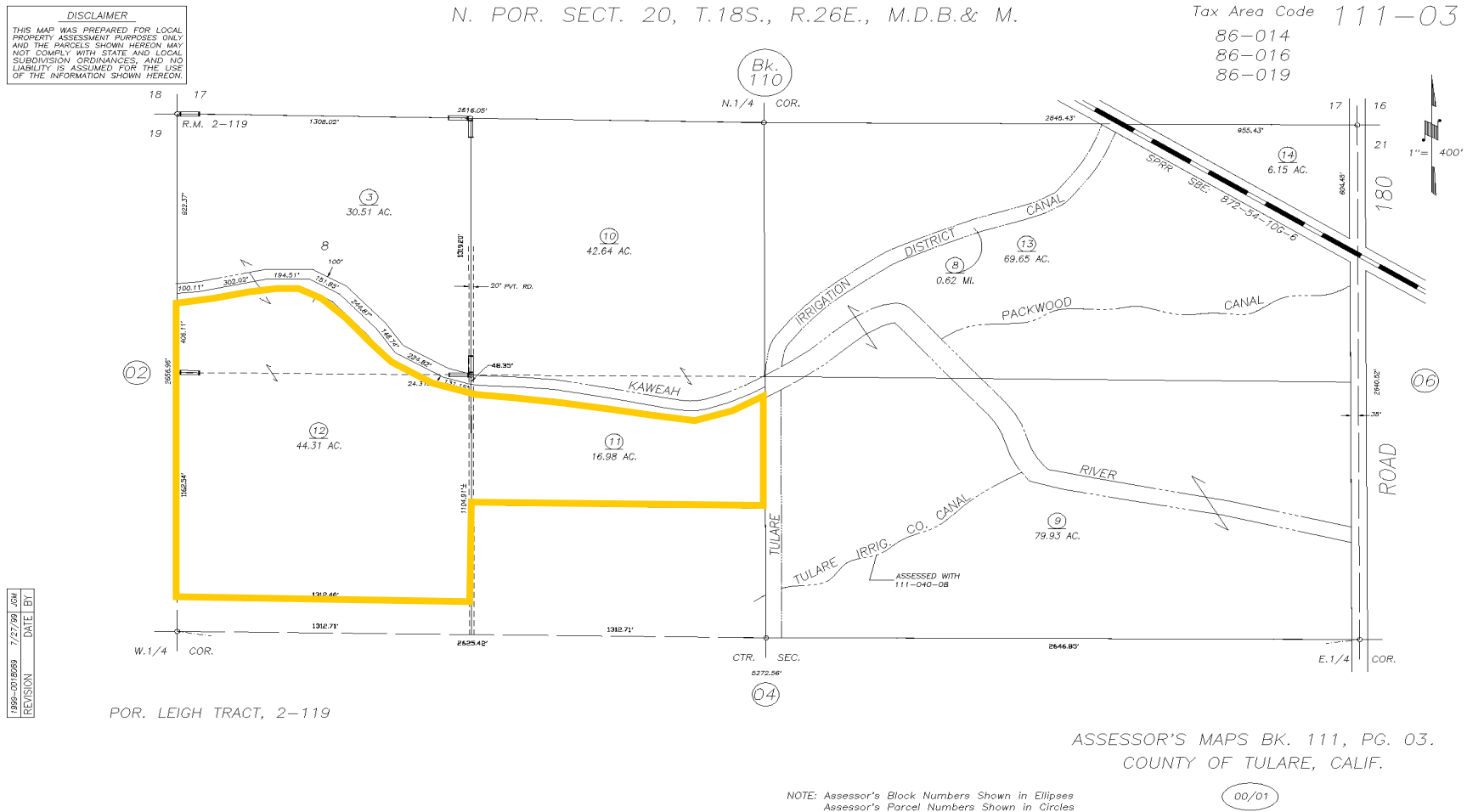
PROPERTY OVERVIEW



SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
122	Grangeville sandy loam, drained, 0-2% slopes	Grade 2 - Good
130	Nord fine sandy loam, 0-2% slopes	Grade 1 - Excellent



PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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