

FOR SALE



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Ivanhoe Walnuts & Prunes



**104.17± Acres
Tulare County, California**

- Two Irrigation Wells
- Three Contiguous Parcels
- Good Soils
- Wutchumna Water Stock

**Exclusively Presented By:
Pearson Realty**



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CA DRE #00020875



Ivanhoe Walnuts & Prunes

104.17± Acres

\$2,292,000
(\$22,000/acre)

LOCATION:

This property is located 1/4 mile south of Avenue 320 on the east side of Road 160/Ivanhoe Drive. The town of Ivanhoe is 1± mile to the north and Visalia is 4± miles to the southwest. Property address is 31780 Road 160, Visalia, CA 93292.

DESCRIPTION:

Three contiguous parcels with the following permanent crops:

49.80± acres Vina walnuts planted in 2003

28.40± acres Vina walnuts planted in 1990

14.00± acres French prunes planted in 2010

6.00± acres French prunes planted in 2017

5.97± acres ancillary land

104.17± total acres

LEGAL:

Tulare County APN's: 108-090-009, 011 and 108-100-033. Located in a portion of Section 13, T18S, R25E, M.D.B.&M.

ZONING:

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).

WATER:

Property contains two irrigation wells. The newer well was completed in 2013 to a depth of 405± feet. The property also has 1/6 of a share in Wutchumna Water Company Stock, with a delivery canal passing through the parcels. All blocks are currently irrigated by flood irrigation. Located within the Greater Kaweah Groundwater Sustainability Agency.

SOILS:

Grangeville sandy loam, drained, 0-2% slopes, USDA Storie Index indicates Grade 2 (Good). See soils map.

STRUCTURES:

One storage shed approximately 50' x 20' on site.

PRICE/TERMS:

\$2,292,000 (\$22,000/acre) cash. Buyer to reimburse Seller for cultural costs incurred toward the 2020 crop season.

NOTE:

Property is co-listed with The Visintainer Group

SOILS MAP

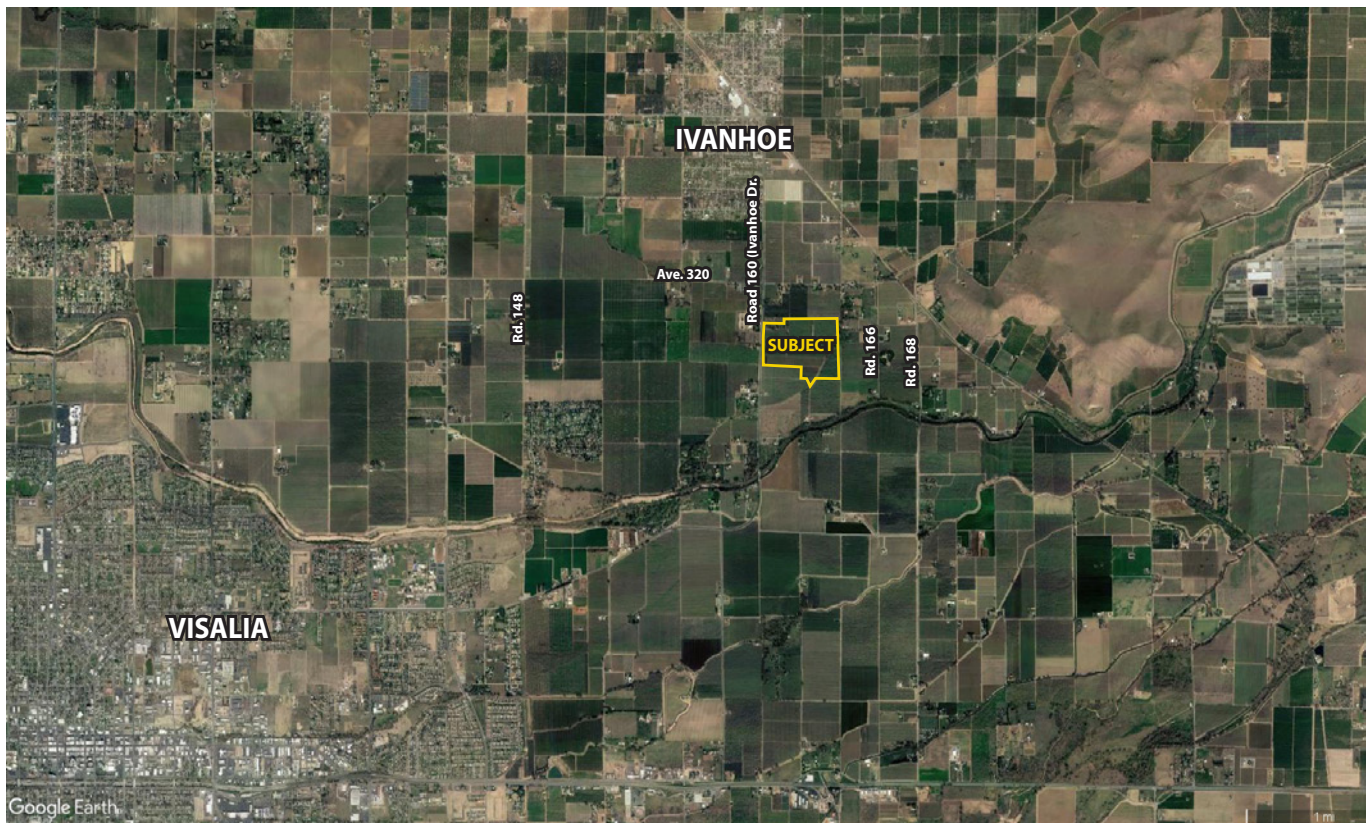
SOILS LEGEND

**122 = Grangeville sandy loam
drained, 0-2% slopes
Grade 2 - Good**

California Revised Storie Index (CA)



PROPERTY AERIAL



PROPERTY PHOTOS



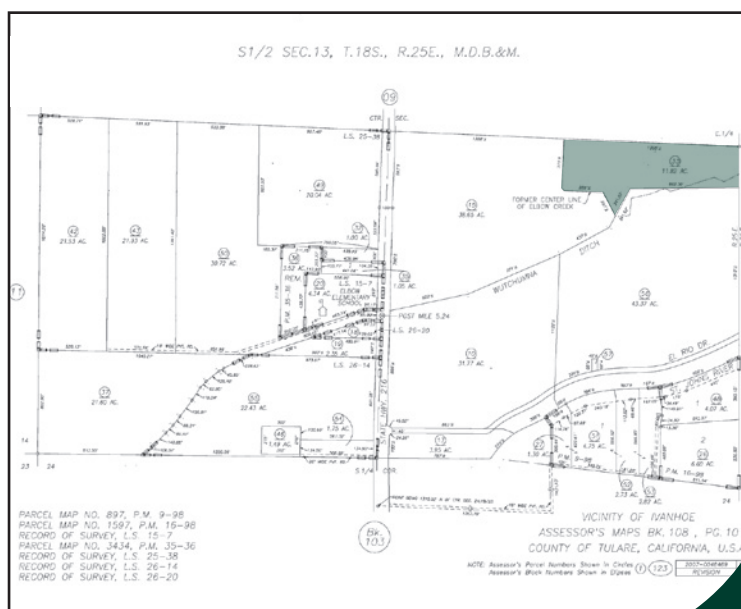
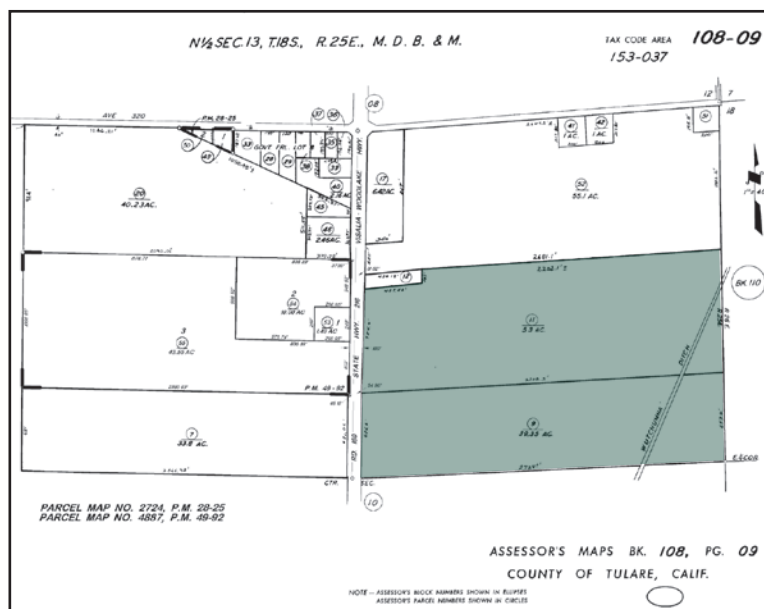
PROPERTY PHOTOS



LOCATION MAP



APN MAPS



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

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S Demaree Street
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559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
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661.334.2777



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