

FOR SALE



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Visalia Irrigated Land



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

- Consolidated People's Ditch Stock
- Class 1 Soil
- Good Location

**Exclusively Presented By:
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Visalia Irrigated Land

22.65± Assessed Acres

\$879,500

DESCRIPTION:

Available for sale is a 22.65± acre property that has been historically farmed to walnuts. The ranch features two sources of irrigation water and class 1 soil, making it ideal to farm to nut crops.

LOCATION:

The property can be accessed by a dirt driveway located on the east side of S. Lovers Lane, approximately ¼ south of E. Caldwell Avenue. The property is located southeast of Visalia, California.

LEGAL:

Tulare County APN: 127-010-048.
Zoning: AE-20
The property is enrolled in the Williamson Act Contract.
The property is located within tier 3 of the Visalia Urban Growth Boundary.

WATER:

Irrigation water is provided one Ag well and 10 shares of Consolidated People's Ditch Stock water. There is also a domestic well on the property.

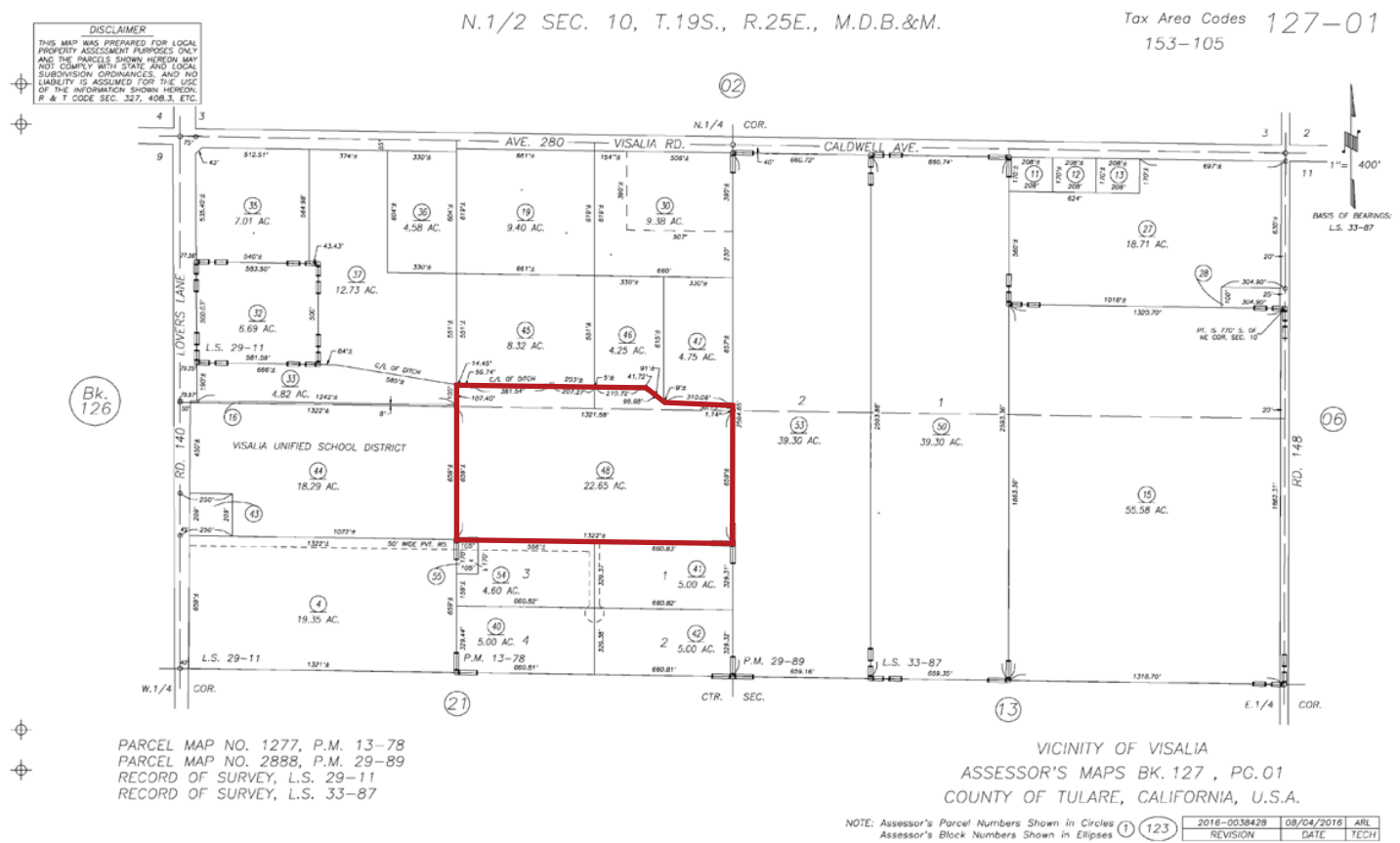
SOILS:

Nord fine sandy loam, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$879,500.

ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



REGIONAL MAP



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

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