

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Visalia Area Walnuts



**53± Acres
Tulare County, California**

- Class 1 soils
- Young Trees
- Central location

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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Visalia Area Walnuts

53± Acres

\$1,250,000

DESCRIPTION:

This is a younger walnut orchard in central Tulare County with excellent class one soils that offers a buyer depreciation and income. The sale is subject to the Seller parceling the homes and shop out on approximately four acres.

LOCATION:

The property is located on the north west corner of Avenue 256 and Road 140, in Tulare County, California.

LEGAL:

A portion of Tulare County APN150-090-012. Located in Section 21, Township 19, Range 25, M.D.B. & M.

ZONING:

Agriculture Exclusive (AE-40) 40 acre minimum. The parcel is in the Williamson Act Ag Preserve.

SOILS:

Grangeville Sandy loam and some Nord fine sandy loam.

PLANTINGS:

North Block 1: 12± acres of Ivanhoe walnuts on Paradox rootstock, 7 years old

Center Block 2: 26± acres of Tulare walnuts approximately 20 years old

South Block 3: 14± acres Ivanhoe walnuts on Clonal rootstock, 4 years old

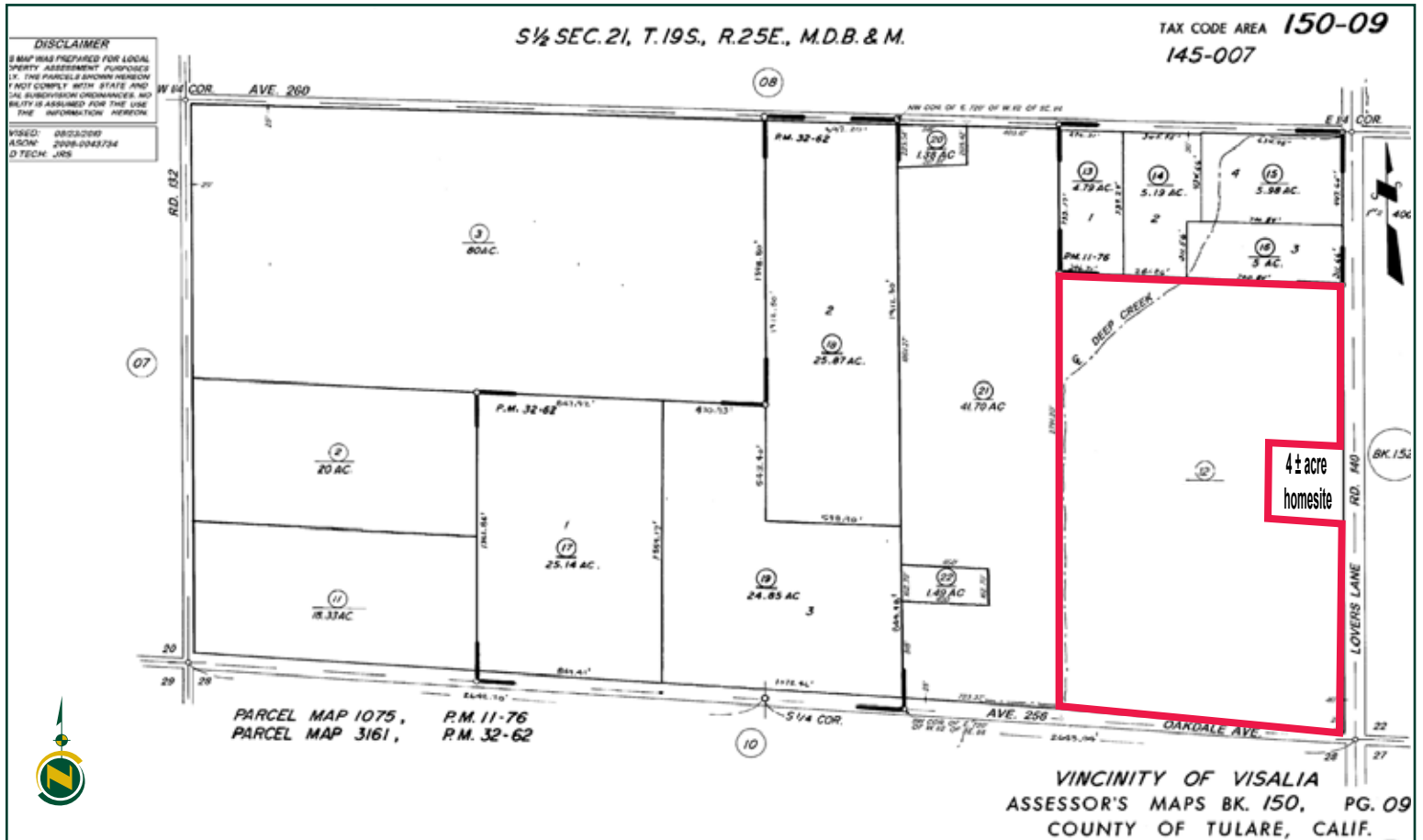
WATER:

There is one Ag well included in the sale that will be located on the homesite parcel. The seller will provide an easement for the Buyer to have use of this well. The property is located in the Greater Kaweah Groundwater Sustainability Agency.

PRICE/TERMS:

\$1,250,000 all cash. Sale is subject to Tulare County approval and recording of a parcel split to remove the homes and shop from APN: 150-090-012.

ASSESSOR'S PARCEL 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

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