

AVE. 248

**WALNUTS
& OPEN**

199.35± ACRES
Tulare County, CA

\$6,400,000

- (2) sources of water
- Consolidated Peoples Ditch Co.
- (3) ag pumps and wells
- Grade 1 soils

Exclusively Presented by:



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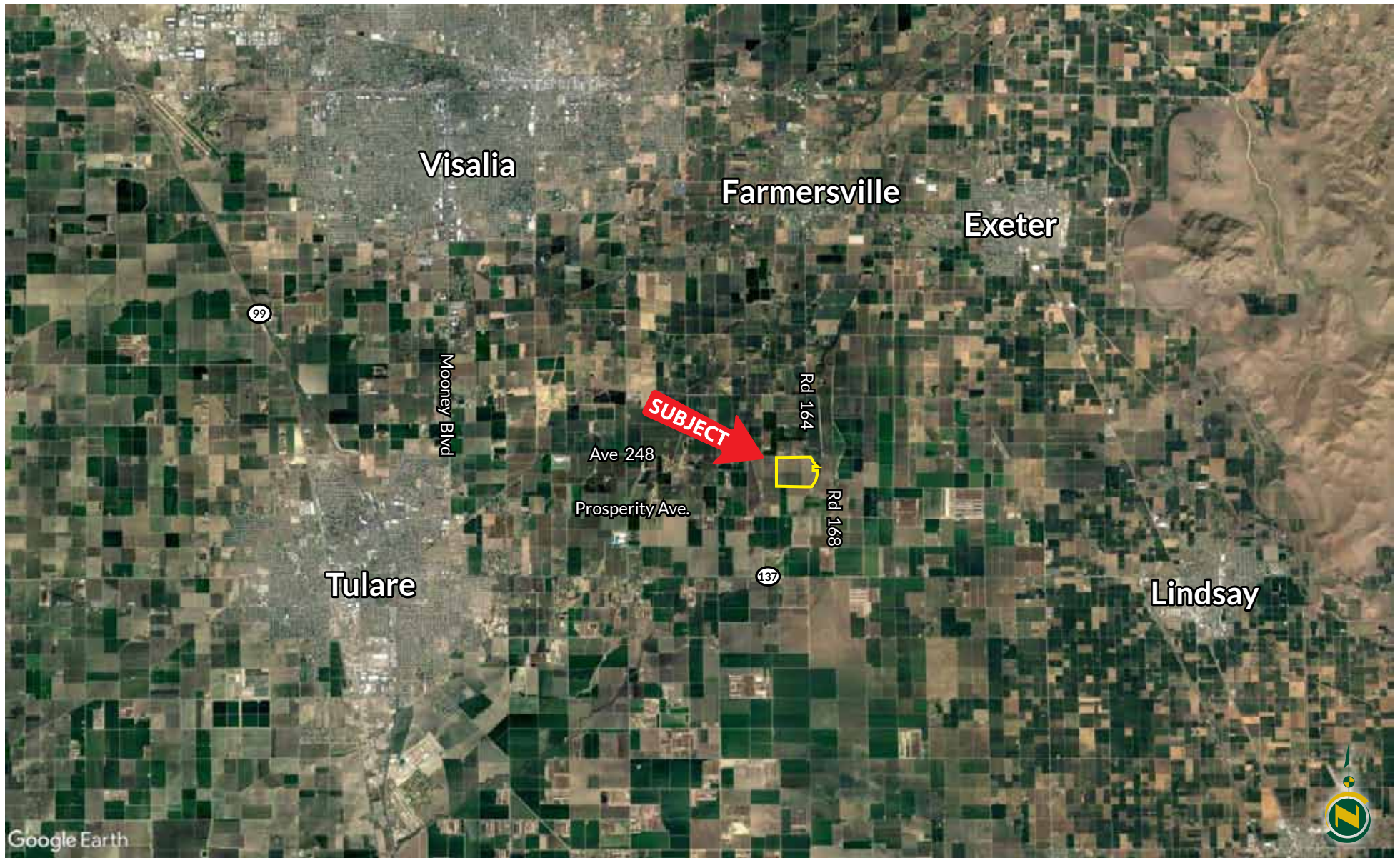
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Location Aerial



Google Earth

Property Details

LOCATION:

The property is located on the southwest corner of Avenue 248 and Road 164 approximately 9 miles east of Tulare. From Freeway 99 take exit Avenue 248/Cartmill Avenue east approximately 7 miles and the property is located on the south side of Avenue 248/Cartmill Avenue.

DESCRIPTION:

The subject property consists of two parcels totaling 199.35± acres with 65± acres planted to walnuts. The balance of the property is open ground with the potential for additional permanent plantings with (2) sources of water and Grade 1 soils.

LEGAL:

Tulare County APN's: 152-110-004 (160.63± acs.)
153-050-019 (38.72± acs.)

ZONING:

AE-40. Property is located within the Williamson Act.

PLANTINGS:

The property consists of 65± acres of walnuts with the balance of the property being open ground historically planted to a rotation of corn and wheat. The walnut varieties include:

25 acres Chandler

20 acres planted in 2008
5 acres planted in 2013.

40 acres Tulare

20 acres planted in 2009
20 acres planted in 2010.

WATER/IRRIGATION:

Consolidated Peoples Ditch Co. (70 shares).
(3) ag wells and pumps
(1) 75 hp submersible
(1) 75 hp turbine
(1) 215 hp diesel drive motor and 75 hp turbine pump.
The property is flood irrigated.

BUILDINGS/STRUCTURES:

None.

PRICE/TERMS:

\$6,400,000 cash or terms acceptable to Seller.



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Planting Map



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Soils Map



California Revised Storie Index (CA)

130 = Nord fine sandy loam, 0 to 2% slopes
Grade 1 - Excellent

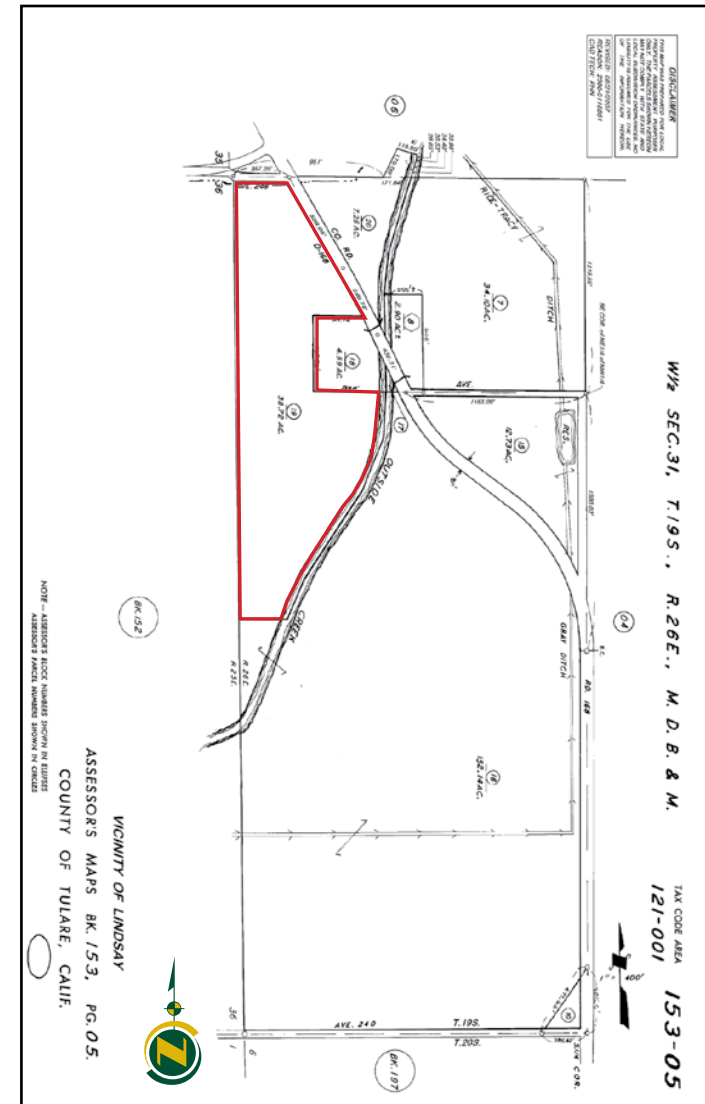
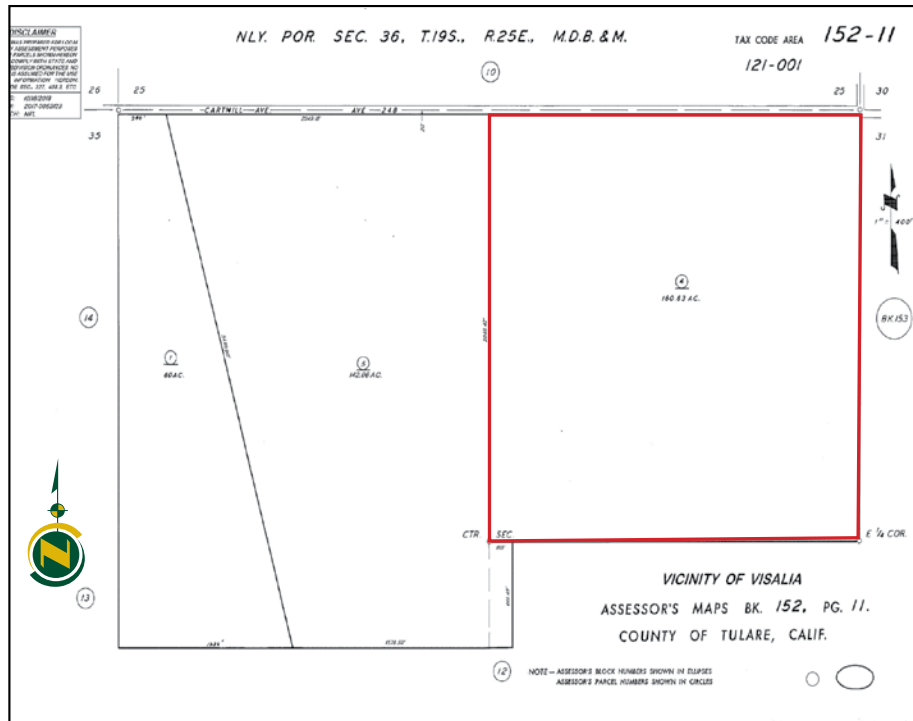
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Assessor's Parcel Maps



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Photographs



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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

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