

# **FOR SALE**



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## **Tulare I.D. Walnut Ranch**



**40± Acres**  
**Tulare County, California**

- Excellent Soils
- Two Sources of Water
- Excellent Farming Location

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CA DRE #00020875



# Tulare I.D. Walnut Ranch

**40± Acres**

**\$1,600,000**

**DESCRIPTION:**

Available for sale is a 40± acre walnut ranch with two sources of irrigation water located just north of the city of Tulare, California.

**LOCATION:**

The property is located on the north side of E. Oakdale Avenue, 1/4 mile east of S. Demaree Street in Tulare County, California.

**LEGAL:**

Tulare County APN: 149-040-008

Zoning: AE-20

The property is enrolled in the Williamson Act.

**PLANTINGS:**

The ranch is planted to the following:

18± acres of Tulare walnuts on Paradox rootstock approximately 18 years old.

22± acres of Chandler walnuts on Paradox rootstock approximately 17 years old.

**SOILS:**

Nord fine sandy loam, 0 to 2 percent slopes.

Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes.

**WATER:**

Irrigation water is provided by Tulare Irrigation District and an ag well drilled in 2013 with a 50HP electric turbine pump.

**PRICE/TERMS:**

The asking price is \$1,600,000.

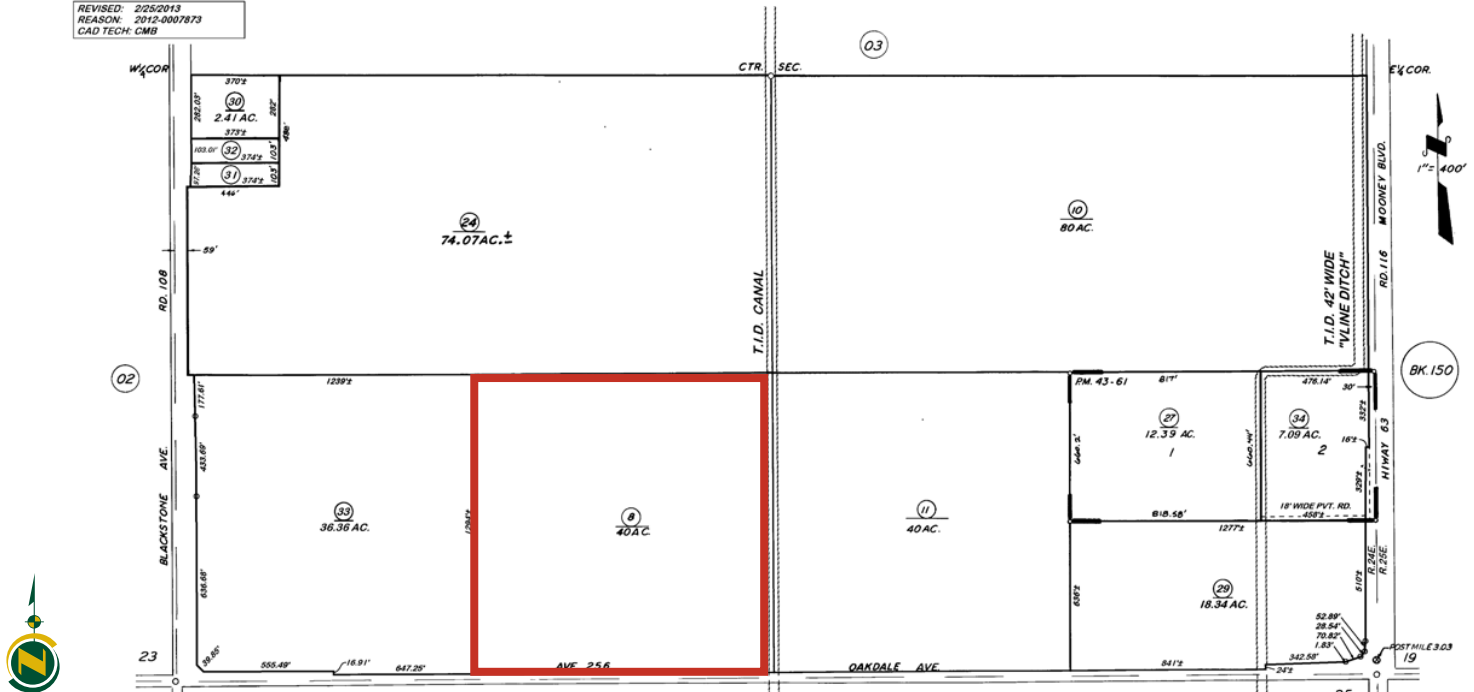
# ASSESSOR'S PARCEL MAP

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.  
  
REVISED: 2/25/2013  
REASON: 2012-0007873  
CAD TECH: CMB

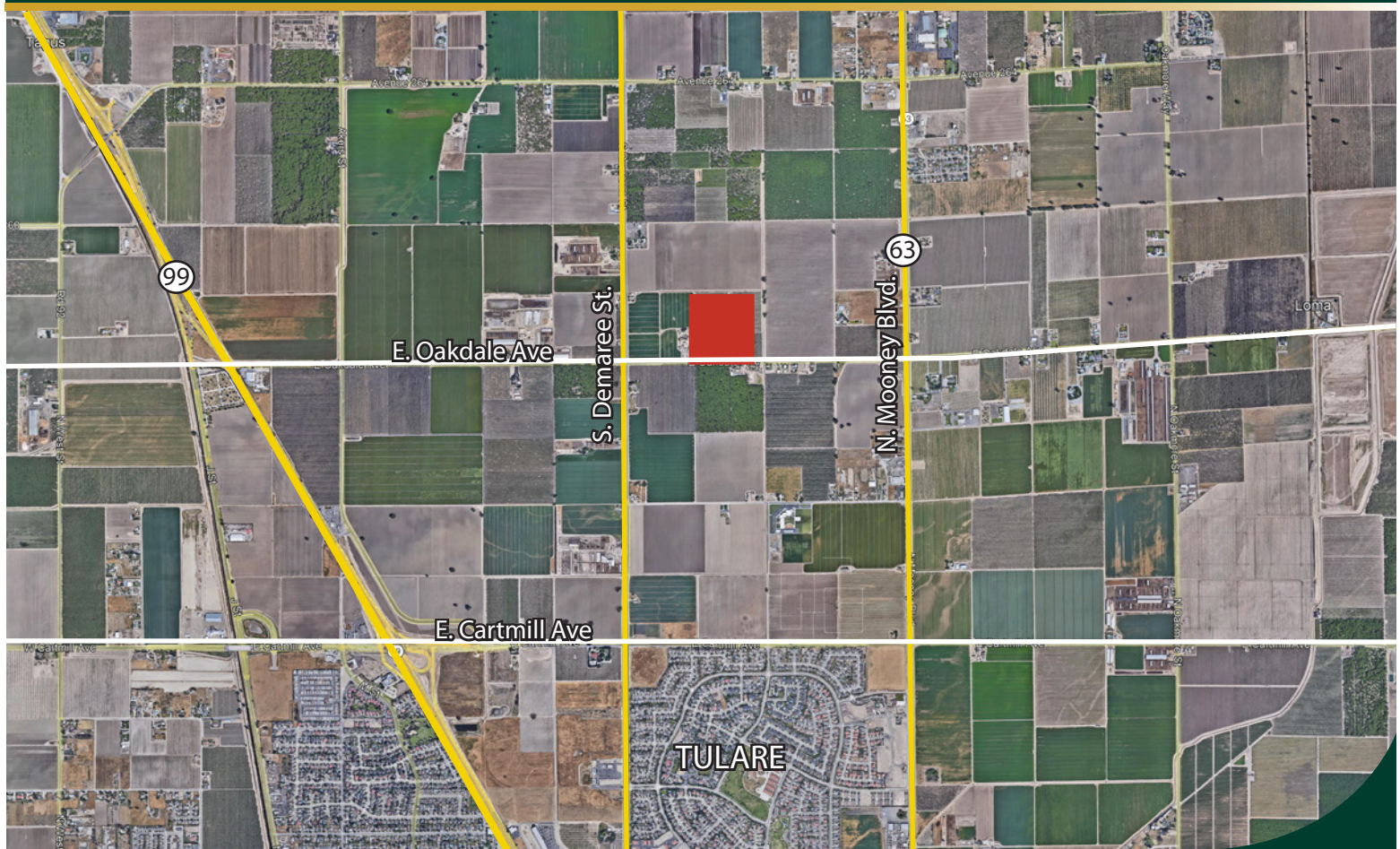
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TAX CODE AREA  
105-002

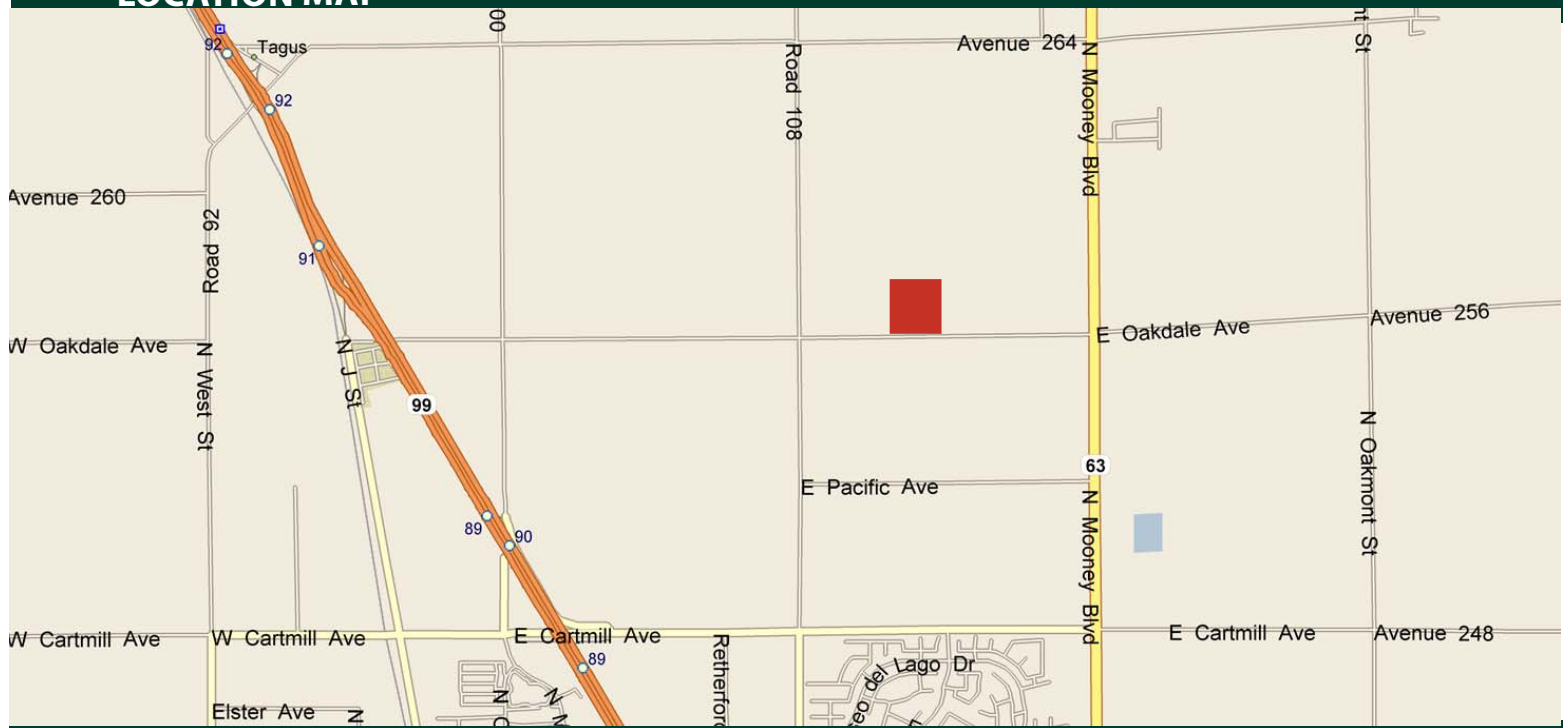
149-04



## 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

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