

TULARE I.D. ORGANIC WALNUTS

Tulare County, California

48.58± Acres

\$2,186,100
(\$45,000/Acre)



- Excellent Location
- Class 1 Soils
- Certified Organic Walnuts



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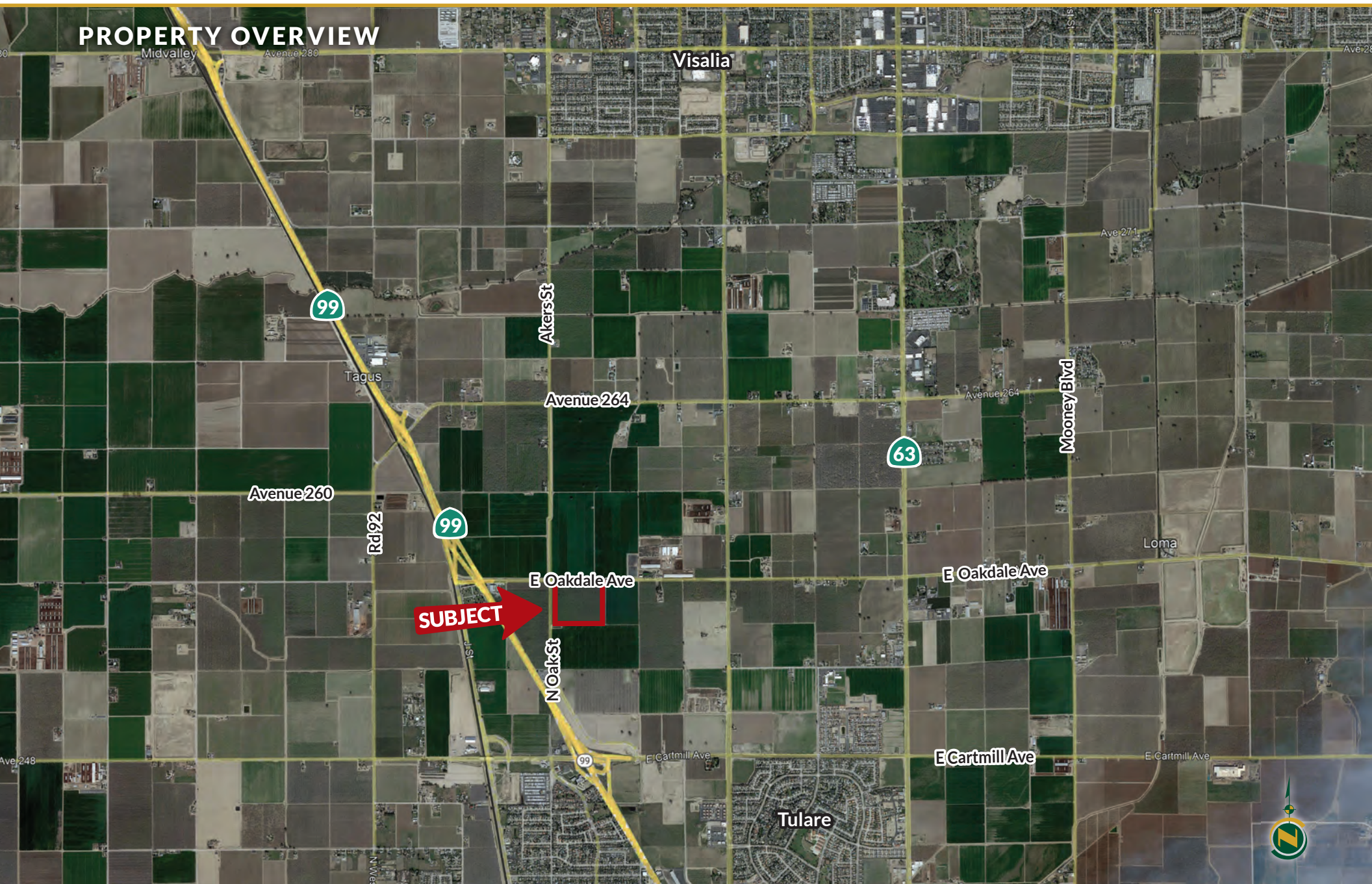


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PROPERTY OVERVIEW



TULARE I.D. ORGANIC WALNUTS

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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 48± acre organic walnut ranch located just north of Tulare, California within the urban development boundary. The ranch features income producing Chandler walnuts, two sources of water and excellent soils.

LOCATION

The property is located on the southeast corner of Oakdale Avenue and Akers Road, just north of the city of Tulare, California.

PLANTINGS

The property is planted to Chandler walnuts.
CCOF certified organic as of August 15, 2019.

Variety	Acreage	Planting	Spacing
Chandlers	48±	1997-99	24x15

LEGAL

Tulare County APN: 149-220-001

The parcel is zoned AE-20. The property is not enrolled in the Williamson Act Contract.

SOILS

Nord fine sandy loam 0 to 2%

Tagus loam 0 to 2%

WATER

The entire property is located within Tulare Irrigation District. There is one Ag well with 125± HP Diesel pump located on the property. The well was drilled in 1990 to a depth of 350± feet.

PRICE/TERMS

The asking price is \$2,186,100. Seller to be reimbursed for farming costs incurred towards the 2022 crop.



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SOILS MAP



California Revised Storie Index (CA)

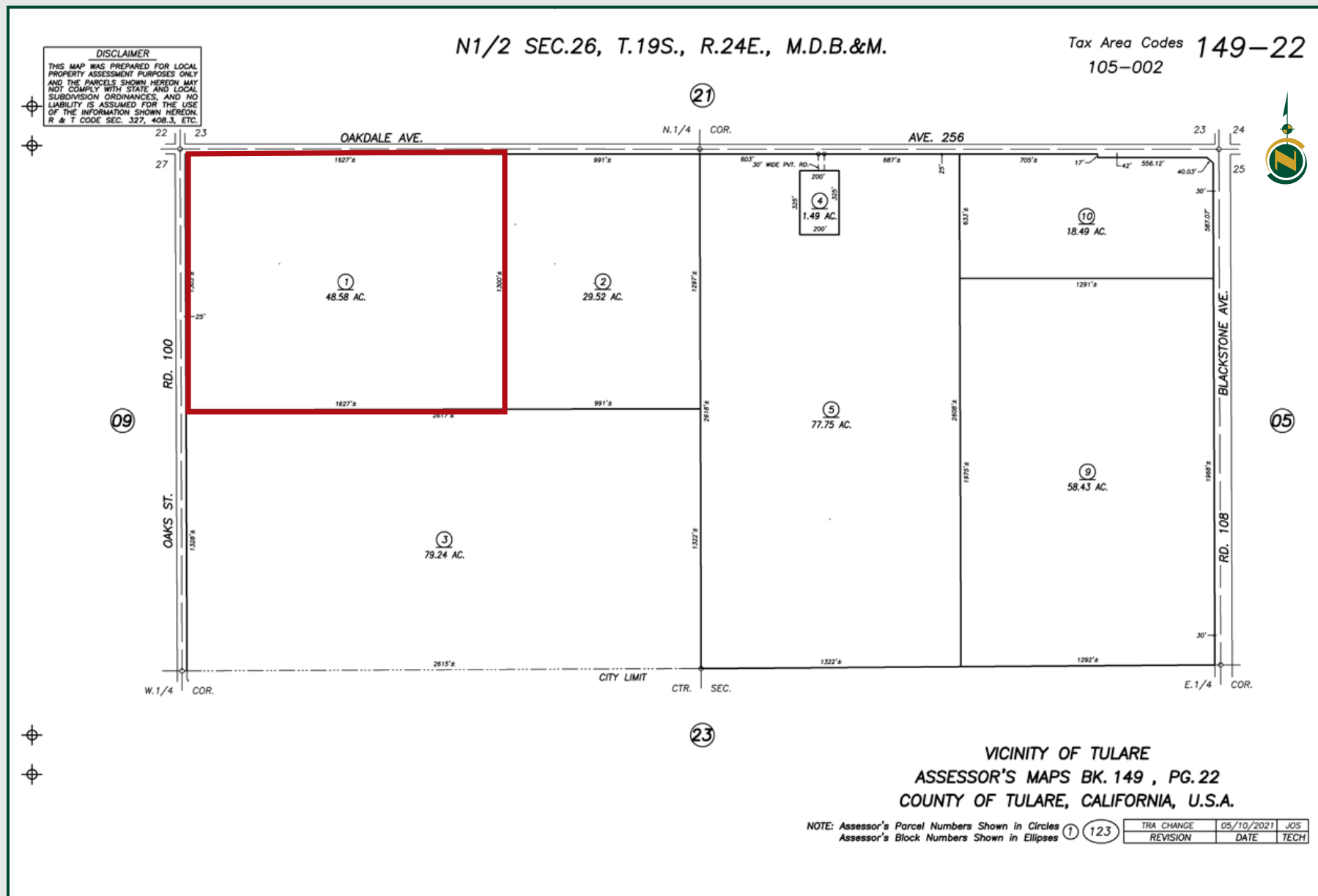
Map unit symbol	Map unit name
130	Nord fine sandy loam, 0 to 2 percent slopes
137	Tagus loam, 0 to 2 percent slopes

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PARCEL MAP



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SUBJECT



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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

Policy on cooperation:

All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.