

TULARE WALNUTS, HOMES & SHOPS

Tulare County, California

\$1,566,000

(\$27,000/Acre)



58.00± Acres

- Two Irrigation Wells
- 2 Rental Homes, Large Shop, & Barn
- Class 1 Soils
- Producing Walnut Orchard

Exclusively Presented by:

Pearson Realty

*A Tradition in Trust
Since 1919*



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

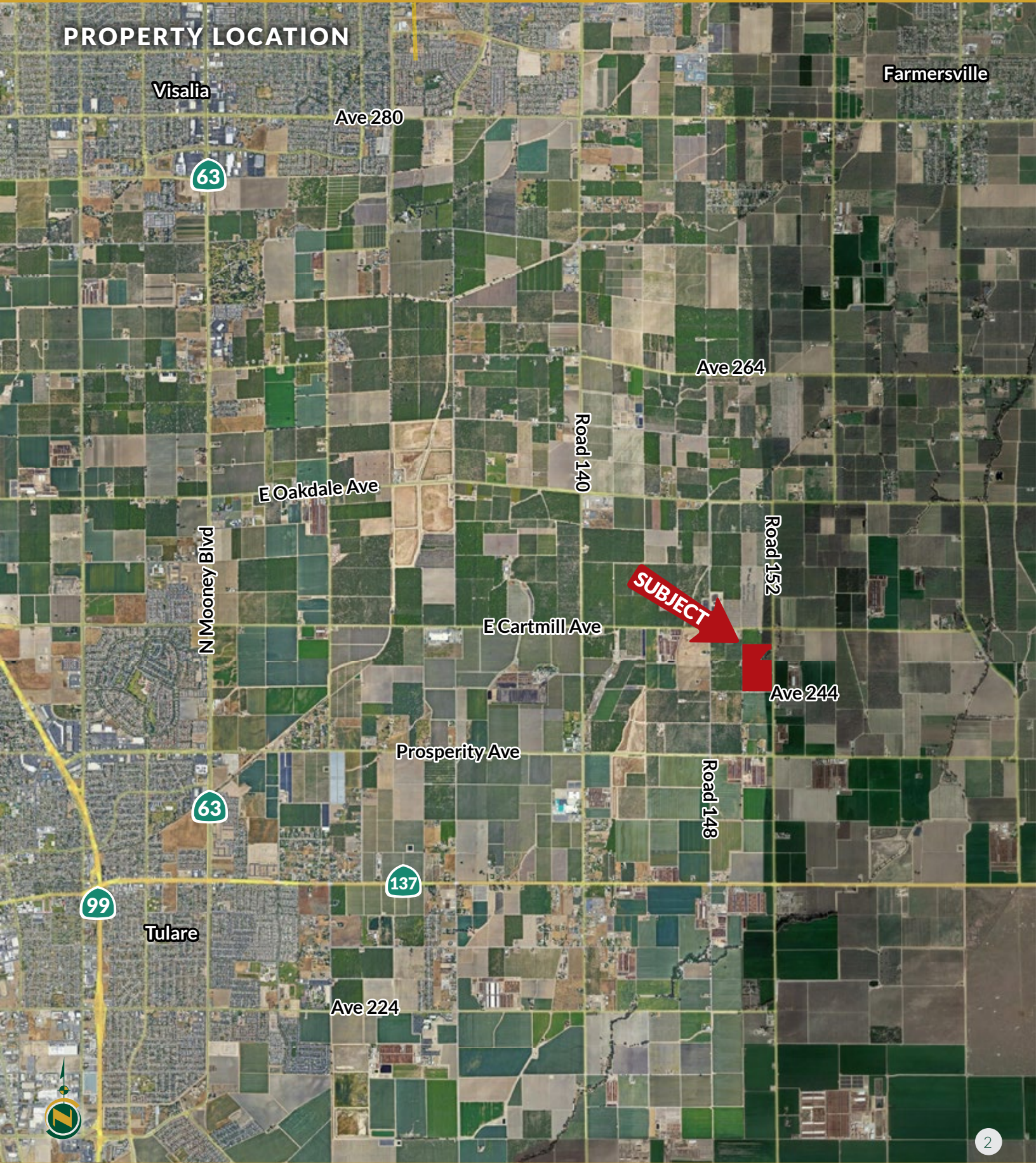
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

TULARE WALNUTS, HOMES & SHOPS

58.00± Acres
Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

This Tulare County property boasts a 55+/- acre walnut orchard, two incoming producing rental homes, 2,000± SF metal shop, large barn, multiple outbuildings, and an owned solar system. The first rental home is a fully remodeled 1,500± SF, 3 bed / 1.5 bath home and is currently rented for \$1,550/month. The second rental home was fully renovated in 2019 and is 1,200± SF, 3 bed / 2 bath and currently rents for \$1,095/month. The solar system is owned and comes with the sale of the property, but it is currently not in use.

LOCATION

The property is located on the west side of Rd 152 approximately .25 miles south of E Cartmill Avenue, and .75 miles north of Prosperity Avenue. Hwy 99 & Tulare outlets are 6.5± miles to the west and Visalia is 7.5± miles to the northwest.

LEGAL

Tulare County APN: 152-140-008 & 011
Located in a portion of Section 35, T19S, R25E, M.D.B&M.

ZONING

AE-40 (Agricultural Exclusive, 40 ac. minimum parcel size)
The property is located within the Williamson Act.

5 YEAR WALNUT PRODUCTION AVG

27.5± acs. Chandler (Paradox) - 3,323 lbs./ac.
18.00± acs. Serr (Paradox & Black) - 2,283 lbs./ac.
10.00± acs. Tulare (Paradox) - 4,614 lbs./ac.

SOILS

Nord fine sandy loam, 0 to 2 percent slopes, Grade 1.

WATER

Flood irrigated by one 570± ft. well with 100 HP pump and a second ag well with 40 HP pump.
The property is in the Kaweah Delta Water Conservation District located within the Greater Kaweah GSA.

BUILDINGS

3 bed / 1.5 bath, 1,500± SF home
3 bed / 2 bath, 1,200± SF home
2,000± SF metal shop
Large barn
Multiple outbuildings

PRICE/TERMS

\$1,566,000 cash at the close of escrow.
Buyer to assume current rental agreements.
Property is to be shown by appointment only. Please do not disturb tenants.

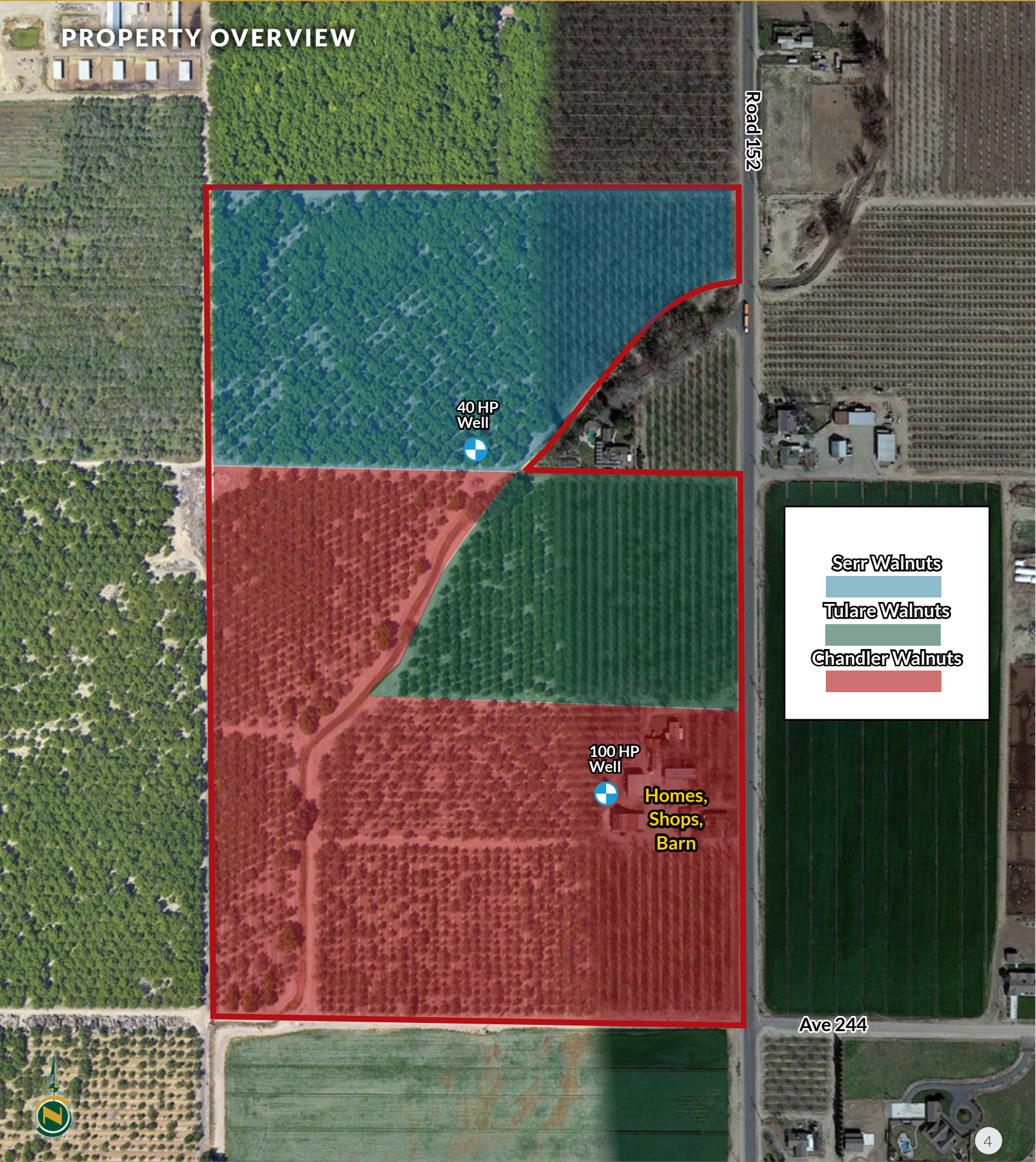


TULARE WALNUTS, HOMES & SHOPS

58.00± Acres
Tulare County, CA



PROPERTY OVERVIEW



Road 152

40 HP Well

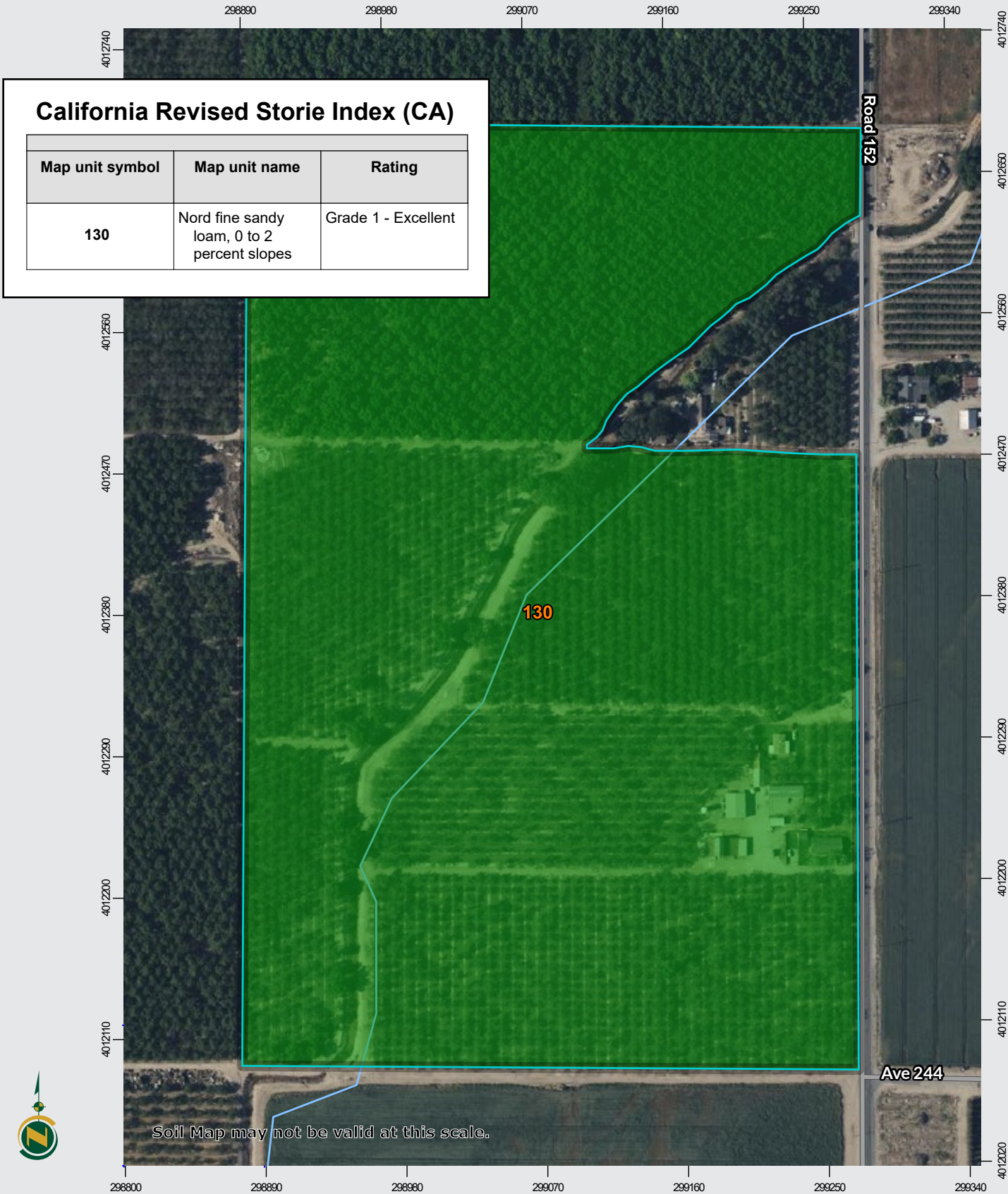
100 HP Well

Homes,
Shops,
Barn

Serr Walnuts
Tulare Walnuts
Chandler Walnuts

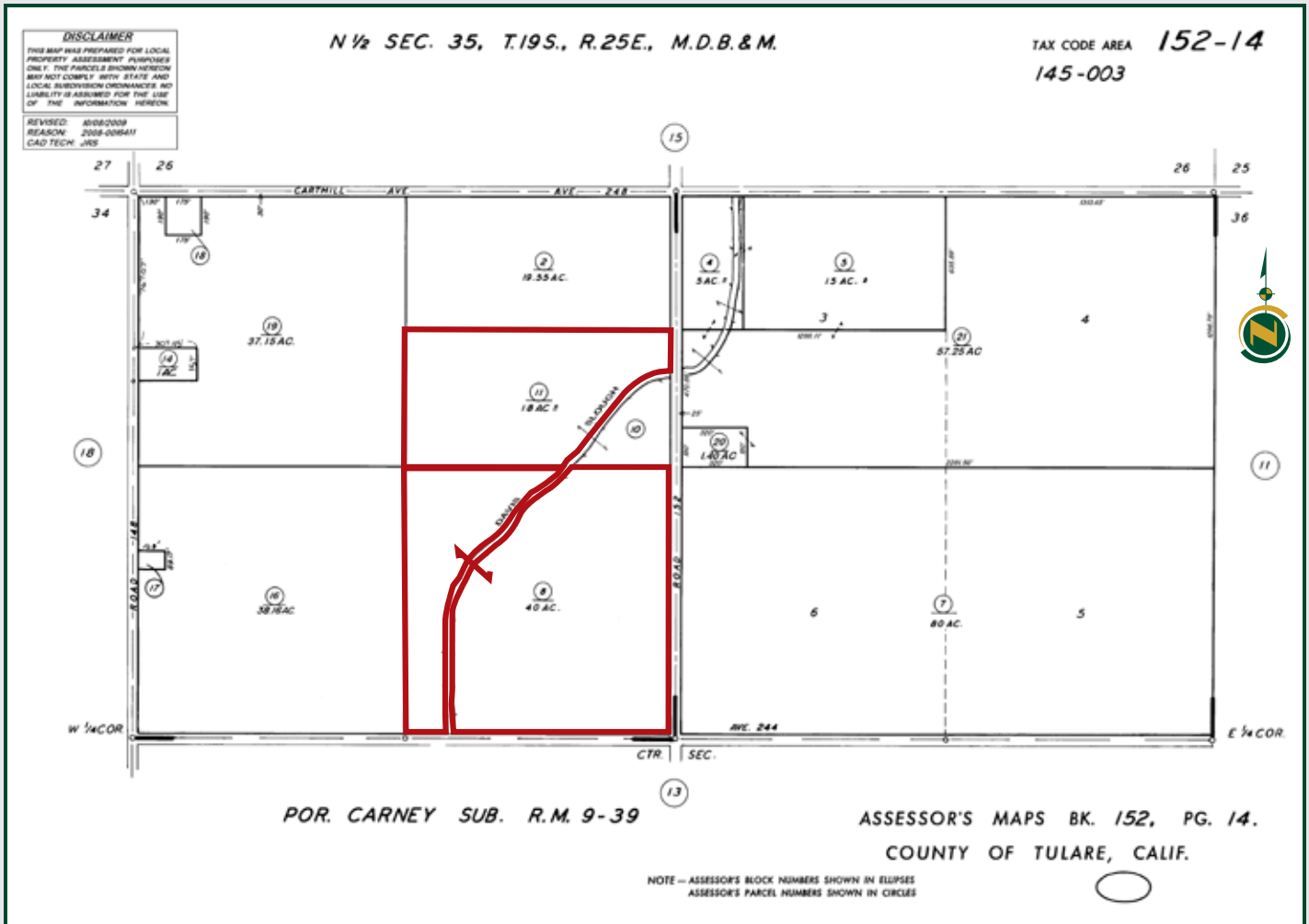
Ave 244

SOILS MAP



PARCEL MAP

Tulare County APNs: 152-140-008 & 011
Located in a portion of Section 35, T19S, R25E, M.D.B.&M.



PROPERTY PHOTOS



PROPERTY SITE AERIAL



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.



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

8