

198 RANCH FRENCH IMPROVED PLUMS

Tulare County, California

15.15± Acres

\$455,000

(\$30,000±/Acre)



- Great Location
- Custom Home Site
- Quiet Country Side
- Visalia City Influence



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Fantastic location for a custom home located just between the cities of Visalia and Farmersville. This 15.15± acre plum orchard is irrigated by a 30Hp above ground electric turbine Ag well that feeds an above ground drip system. The area has many nice custom built homes in close proximity.

LOCATION

The subject property is located at the northeast corner of Road 152 and Avenue 292, approximately ½ mile south of Noble Avenue in Visalia, CA.

LEGAL

Tulare County APN# 101-100-014 (15.15± acres).

ZONING

The property is zoned AE-20.

WATER

Single source - 1 Ag well, 30Hp above ground turbine motor, with dual line drip system.

SOIL

Nord Fine Sandy Loam, 0 to 2 percent slopes, Grade 1 – Excellent.

PLANTINGS

15.15± acres French Improved plums (AKA prunes).

PRICE/TERMS

The asking price is \$455,000 (\$30,000± per acre).



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PROPERTY OVERVIEW



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SOILS MAP



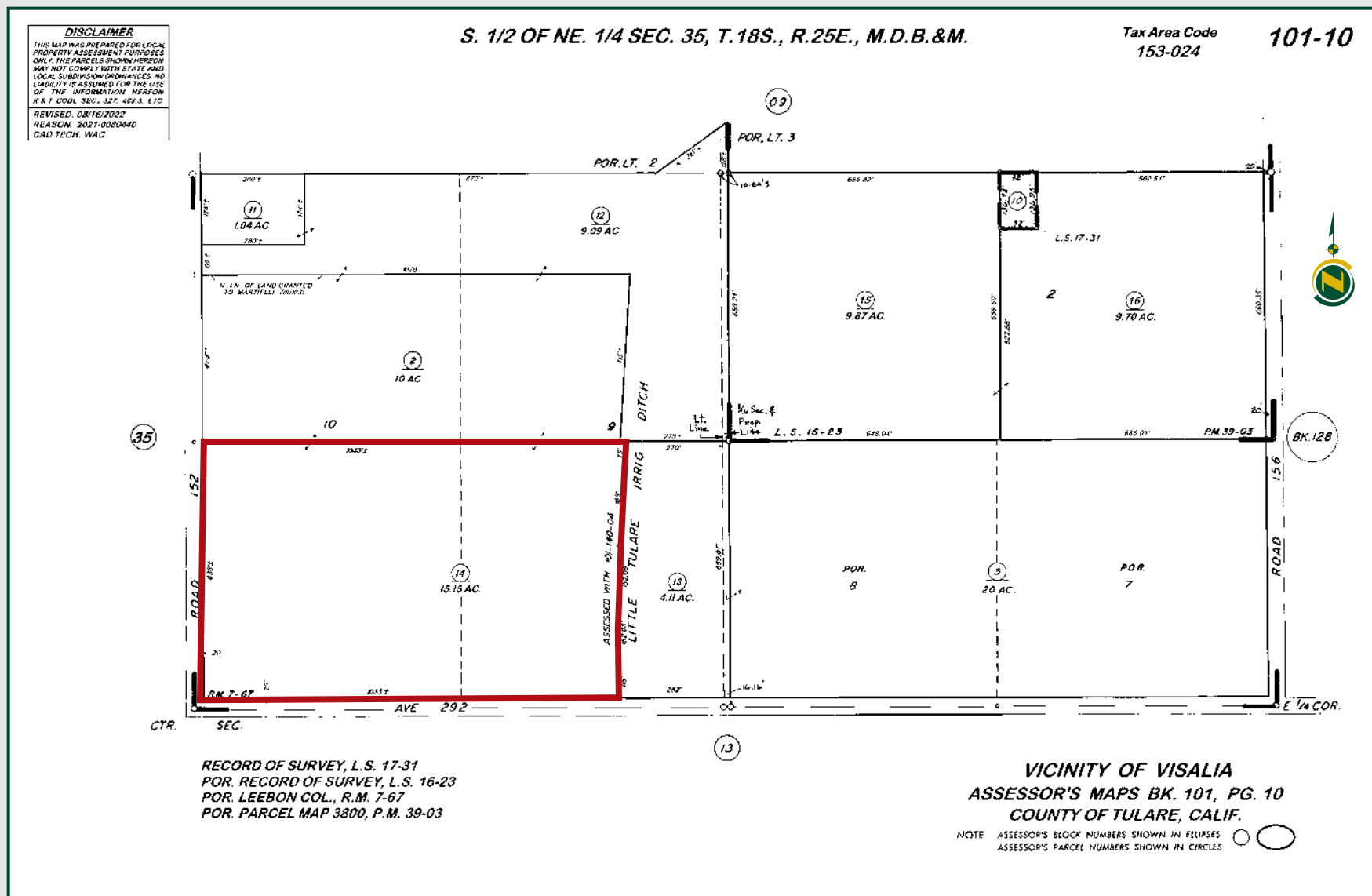
California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Rating
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent

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PARCEL MAP



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PROPERTY PHOTOS



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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.