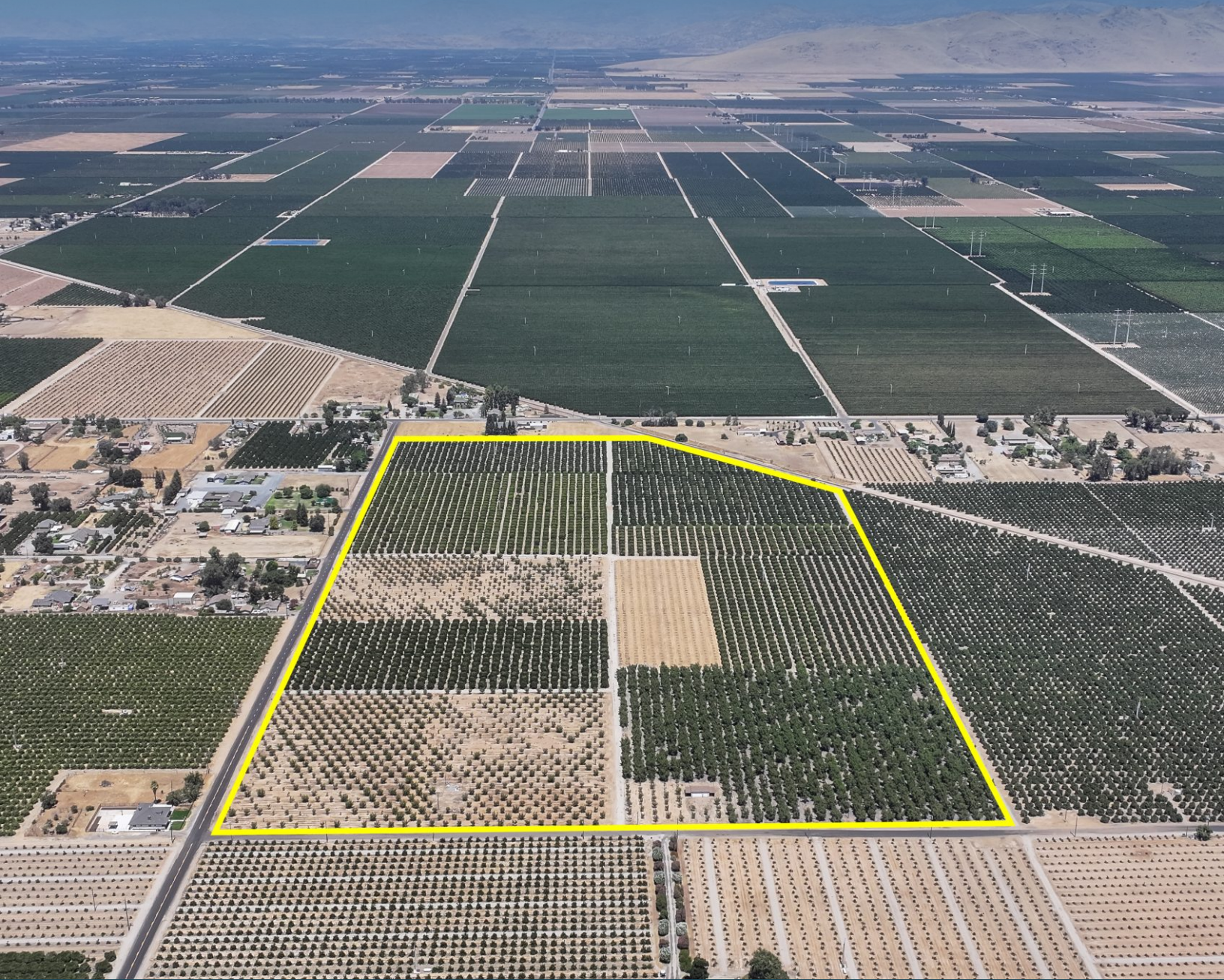




SCHUIL
AG REAL ESTATE



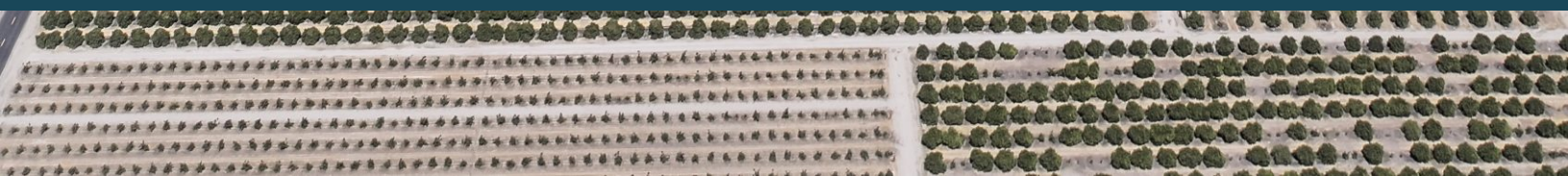
+/-70 Acres – Citrus and Walnuts – Ivanhoe, CA

14524 Ave 340, Visalia, CA 93292 • 70 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

The property is located on the northeast corner of the intersection of Avenue 340 and Road 144 in northeast Visalia, CA. The site address is 14524 Ave 340, Visalia, CA 93292.

SIZE:

+/-70 Assessed Acres

PLANTINGS:

The property is planted to oranges and walnuts:

- o +/-22 Acres Navels (Fisher, Powell, Lane Late varieties)
- o +/-22 Acres Valencia (Olinda variety)
- o +/-25 Acres Walnuts (Ivanhoe variety)

WATER:

The orchard and citrus groves are equipped with three (3) Ag wells (two of which are active, see planting map for locations). Property is not within an irrigation district but is in East Kaweah GSA.

SOIL :

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Tulare County APNs: 051-090-015 and 051-090-016

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

The property features six strategically placed wind machines that provide effective frost protection for the citrus groves, ensuring crop stability and long-term productivity. Current growing crops are negotiable and can be included in the sale, offering buyers a flexible and potentially immediate agricultural opportunity.

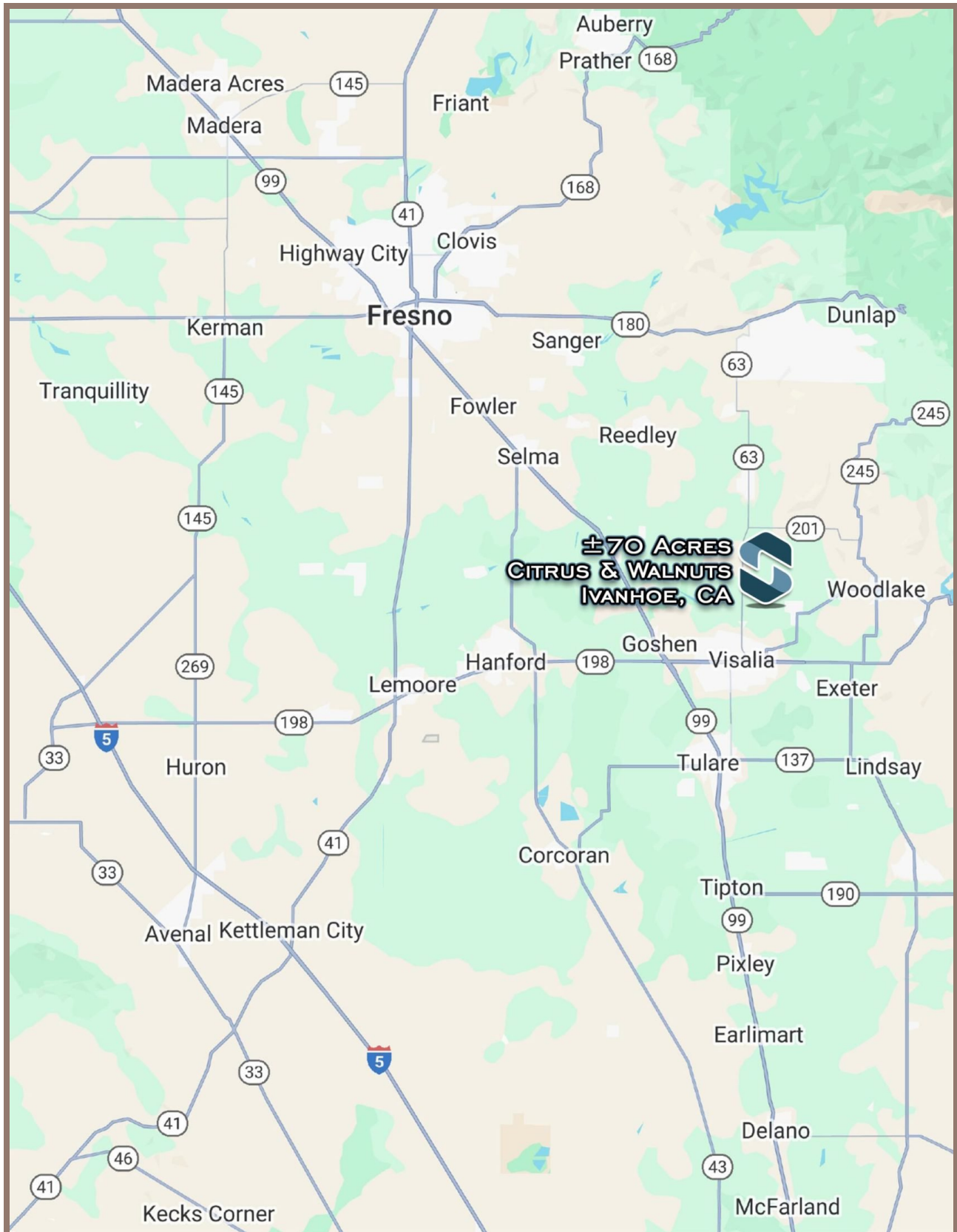
PRICE:

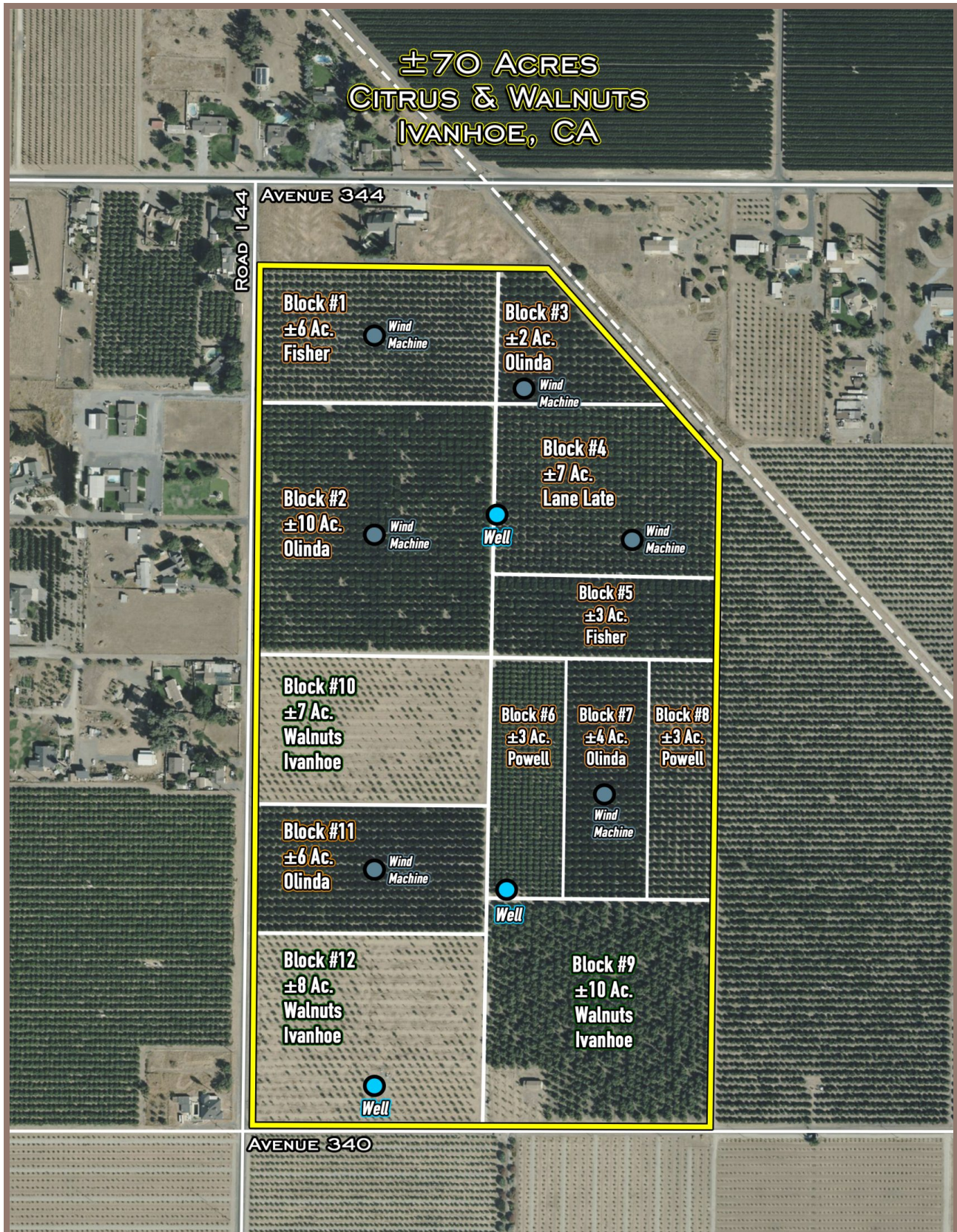
\$1,995,000 (+/- \$28,500 per acre)

CONTACT:

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CalBRE #01847203

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DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
AND DOES NOT CONSTITUTE A
GUARANTEE OF THE ACCURACY OF
THE INFORMATION HEREON.
REVISION 07/20/2015
REASON 01/25/2016/004
CAD TECH-ARL

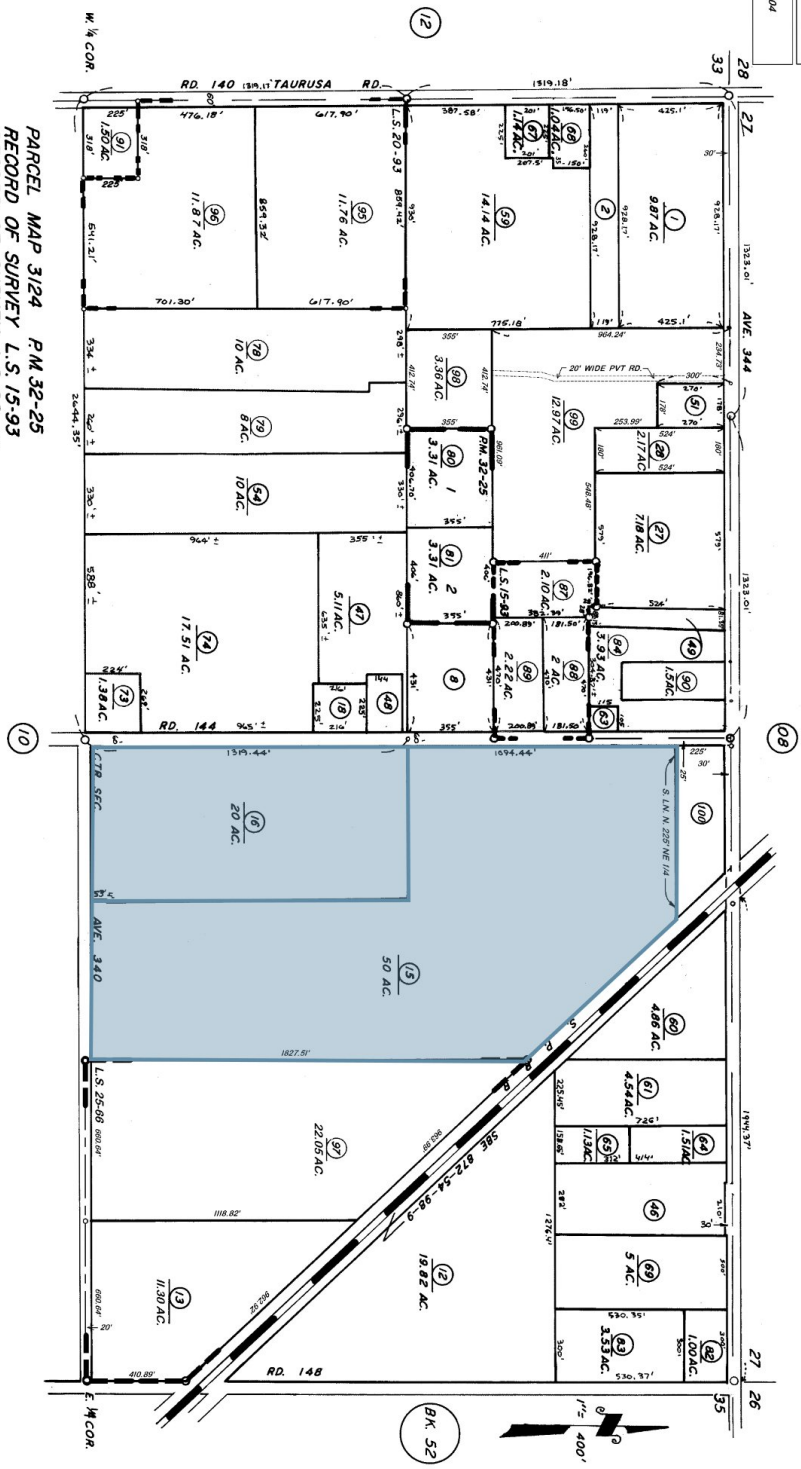
N 1/2 SEC. 34, T.17S., R.25E., M. D. B. & M.

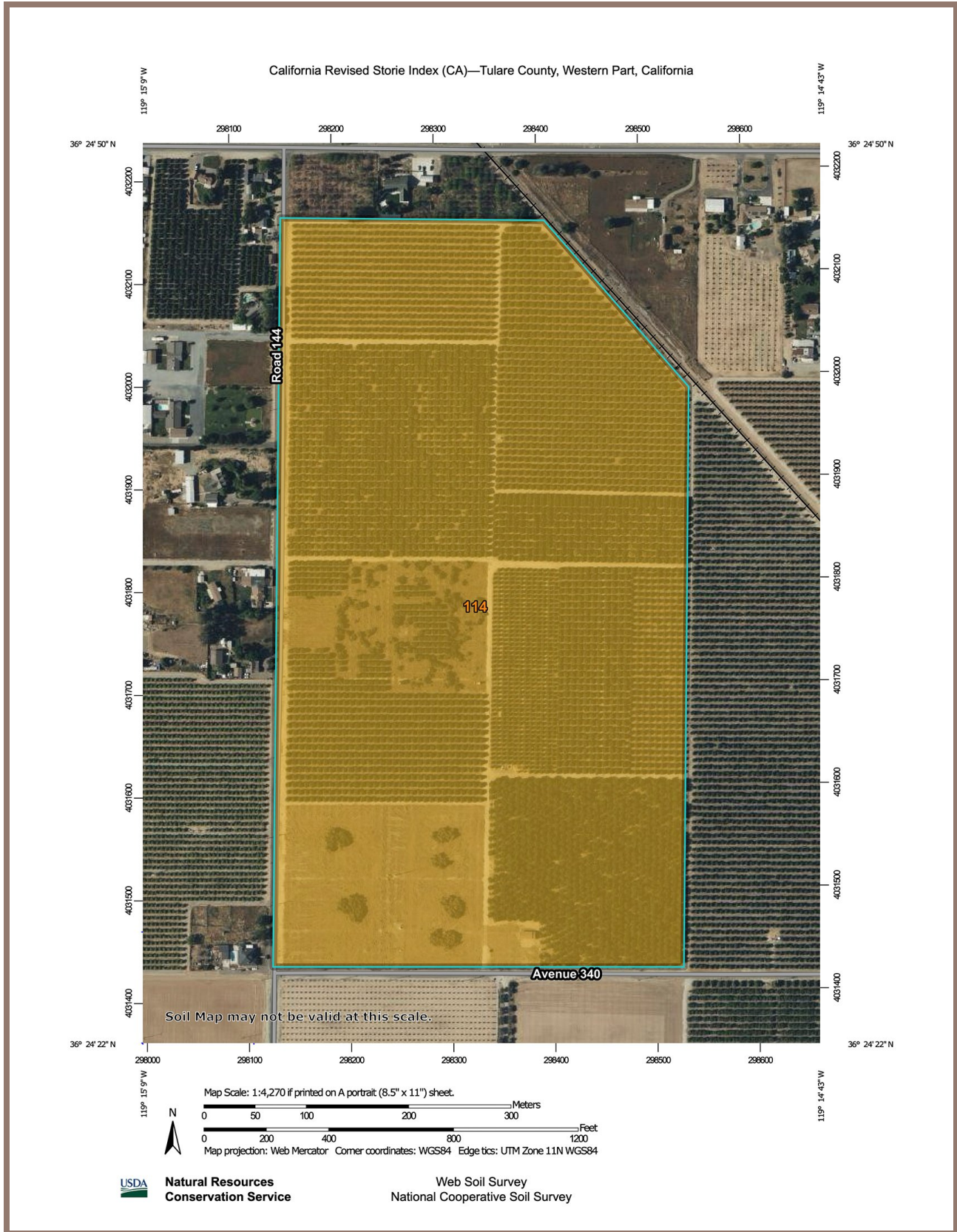
TAX CODE AREA
153-086
051-09

PARCEL MAP 3124 P.M. 32-25
RECORD OF SURVEY L.S. 15-93
RECORD OF SURVEY L.S. 20-93
RECORD OF SURVEY, L.S. 25-66

NOTE—ASSESSOR'S BLOCK NUMBERS SHOWN IN ELIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAPS BK. 51, PG. 09.
COUNTY OF TULARE, CALIF.





California Revised Storie Index (CA)—Tulare County, Western Part, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	Exeter, 0-2% slopes (85%)	69.6	100.0%
Totals for Area of Interest				69.6	100.0%



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

