



241 Acres - Open Ground | Tulare, CA

Property For Sale

3714 West Mineral King Avenue
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Landon Fernandes
Lic# 02015859

Matt Graham
Lic #01804235

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PROPERTY DETAILS

Location:	1/2 mile north of Ave. 184 on I Drive. Property is located directly west of Hwy 99 off of the Ave. 184 exit, just outside the City of Tulare.
APN:	228-100-004 - 81 Acres 174-140-002 - 160 Acres
Water:	Two deep wells with 125 HP electric motors 25 shares of Consolidated People's Ditch Stock 20 hp booster pump located on People's Ditch to bring surface water to the land Two tail water collection reservoirs; each with 10hp lift pumps
Additional Comments:	The property consists of 241 acres of open farmland currently planted to corn. The property borders the Elk Bayou to the south and Consolidated Peoples Ditch to the north.
Sales Price	\$6,386,500.00 (\$26,500 Per Acre)



Contact Broker:

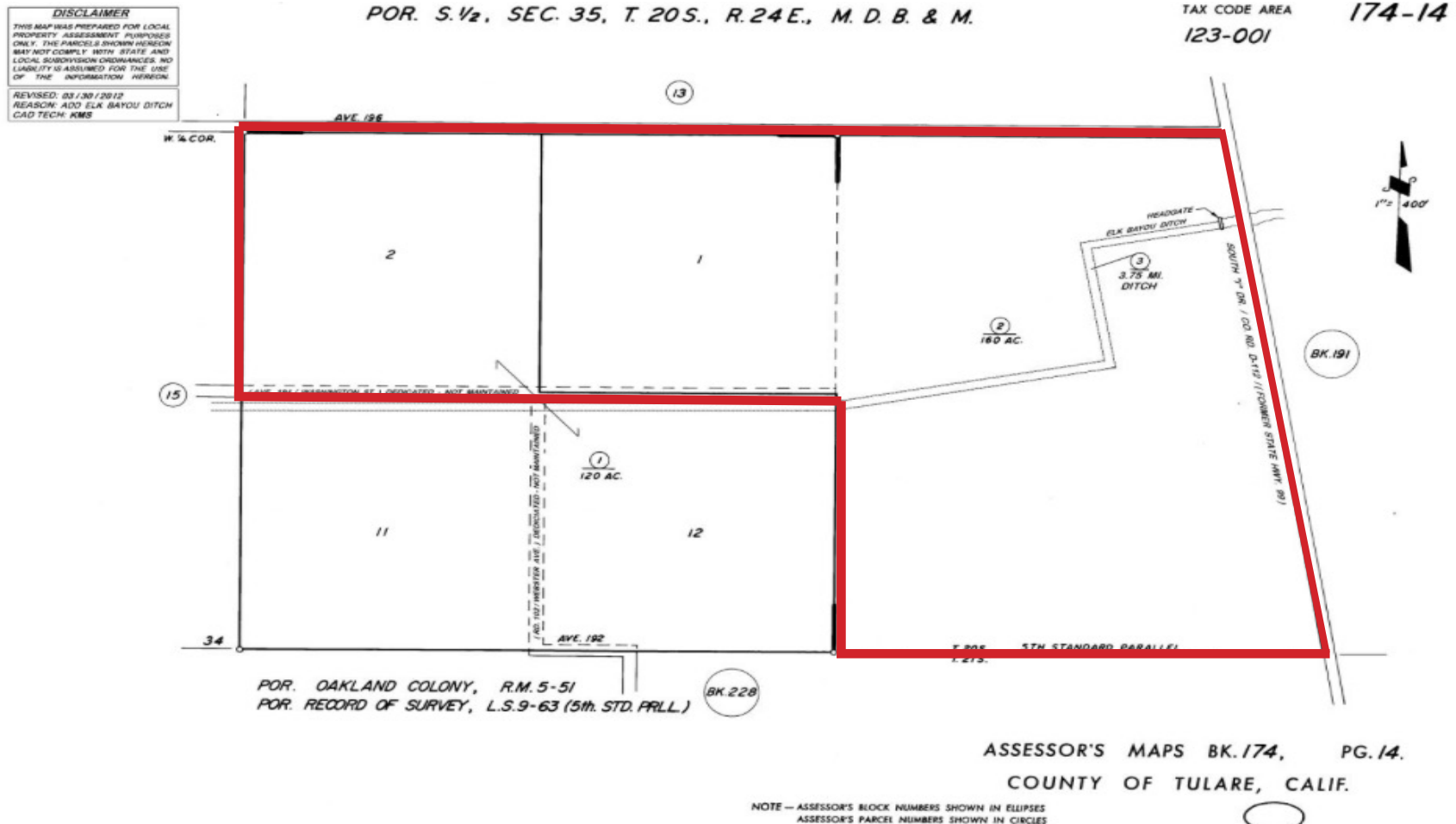
Landon Fernandes Matt Graham
Lic# 02015859 Lic# 01804235

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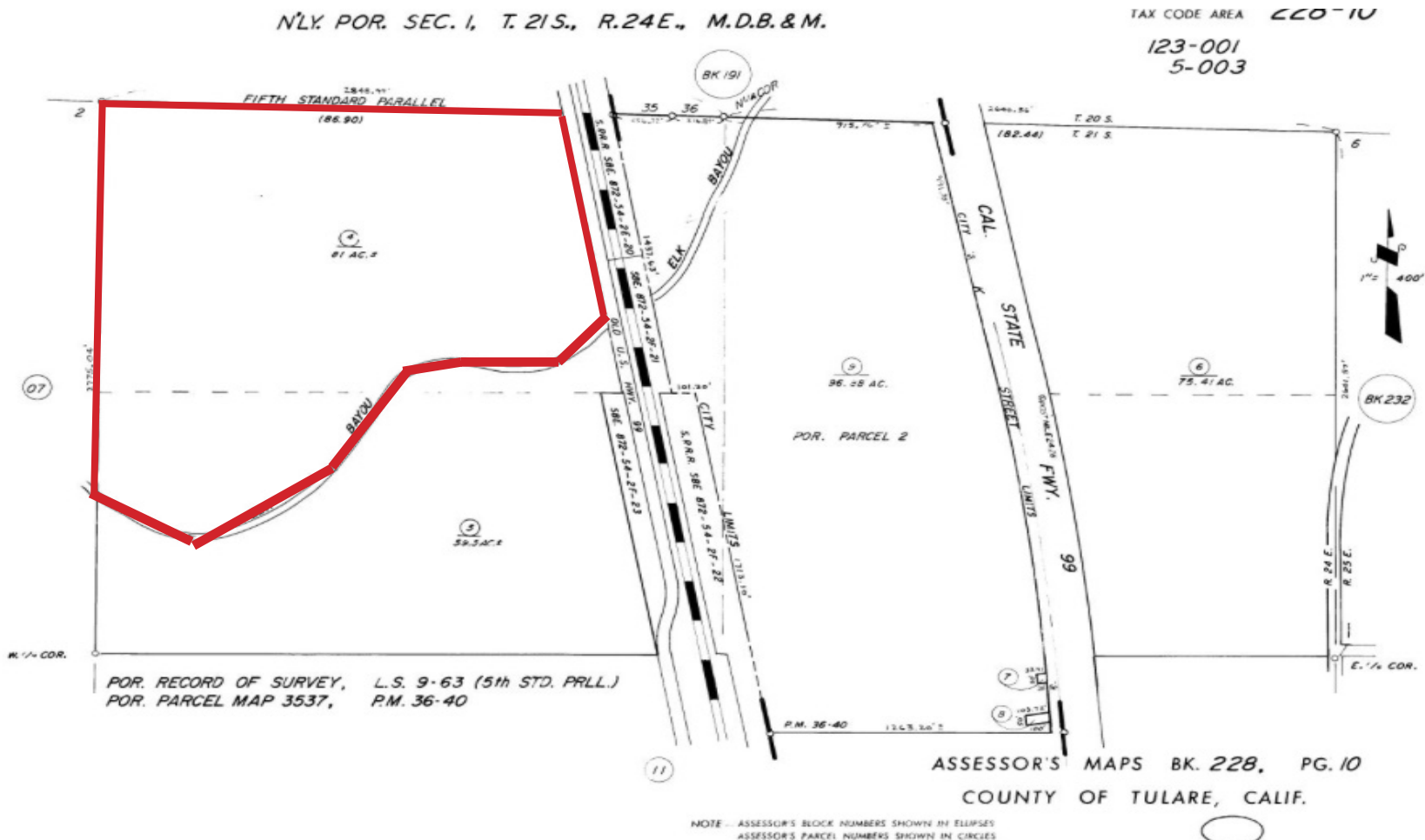
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PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

TAX MAP | APN 174-140-002



TAX MAP | APN 228-100-004



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SOIL MAP

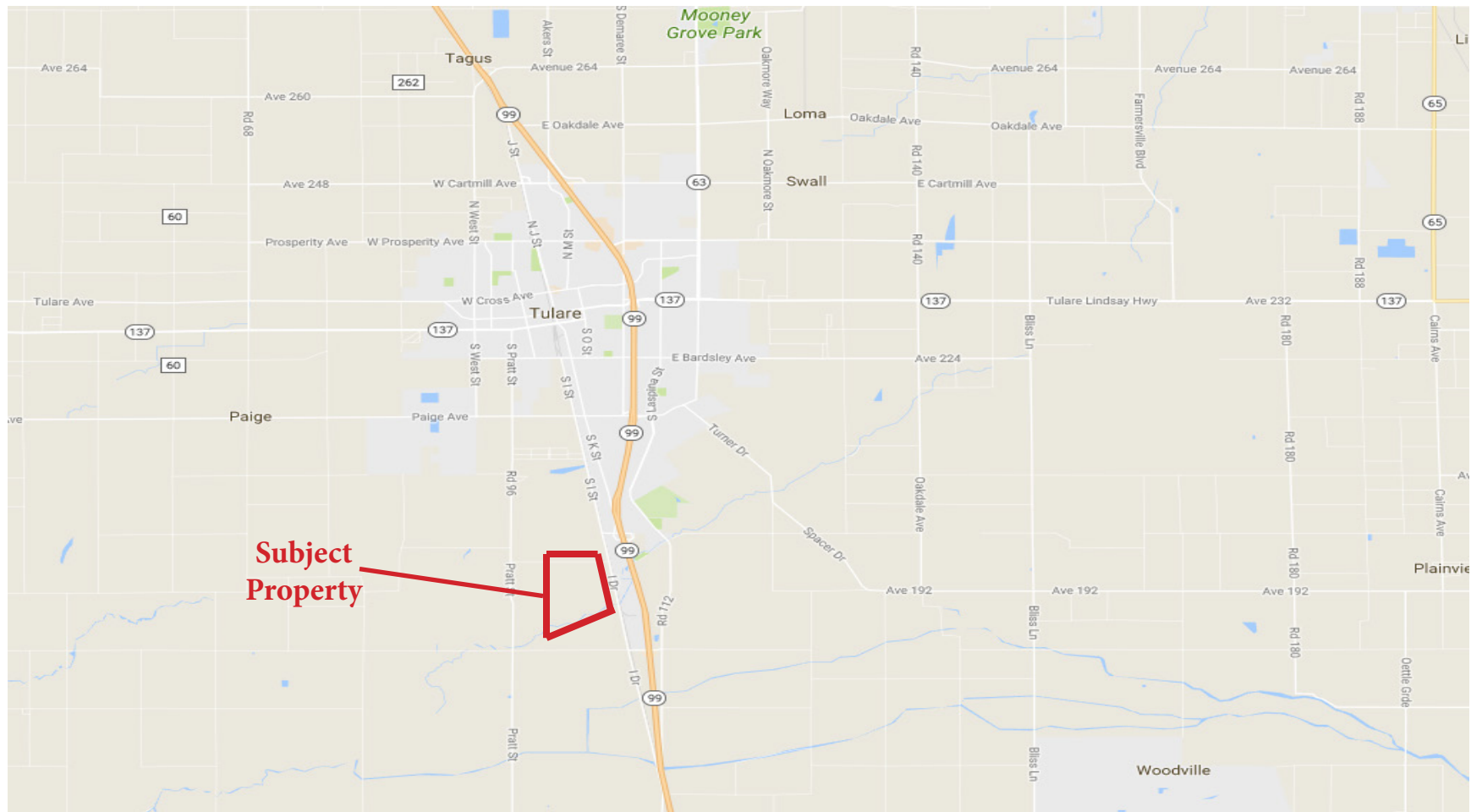


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SOIL MAP - LEGEND

Tulare County, Western Part, California (CA659)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
108	Colpien loam, 0 to 2 percent slopes	189.6	81.8%
109	Crosscreek-Kai association, 0 to 2 percent slopes	42.2	18.2%
134	Riverwash	0.1	0.0%
Totals for Area of Interest		232.0	100.0%

LOCATION MAP



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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