

# **FOR SALE**



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

## **North Visalia Olives and Home**



**19.30± Assessed Acres  
Tulare County, California**

- Home & Shop
- Alta I.D. & Ag Well
- Good Soils

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA BRE #00020875



# North Visalia Olives and Home

**19.30± Assessed Acres**

**\$625,000**

**DESCRIPTION:**

Available for sale is a nicely located piece of farm property just north of Visalia, California. The land is planted to mature olives and features a home and shop tucked away in the back of the orchard.

**LOCATION:**

The property is located on the east side of Highway 63, approximately one mile north of Avenue 352. The address is 35902 Road 124, Visalia, CA 93291.

**LEGAL:**

Tulare County APN: 051-020-025.  
The property is not under the Williamson Act Contract.

**PLANTINGS:**

The ranch is planted to 20± year-old Manzanillo olives.

**RESIDENCE:**

The home is approximately 2,500± square feet with 3 bedrooms and 2.5 bathrooms. This home features wood flooring, electric appliances, updated bathrooms, and large bedrooms. Also, located on the property is a nice 40± foot by 60± foot wood frame shop with roll-up doors.

**WATER:**

Irrigation water is provided by Alta I.D. with 50% entitlement and one Ag well. The Ag well is approximately 200± feet deep with a 12" casing and has a 12±HP submersible pump. There is also a domestic well that is 200± feet deep and has a 10" casing. The orchard can be irrigated in two sets.

**SOILS:**

Exeter loam, 0 to 2 percent slopes.

**PRICE/TERMS:**

The asking price is \$625,000. Seller financing available with acceptable terms.









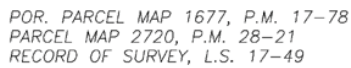








AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



VICINITY OF VISALIA  
ASSESSOR'S MAPS BK.051 , PG.02  
COUNTY OF TULARE CALIFORNIA U.S.A



## LOCATION MAP



## REGIONAL MAP



**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

### 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

1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



**Download Our  
Mobile App!**

<http://snap.vu/oue9>

Download on the  
**App Store**

GET IT ON  
**Google Play**

*We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.*