



**MANUEL ORTIZ REAL ESTATE**

559-972-0909 | [manuelortizjr.com](http://manuelortizjr.com) | LIC# 01788064



**74.59± ACRES**  
**Ranch / Walnuts**

Tulare, CA

**\$2,834,420**

APN 148-010-016

APN 148-010-049



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## Property Details

74.59 acres turnkey walnut ranch with the option to purchase all equipment. Located in one of the most preferred irrigation districts in Tulare County. Properties includes 37.89 acres of Tulare's on Black Root Stock planted in 2000 and 36.7 acres of Tulare's on Hybrid Root Stock planted in 2012. Newer gravel pack well with a 50 hp motor with flow meter, 30 hp open bottom well, 20 hp booster pump, spin clean filter and receives water from Tulare Irrigation district. Irrigated by single line sprinklers or flood. Moisture meters on both fields, both properties are Class 1 soil. House pad already in place along with an open area for horses or reservoir. These properties are located 4 miles west of Tulare Ca. All farm equipment can be purchased for \$200,000. Contact the agent, Manuel Ortiz, for a list of all equipment.

**Call Manuel Ortiz for more information:**

**Ph. 559.972.0909**

Disclaimer: The information in this document was obtained from reliable sources. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on this document. All acreages are approximate from aerial measurements.

230 North "J" Street, Tulare, CA 93274 | 559-972-0909 | Fax 559-400-7280

manuel@manuelortizjr.com





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APN: 148-010-049-000

## SOILS REPORT

TULARE CA 93274

### USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0101 Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	1	1	4		.010	.03
	1130 Nord fine sandy loam, 0 to 2 percent slopes	1	1	4	95	37.642	99.97
Total Acres:						74.859	

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TULARE CA 93274

### USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0101 Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	1	1	4		18.852	50.67
	1130 Nord fine sandy loam, 0 to 2 percent slopes	1	1	4	95	18.355	49.33
Total Acres:						37.207	

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