

FOR SALE

**37.92 Ac. Walnuts & Calf/Pig Ranch
East of Tulare
APN 152-140-019 & 152-140-018**

Manuel Ortiz

Diversified Real Estate

Ph. 559.972.0909



230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.400.7280

* Email: manuel@manuelortizjr.com • Lic #01788064 * manuelortizjr.com

FOR SALE

37.92 Acres

Walnuts & Calf/ Hog Ranch East of Tulare

Manuel Ortiz

Diversified Real Estate

Ph. 559.972.0909



List Price: \$948,000.00

APN: 152-140-019 (37.15 Ac.) 152-140-018 (0.7666) **Total 37.92**

Zoning: AE-40 Ag, Nuts

Property has 27 acres of walnuts

22 acres of chandler walnuts on black rootstock 25 +/- years old

2018 Yields 4,000 lbs

5 acres of chandler walnuts on paradox rootstock 5 years old.

The remaining 10 +/- acres has been used as a calf operation. Property has a permit for a hog ranch.

Class 1 Soils

Well Drilled in 2014 – 500 ft well with a 50 hp electric motor.

Submersible 10 hp pump used for the calf ranch.

Walnuts are flood irrigated from 6" valves - 24' spacing irrigated from east to west.

10.89 Acres Pig ranch has been used as a calf ranch for many years.

Owner raises around 1600 head of calves up to 300 lbs.

Calf hutches are not included with the sale of the property.

Property does not receive any second source of water. Wells only.

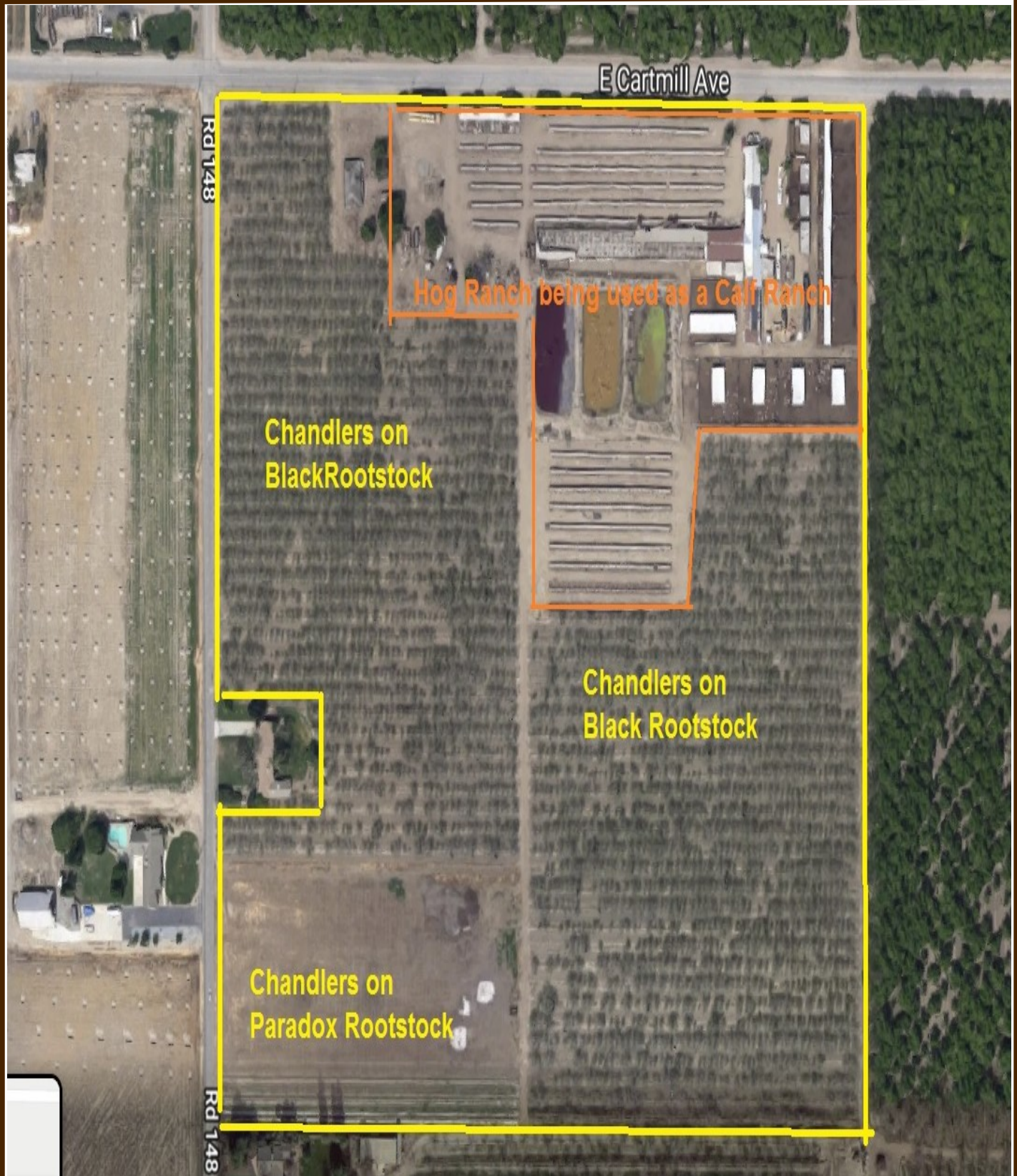
Terms: Cash or 1031 Exchange, Loan

* Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided.

230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.400.7280
manuel@manuelortizjr.com • www.manuelortizjr.com • Lic #01788064

37.92 Acres
Walnuts Permitted Hog ranch
East of Tulare

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



Pictures 1

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.750.4035
www.manuelortizjr.com • Lic #01788064

Pictures 2

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909



230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.750.4035
www.manuelortizjr.com • Lic #01788064

Pictures 3

Manuel Ortiz
Diversified Real Estate
Ph. 559.972.0909

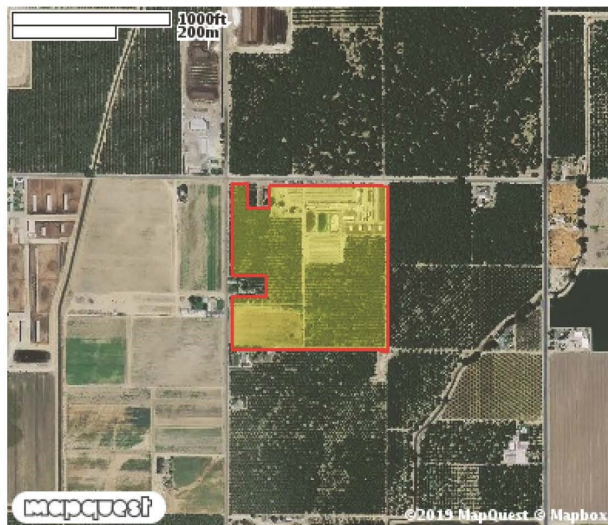
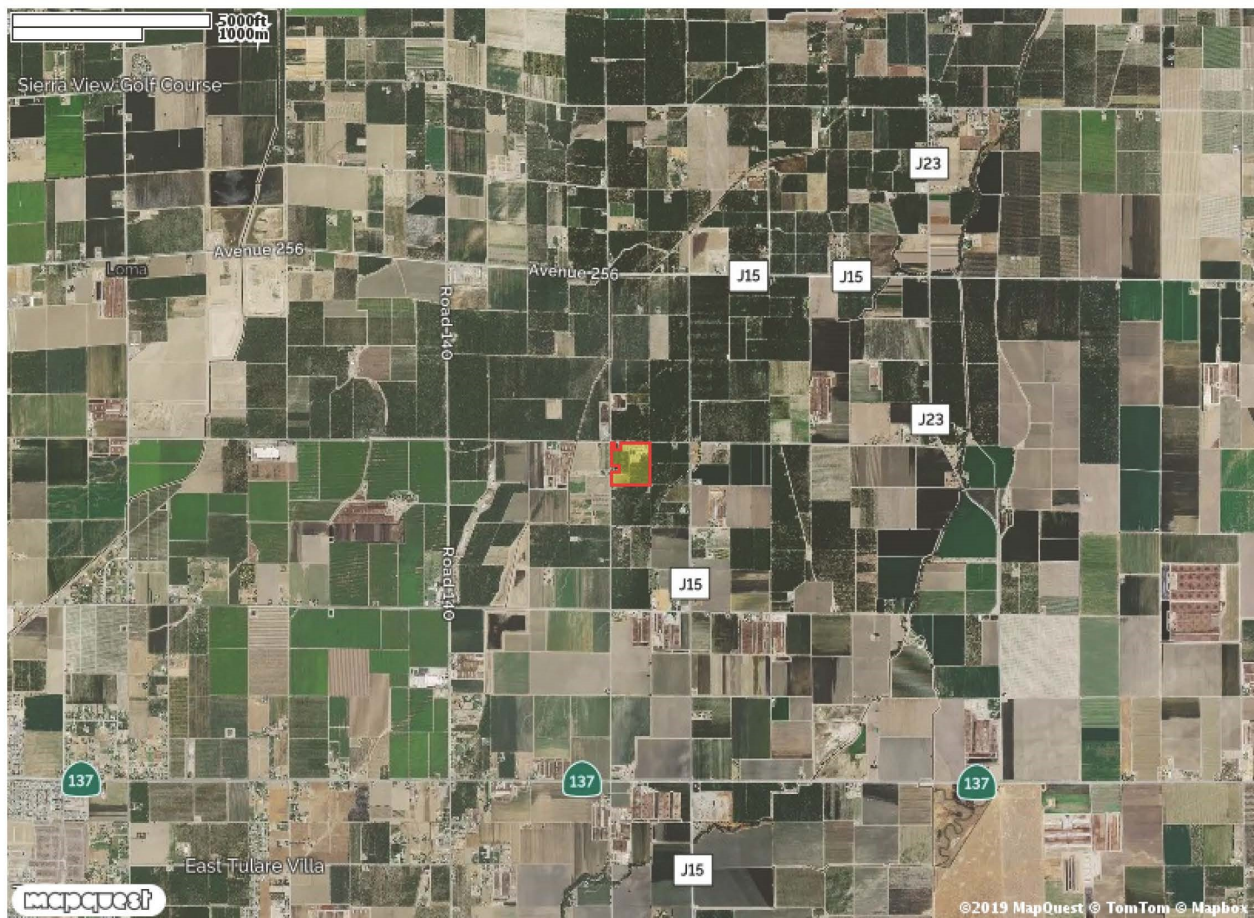


230 North 'J' Street • Tulare, California 93274 • Office 559.684.1205 • Fax 559.750.4035
www.manuelortizjr.com • Lic #01788064



SOILS REPORT

TULARE CA 93274






SOILS REPORT

TULARE CA 93274

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0130 Nord fine sandy loam, 0 to 2 percent slopes	1	1	4	95	36.452	100.00
Total Acres:						36.452	

