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

Manuel Ortiz Diversified Real Estate

Ph. 559.972.0909

Walnuts & Calf/ Hog Ranch East of Tulare

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.

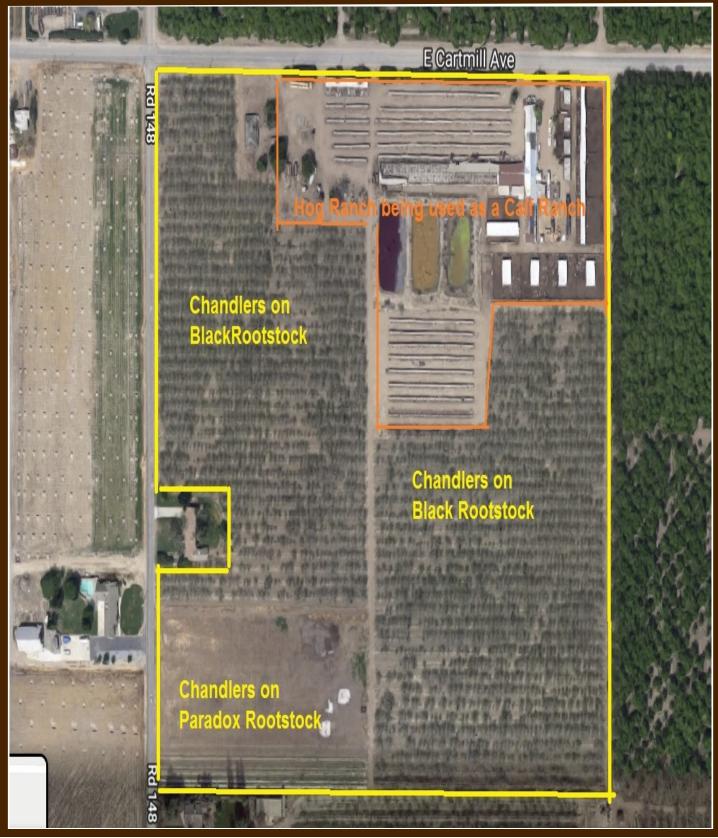
Terms: Cash or 1031 Exchange, Loan

^{*} 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.

37.92 Acres Walnuts Permitted Hog ranch East of Tulare

Manuel Ortiz



Pictures 1

Manuel Ortiz









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Pictures 2

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Pictures 3

Manuel Ortiz









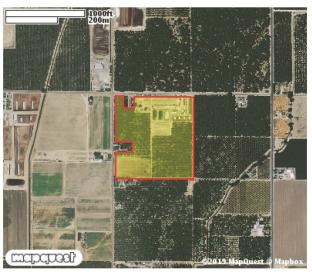
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APN: 152-140-019-000

SOILS REPORT TULARE CA 93274



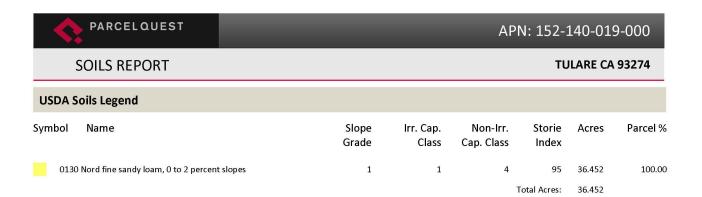




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**The information provided here is deemed reliable, but is not guaranteed.

Page 1
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