



**PEARSON
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FOR SALE

Visalia Walnuts and Almonds



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

- Young Walnuts in 1st year of production
- New Shasta variety of Almonds
- Turn-Key operation with house and shop included

**Exclusively Presented By:
Pearson Realty**



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CA BRE #00020875



Visalia Walnuts and Almonds

81.53± Assessed Acres

\$2,528,000

DESCRIPTION:

This property is planted to Chandler and Ivanhoe Walnuts and the new variety (Shasta) Almonds, which are self pollinating.

LOCATION:

The property is located on the westside of Road 132 (Ben Maddox) 1 mile north of Avenue 336. 2 miles north of Visalia. The address of the house located on the property is 34581 Road 132, Visalia 93292.

LEGAL:

APN: 051-150-098, 102 & 103, Tulare County.

PLANTINGS:

20± acres of Chandler walnuts on Paradox rootstock, planted in 2015 on a 22'x22' spacing.
10± acres of Chandler walnuts on Paradox rootstock, planted in 2016 on a 22'x22' spacing.
30± acres of Ivanhoe Walnuts on Paradox rootstock. Planted in 2016 on a 22'x22' spacing.
30± acres of new Shasta variety of Almonds planted in 2019.

WATER:

Irrigation is provided by 2 wells and a fan jet irrigation system. Well #1 is a 40HP pump that is producing 550GPM, well #2 is a new 30HP submersible producing 320GPM. The house and shop have a domestic well providing their water.

SOILS:

Crosscreek - Kai Association, 0 to 2% slopes.
Exeter loam, 0 to 2% slopes.

BUILDINGS:

There is a 2700± sq.ft. home, 3 bedroom/2 bath built in 1976. A steel shop approximately 3000± sq.ft. with 2 roll up doors. House is presently rented.

PRICE/TERMS:

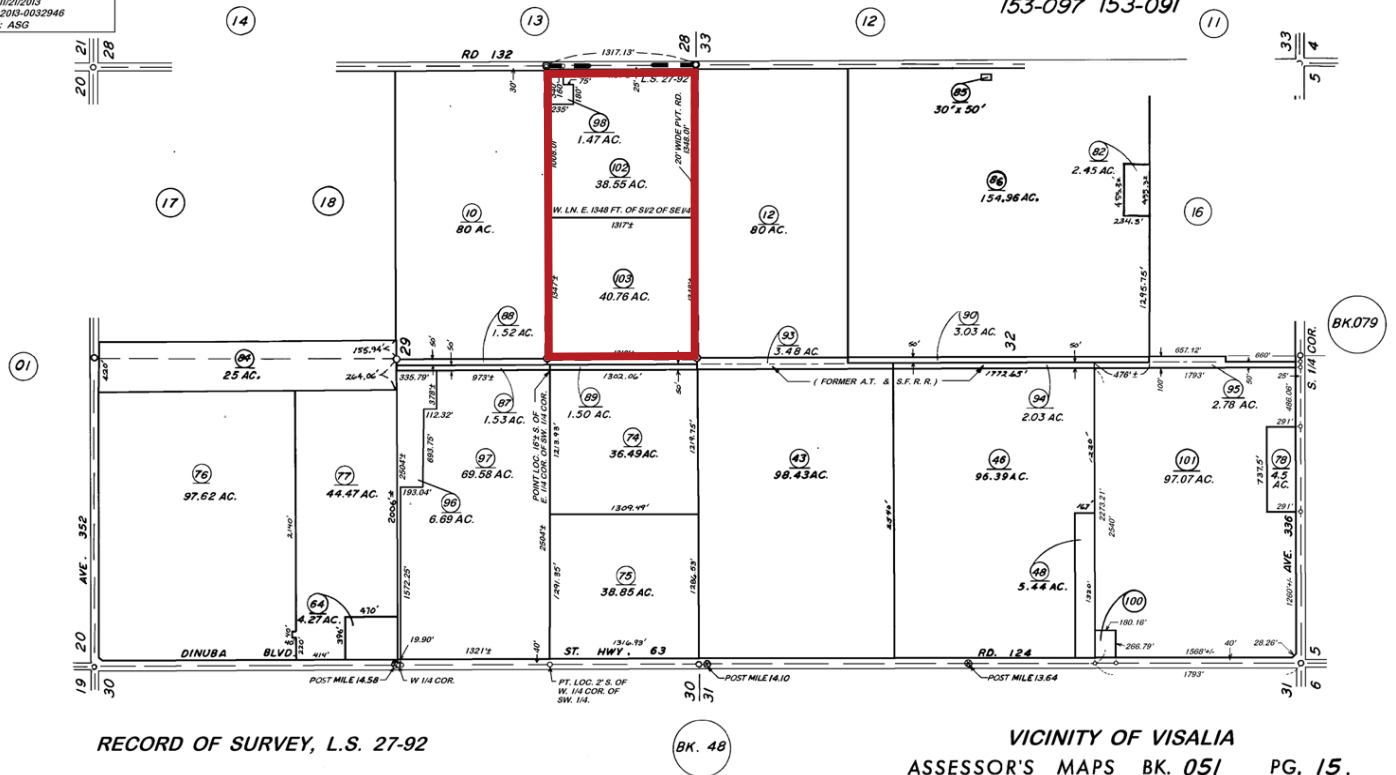
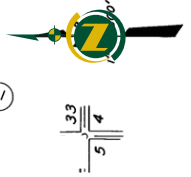
\$2,528,000 cash or terms acceptable to Seller.

ASSESSOR'S PARCEL MAP

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREIN MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 11/21/2013
REASON: 2013-0032946
CAD TECH: ASG

SEC. 29 & SEC. 32, T.17S., R. 25E., M.D.B.&M.

TAX CODE AREA **051-15**
153-051 153-045
153-053 153-046
153-096 153-086
153-097 153-091



PHOTOS



LOCATION MAP



REGIONAL MAP



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