

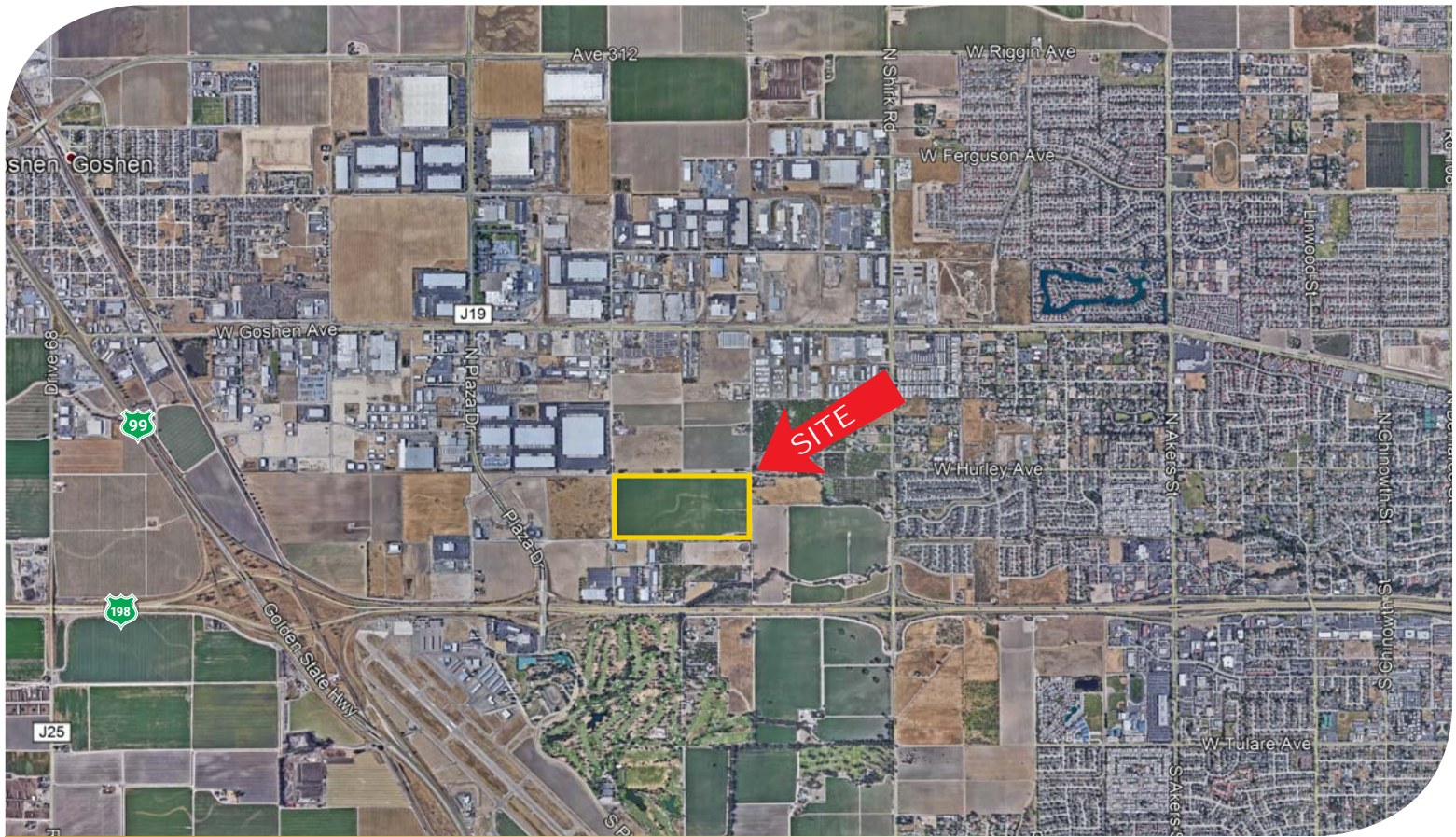
# FOR SALE



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## Visalia Future Industrial



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

- Designated Industrial in General Plan
- Located in Tier 1
- Large Parcel Close to Hwy Interchange

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CA DRE #00020875



# Visalia Future Industrial

**80.73± Assessed Acres**

**\$4,440,150**

**DESCRIPTION:**

This property is located adjacent to the Visalia Industrial Park on Kelsey Street just north of Highway 198. The parcel has Industrial zoning on two sides along with Service Commercial zoning on its southwest border. Visalia City General Plan designated this property in the 2020 General plan as industrial and located within Tier 1.

**LOCATION:**

This 80.73± acres of open ground lies between Kelsey Street on its west boundary and Road 88 on its eastern boundary. Millcreek is the northern boundary and a portion of Visalia City limits on the southwest boundary.

**LEGAL:**

Tulare County APN 081-040-001, 80.73 assessed acres.

**ZONING:**

Ag zone AE-20, located in the county at this time. City planning department has stated that these three adjacent parcels are able to be annexed and pre-zoned upon application of a development plan.

**WATER:**

A 50HP ag well approximately 400' has irrigated this land previously. Not farmed last two years. One domestic well provides water to the home.

**SOILS:**

Mostly Akers-Akers Saline sodic complex 0 to 2% slopes, Colpien loam, Nord fine sandy loam, Class 1 soils.

**BUILDINGS:**

A 3350 sq.ft. older well maintained home is located on Road 88 on the southeastern corner of the parcel. Address 29811 Road 88. An old milking barn is adjacent to the house.

**PRICE/TERMS:**

\$4,440,150 cash at close of escrow

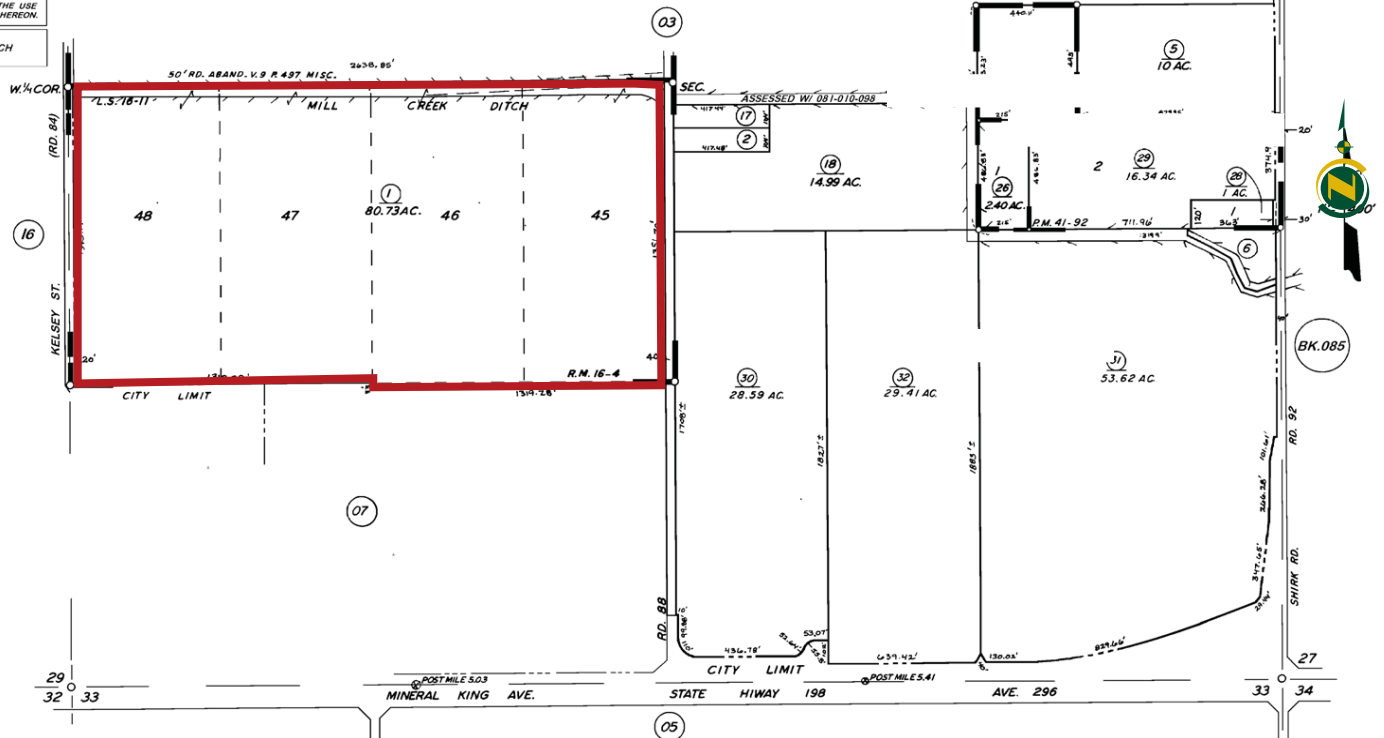


# ASSESSOR'S PARCEL MAP

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.  
  
REVISED: 08/31/2010  
REASON: UPDATE DITCH  
CAD TECH: CBT

S. POR. SEC. 28, T.18S., R.24E., M. D. B. & M.

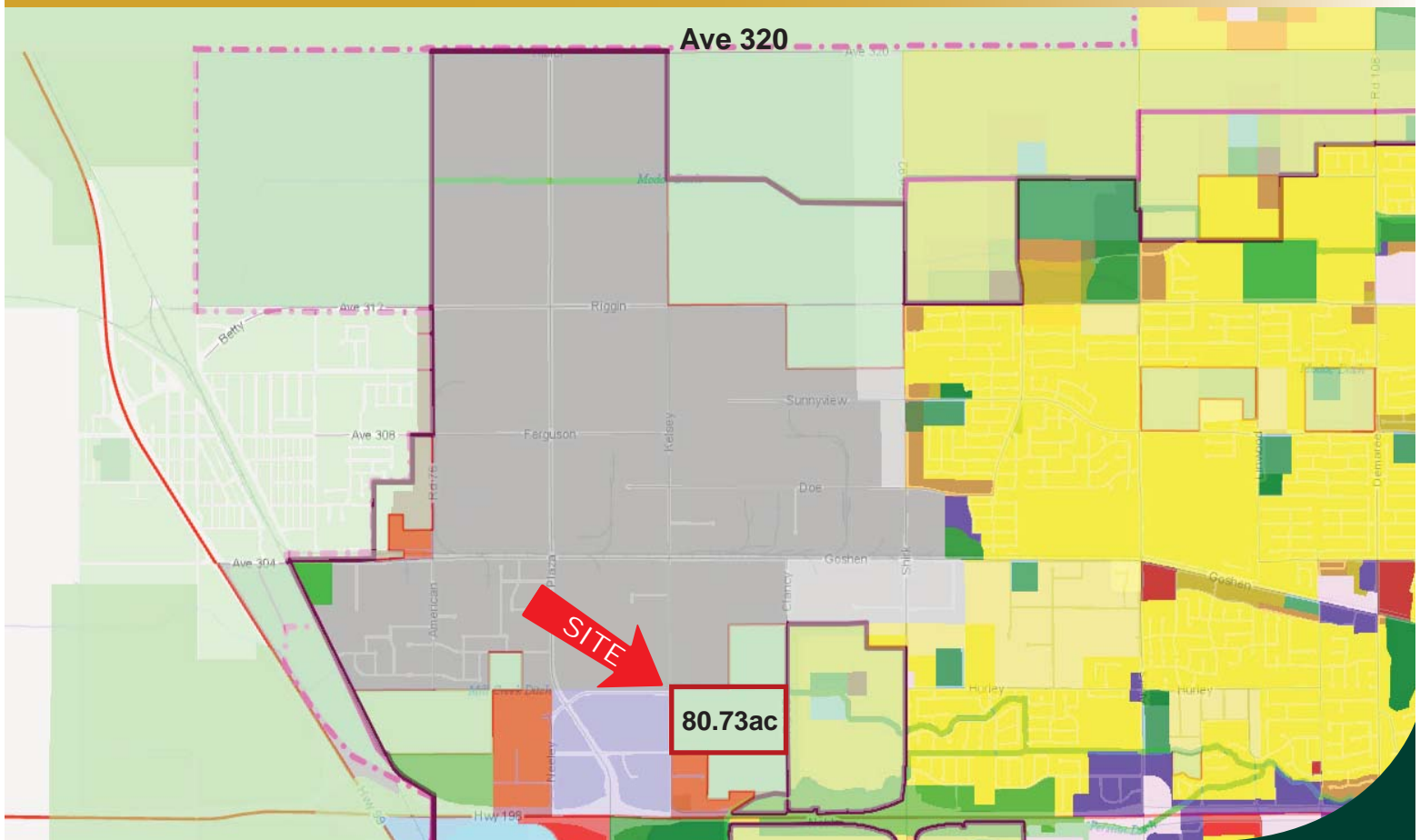
TAX CODE AREA **081-04**  
006-209  
153-003



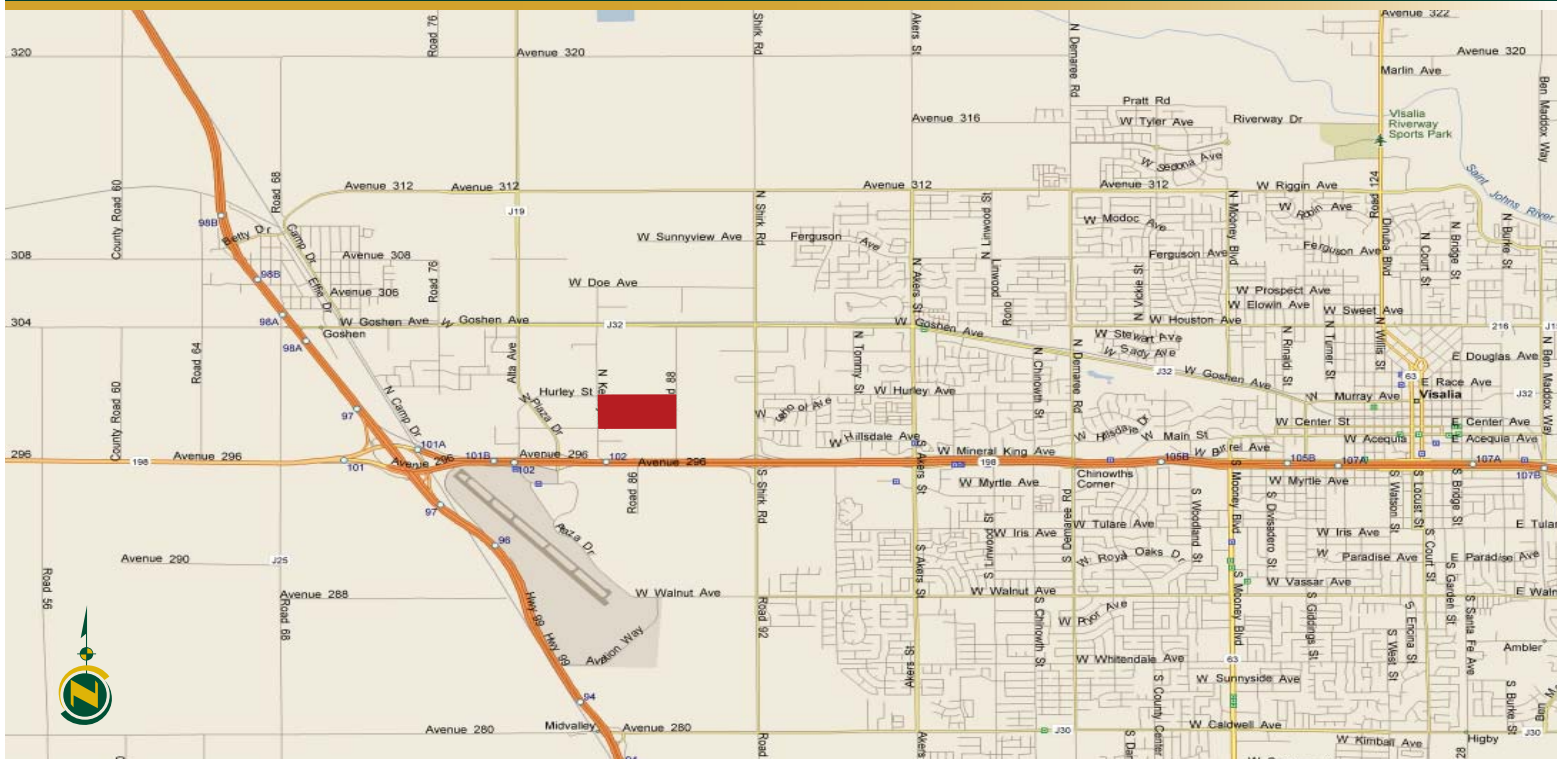
POR. KELSEY TRACT R.M.16-4  
PARCEL MAP 1733 P.M. 18-34  
PARCEL MAP 3544 P.M. 36-47  
RECORD OF SURVEY L.S. 16-11  
RECORD OF SURVEY L.S. 18-04 (6 HWY 198)

VICINITY OF VISALIA  
ASSESSOR'S MAPS BK. 081, PG. 04  
COUNTY OF TULARE CALIF

## CITY OF VISALIA GENERAL PLAN



## 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

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