

FOR SALE

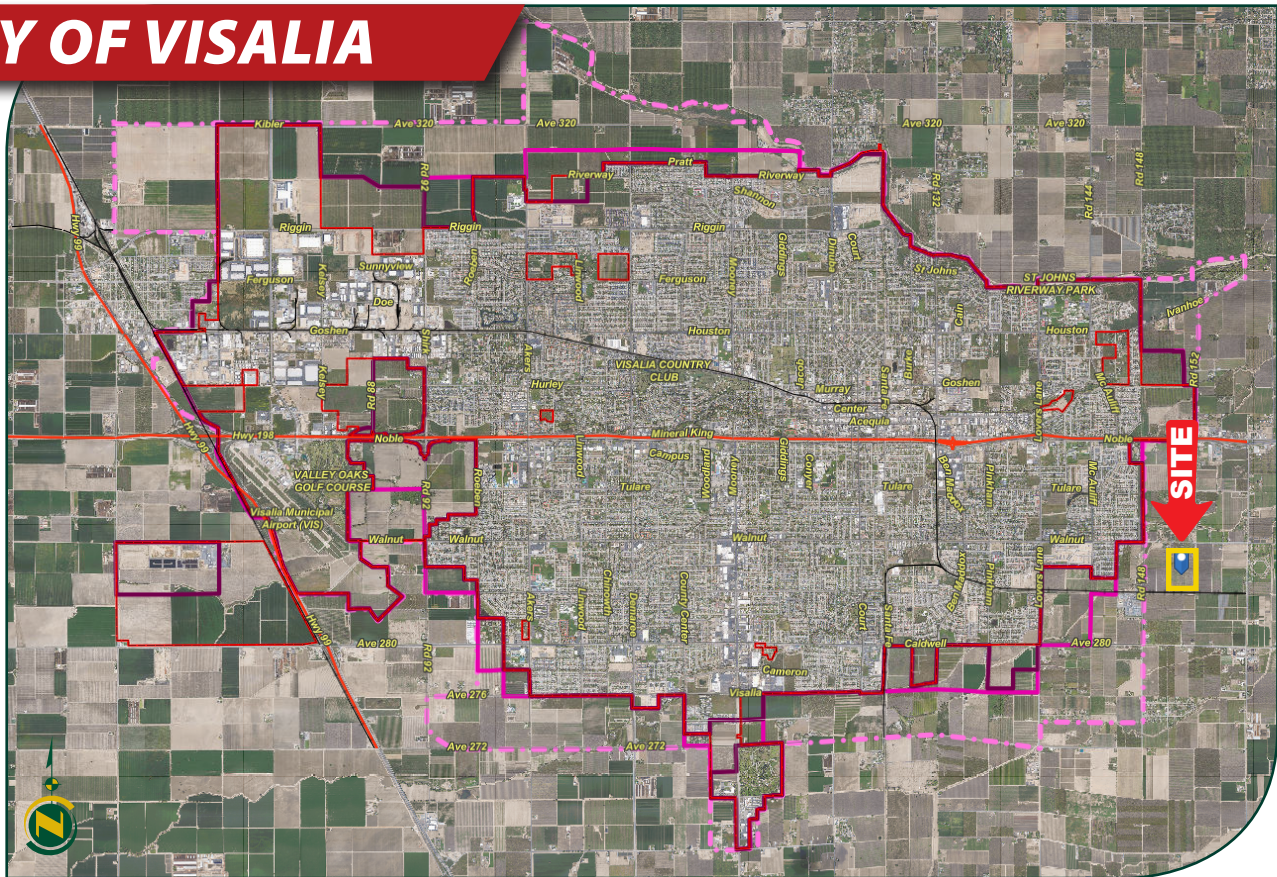


**PEARSON
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AGRICULTURAL PROPERTIES
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Visalia Open Land

CITY OF VISALIA



57.14± Acres
Tulare County, California

- Open Land ready to plant
- Large block
- Class 1 Soils
- People's Ditch Stock and well water

Exclusively Presented By:
Pearson Realty



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CA BRE #00020875



Visalia Open Land

57.14± Acres

\$1,999,900

DESCRIPTION:

This open farm land opportunity sits just outside of the Visalia sphere of influence. The ranch recently had the older walnut orchard removed. The property has been ripped and leveled so it is ready to plant. The area is known for being able to grow a wide range of permanent plantings on its Class 1 soils with two sources of water.

LOCATION:

The open land is located just south of Walnut Avenue (Ave. 288) about 1/4 of a mile east of Road 148. The property has access by a private driveway on the south side of Walnut Avenue.

LEGAL:

Tulare County APN 127-040-036. The property is located in the North 1/2 of Section 2, Township 19S, Range 25E, M.D.B. & M.

ZONING:

A-E 20, Agriculture Exclusive. The parcel is not in the Williamson Act Ag Preserve.

SOILS:

Nord fine sandy loam, 0 to 2% slopes. Class 1.

WATER:

Irrigation water is provided by a 30HP submersible pump installed in 2015. Seller also owns Consolidated People's Ditch Company stock which provides additional surface water to the property.

BUILDINGS:

There is an older unoccupied mobile home located on the property.

PRICE/TERMS:

\$1,999,900 all cash or terms acceptable to Seller.

NOTE:

Seller could plant trees this fall or winter.

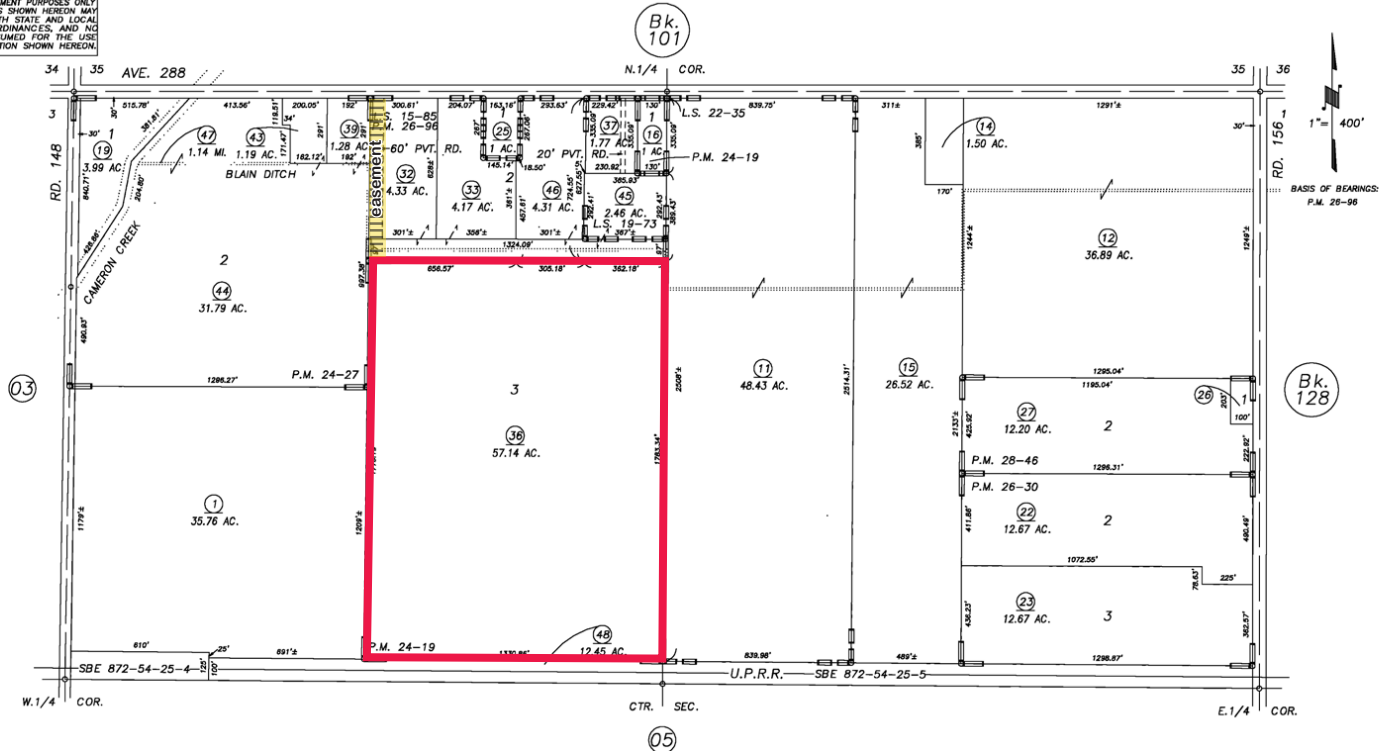
ASSESSOR'S PARCEL MAP

N1/2 SEC.2, T.19S., R.25E., M.D.B.&M.

Tax Area Codes 127-04
153-105

DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES ONLY
AND THE PARCELS SHOWN HEREON MAY
NOT COMPLY WITH STATE AND LOCAL
SUBDIVISION ORDINANCES, AND NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION SHOWN HEREON.



PARCEL MAP NO. 2318, P.M. 24-19
PARCEL MAP NO. 2326, P.M. 24-27
PARCEL MAP NO. 2529, P.M. 26-30
PARCEL MAP NO. 2595, P.M. 26-96
PARCEL MAP NO. 2745, P.M. 28-46
RECORD OF SURVEY 15-85

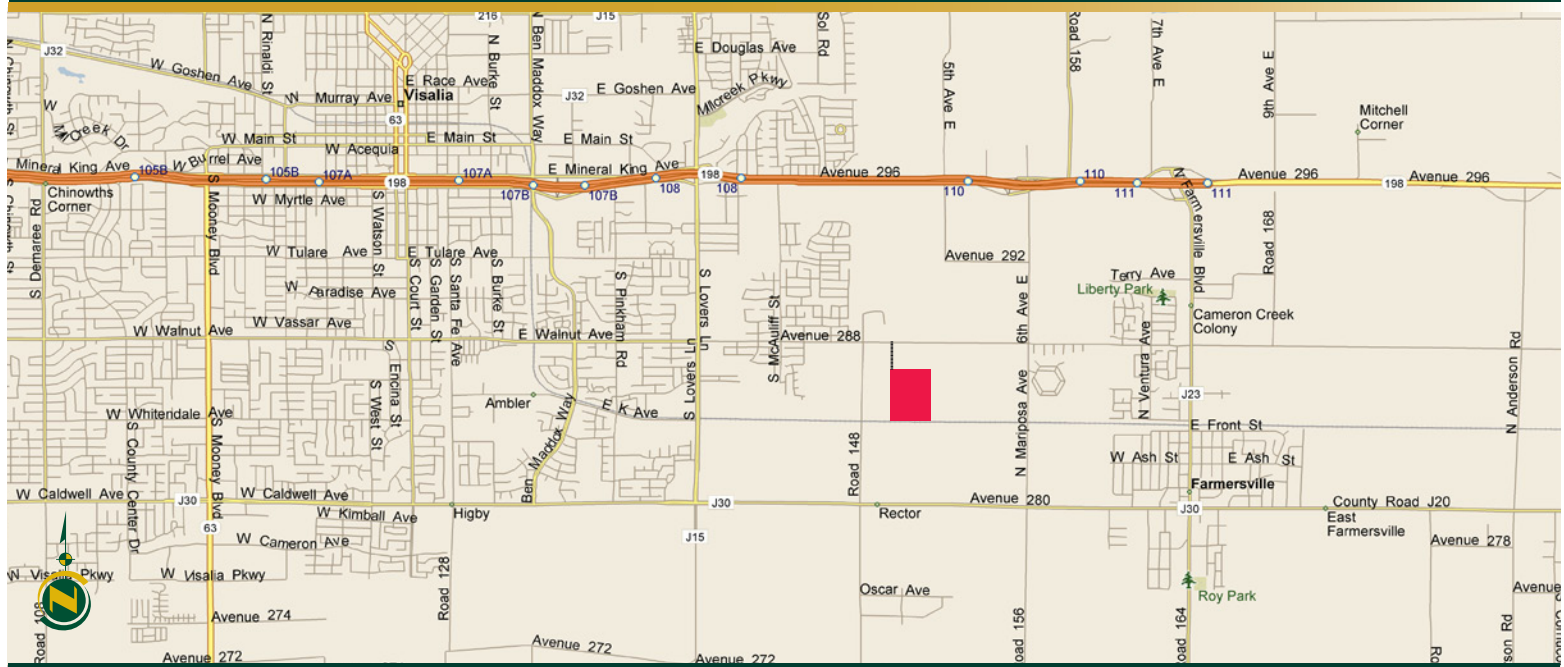
RECORD OF SURVEY, L.S. 22-35

VICINITY OF VISALIA
ASSESSOR'S MAPS BK.127 , PG.04
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles



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

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777



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