

ROAD 148 WALNUTS & HOMES

Tulare County, California

80.00± Acres
\$3,200,000



- 2 Sources of Water
- Farmers Ditch Stock
- 2 Ag Wells & 2 Domestic Wells
- Predominately Grade 1 - Excellent Soils



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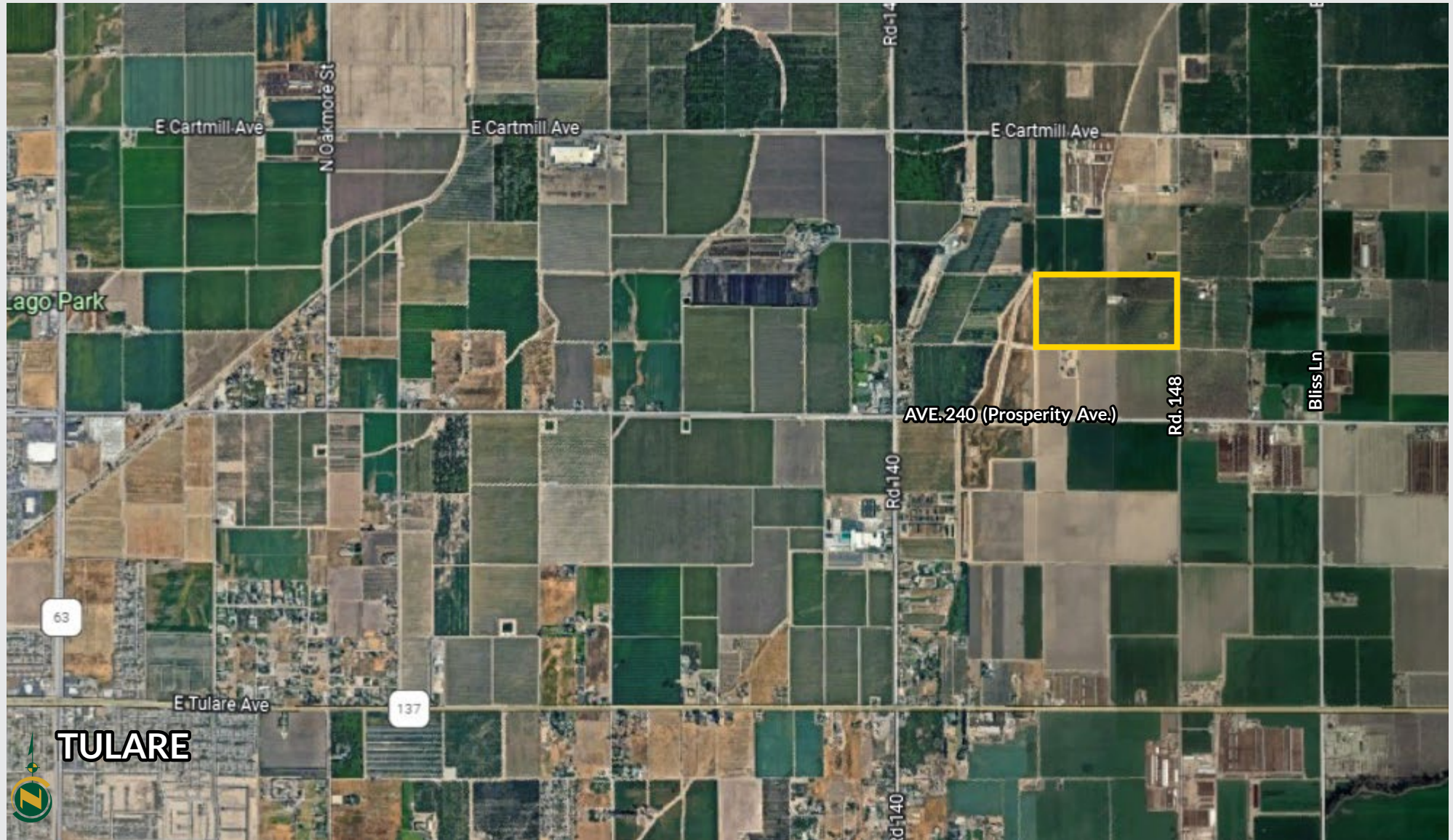


ROAD 148 WALNUTS & HOMES

80.00± Acres
Tulare County, CA



PROPERTY LOCATION



ROAD 148 WALNUTS & HOMES

80.00± Acres
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PROPERTY INFORMATION

DESCRIPTION

The property consists of approximately 80± acres with 75± net acres planted to Chandler walnuts, two (2) homes, and two (2) shops. The Farmers Ditch Canal runs adjacent to the property on the northwest. There are (2) ag wells, (2) domestic wells and a lift pump providing water to the orchard and homes. Surrounding properties are planted to predominately walnuts, along with a dairy and field crops.

LOCATION

The subject property is located on the west side of Road 148 between E. Cartmill and Prosperity Avenues in Tulare County. Access from Freeway 99 is approximately 5 miles to the west and Highway 137 is 1 ¼ miles to the south. Site address: 24251 Road 148, Tulare, CA 93274.

LEGAL/ZONING

Tulare County APN: 152-170-011

Located in a portion of the south ½ of Section 34, Township 19S, Range 25E, M.D.B.&M. Zoning is AE-40, Agricultural Exclusive - 40 acres. The property is located within the Williamson Act contract.

PLANTINGS

Approximately 75± net planted acres of Chandler Walnuts. The orchard has 22' x 22' diamond spacing. 50% was planted in 1992 and 50% in 1993/1994.

WATER/IRRIGATION

(2) Ag wells and a 75 HP submersible pump. One well was drilled in 2015 and is 490' deep; the other well was drilled in 1993 and is 360' deep. (2) Domestic wells (there is a third domestic well that is currently not in use - condition unknown). 15 HP lift pump from the Farmer's Ditch. 1 ½ shares of Farmer's Ditch Stock is included with the sale. The orchard is flood irrigated.

SOILS

Nord fine sandy loam, 0 to 2 percent slopes – Grade 1 - Excellent
Tujunga loamy sand, 0 to 2 percent slopes – Grade 2 - Good

BUILDINGS

The property has two (2) homes. The main home has 3 bedrooms and 3 baths with a two car garage. The 2007 manufactured home has 2 bedrooms, 2 baths, and a detached 2 car garage. The manufactured home is currently rented at \$1,000 per month. Adjacent to the main home are three (3) structures: • 60' x 40' with a 20' overhang and enclosed office; • 50' x 50' with a 75' overhang; • 25' x 125' covered area. Please note square footages are approximate.

PRICE/TERMS

\$3,200,000 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs related to the 2022 crop. The condition of the homes and structures are being sold in "as is" condition. Seller to remain in possession of main home and shops for a period of six months following the close of escrow.

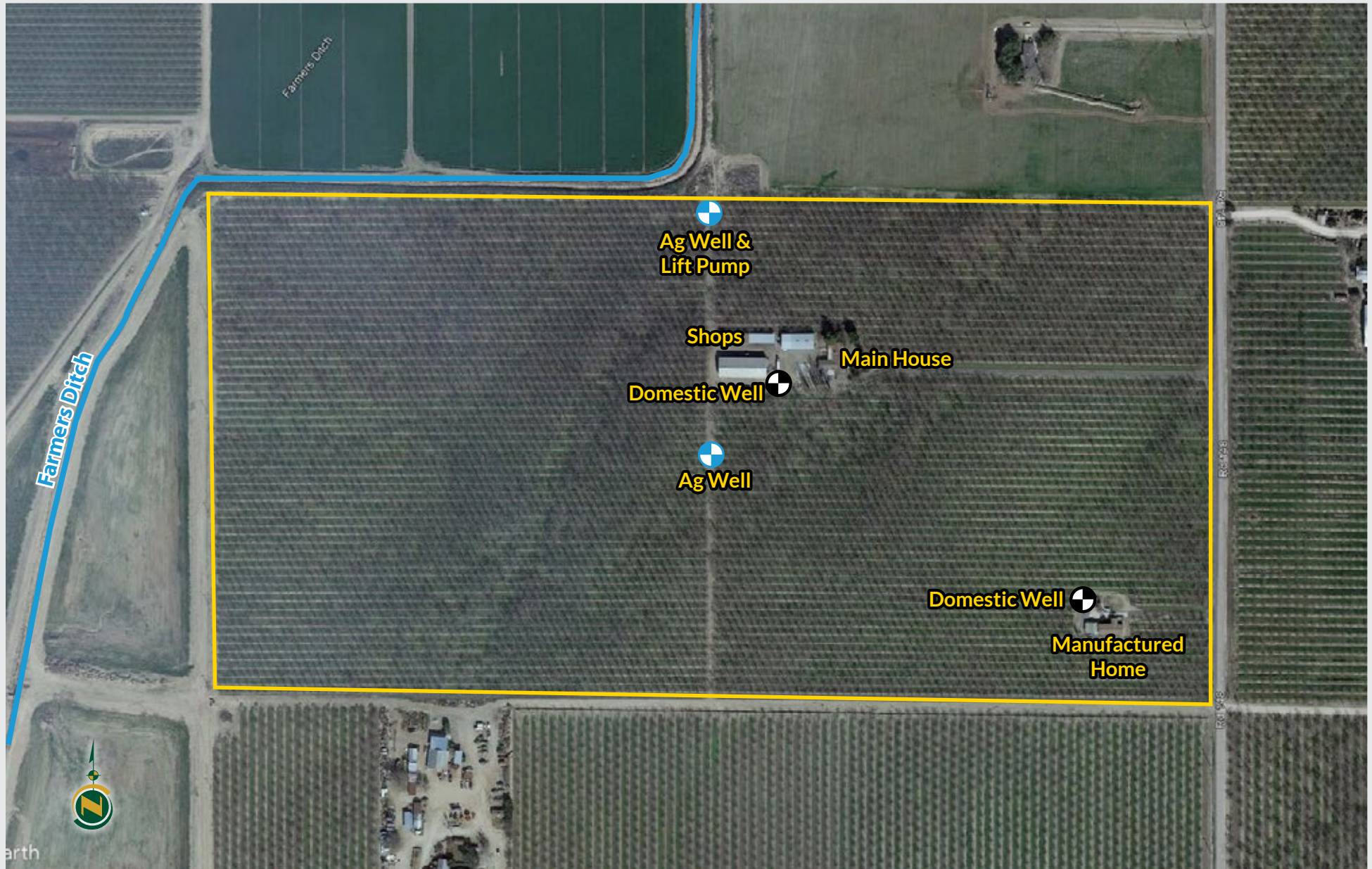


ROAD 148 WALNUTS & HOMES

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PROPERTY OVERVIEW



ROAD 148 WALNUTS & HOMES

80.00± Acres
Tulare County, CA

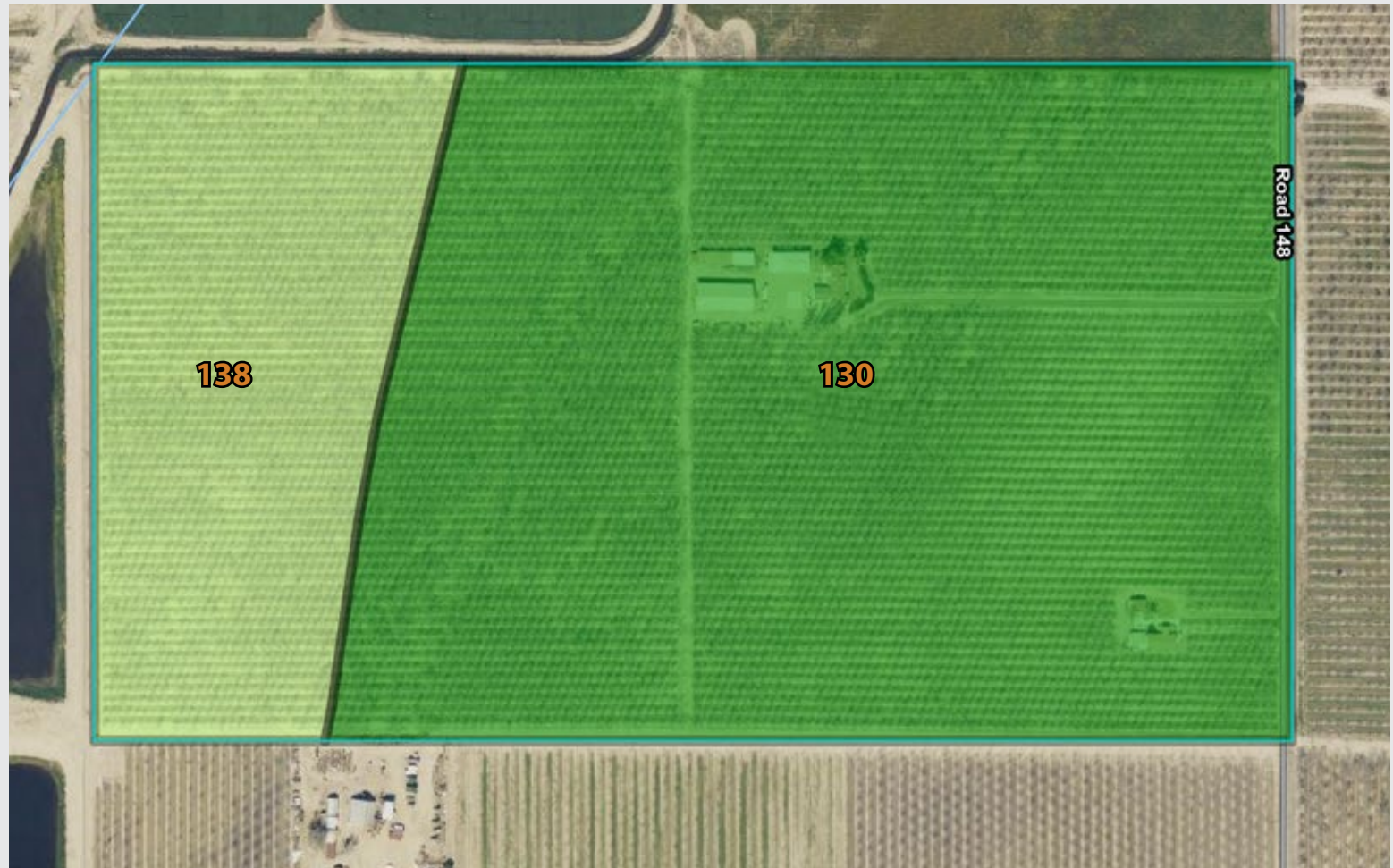


SOILS MAP

SOILS MAP LEGEND

130 = Nord fine sandy
loam, 0-2% slopes
Grade 1

138 = Tunjunga loamy sand
0-2% slopes
Grade 2

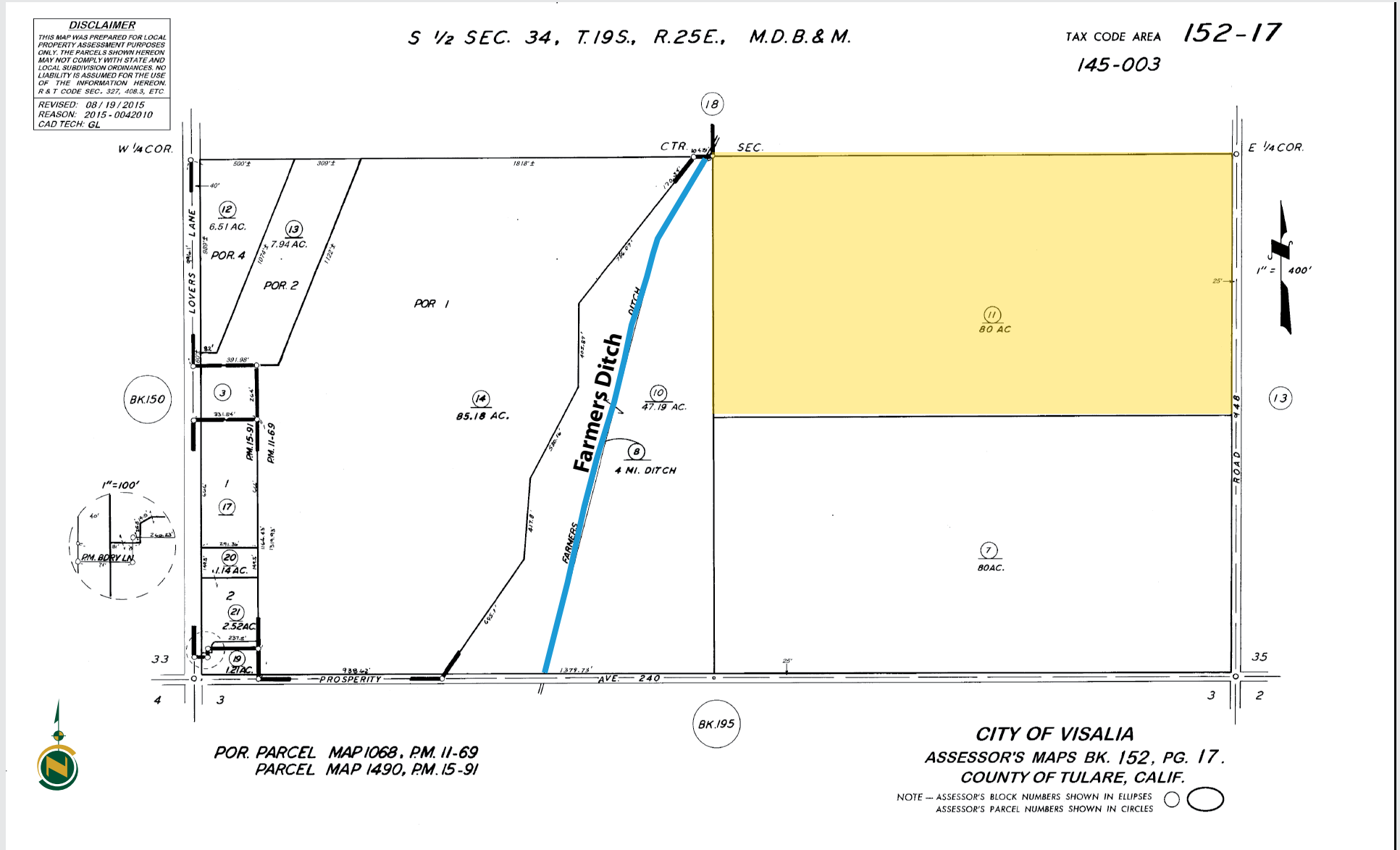


ROAD 148 WALNUTS & HOMES

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PARCEL MAP



ROAD 148 WALNUTS & HOMES

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PROPERTY PHOTOS



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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

Policy on cooperation:

All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.