

# FOR SALE



**PEARSON  
REALTY**  
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A Tradition in Trust Since 1919

## Farmerville Area Transitional Land

**PRICE REDUCED!!**



**19.23± Acres  
Tulare County, California**

- Farmersville Sphere of Influence
- Good Walnut Variety
- Ditch Stock Included

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA DRE #00020875



# Farmersville Area Transitional Land

**19.23± Acres**

**\$730,000**

**DESCRIPTION:**

Available for sale is a producing walnut farm within the sphere of influence of the city of Farmersville in Tulare County, California. The General Plan shows the site is within the Urban Development Boundary, and is designated "Medium Density Residential".

**LOCATION:**

The property is located on the southwest corner of Road 168 and Teresa Street in the County of Tulare, CA.

**LEGAL:**

Tulare County APN: 111-203-024  
Tulare County has the current zoning as A1  
The property is not enrolled in the Williamson Act.

**PLANTINGS:**

The parcel was planted in the mid 1980's to approximately 19 acres of Chandler walnuts on Black Walnut rootstock. The spacing is 20'x20'.

**SOILS:**

Nord fine sandy loam, 0 to 2 percent slopes

**WATER:**

The property has a new well drilled in 2021 with a 25HP submersible pump. Seller states the well test pumped at 1600±GPM in 2021 and the current pump produces 600±GPM. The property is within the Greater Kaweah GSA. The sale includes five shares of People's Ditch stock.

**PRICE/TERMS:**

The asking price is \$730,000.

# ASSESSOR'S PARCEL MAP

## DISCLAIMER

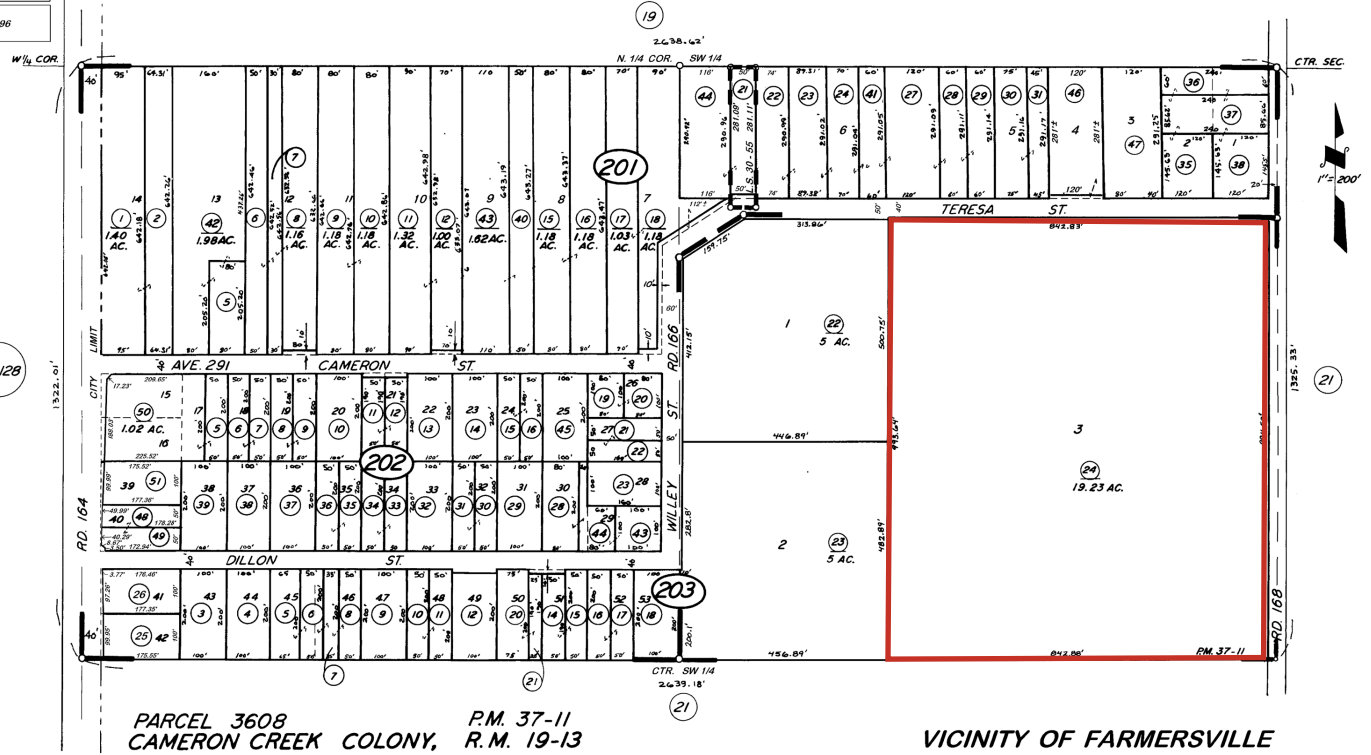
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 9/18/2020  
REASON: 2020-0035896  
CAD TECH: NFL

N $\frac{1}{2}$  OF SW $\frac{1}{4}$  SEC. 31, T.18S., R.26E., M.D.B. & M.

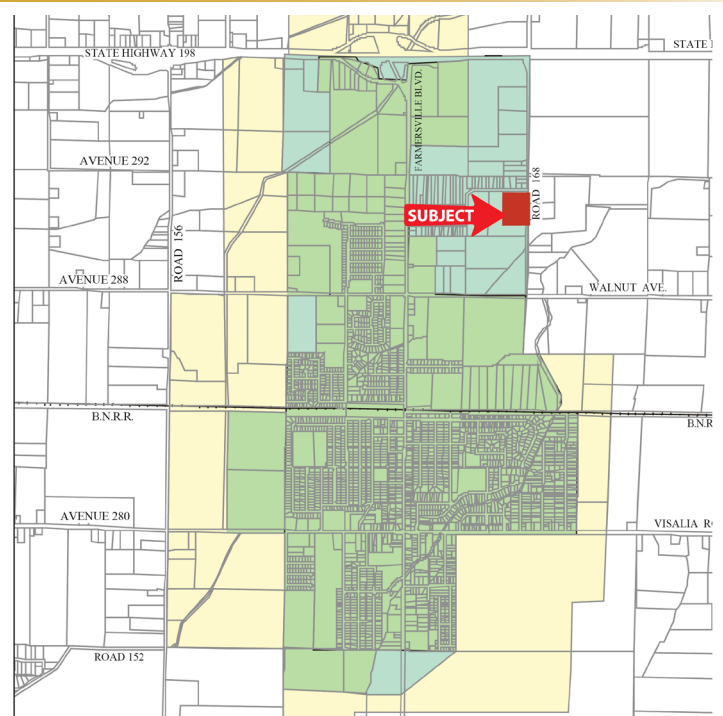
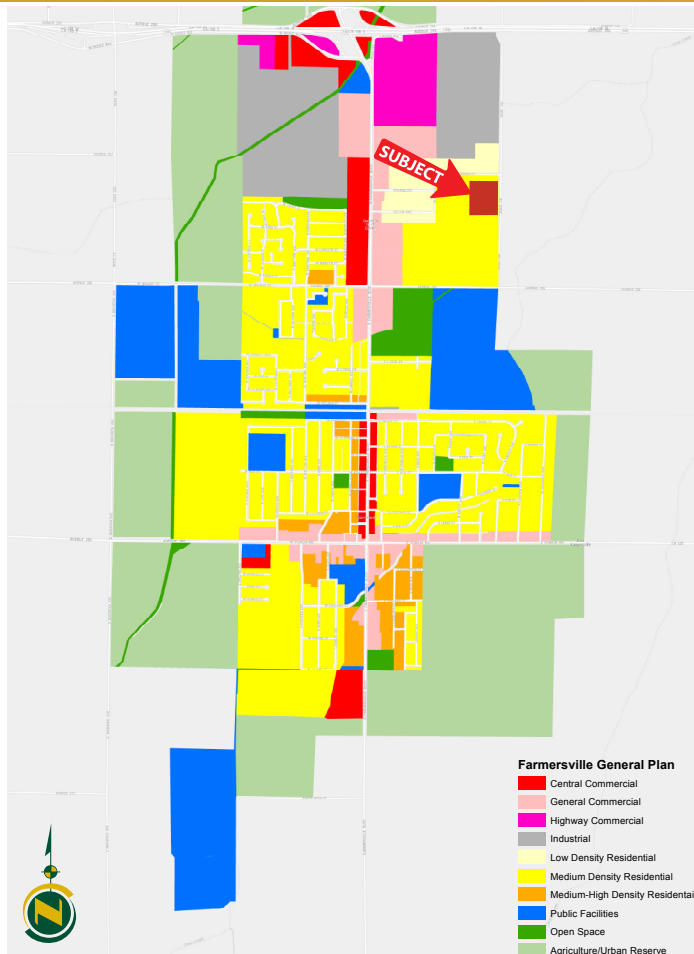
TAX CODE AREA  
008-022 087-003  
087-004 153-028

111-20



## CITY OF FARMERSVILLE GENERAL PLAN

## PLANNING AREA BOUNDARIES



## Planning Area Boundaries

(as of 12/18/06)

- City Limits
- Urban Development Boundary
- Urban Area Boundary
- Avenue 288
- Streets
- Parcels
- Railroads

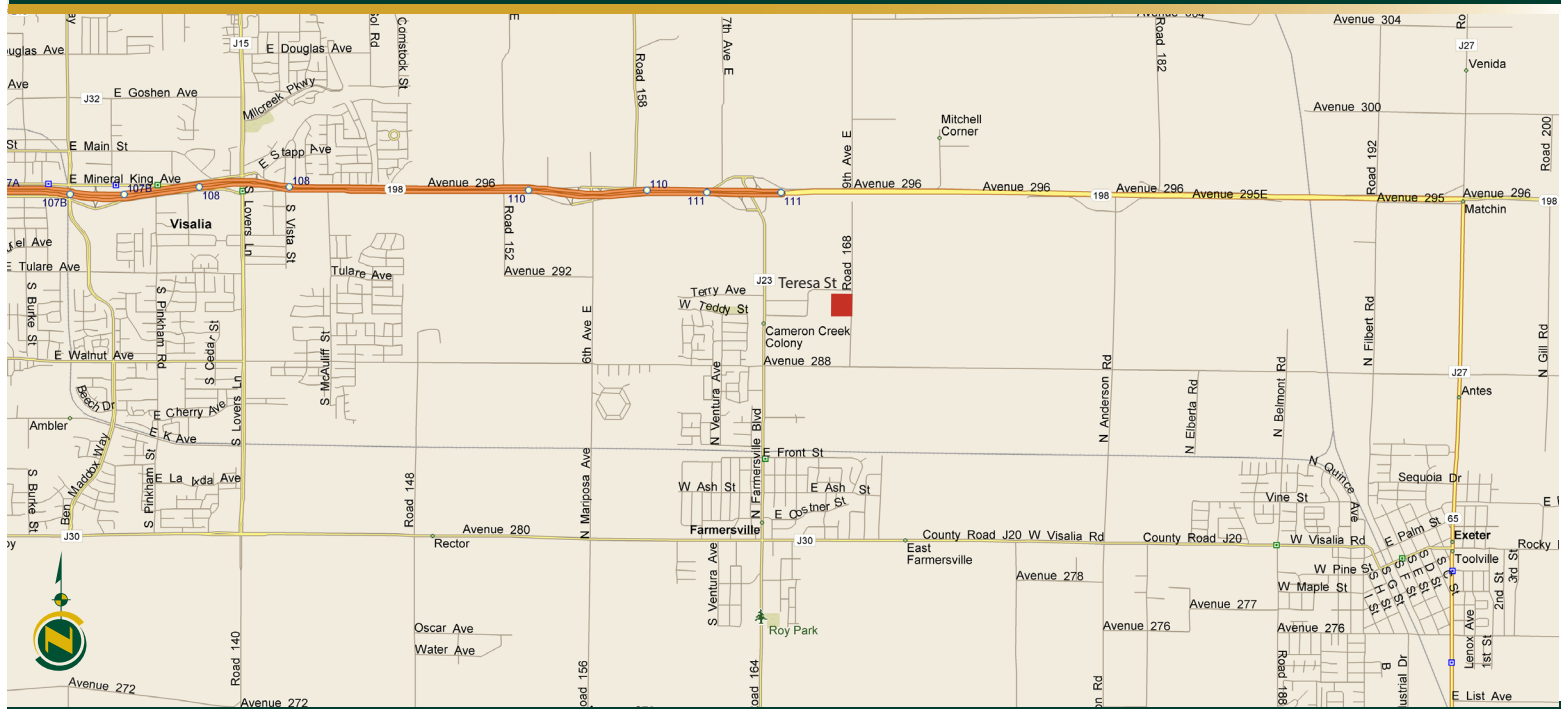
City of Farmersville

Map 1.



Collins & Schaeffer  
PLANNING CONSULTANTS

## 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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