

# VISALIA AREA WALNUTS

Tulare County, California

40.00± Acres

\$1,100,000  
(\$27,500/Acre)



- Excellent Soils
- Great Location
- Residence and Shop



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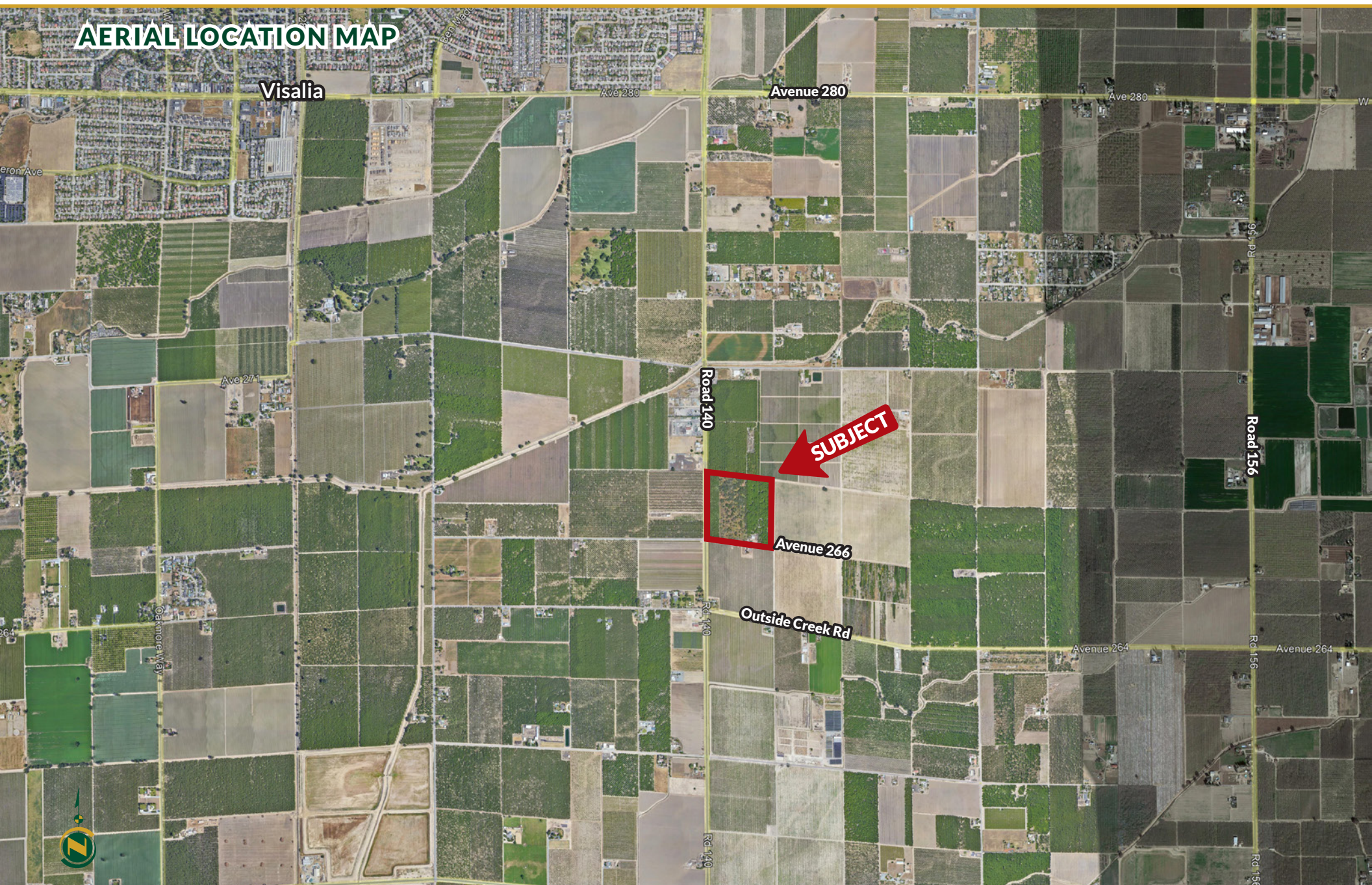
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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a 40± acre ranch planted to mature walnuts and land located on South Lovers Lane, just south of the City of Visalia, California.

### LOCATION

The property is located on the northeast corner of South Lovers Lane and Avenue 266. The property address is 14114 Avenue 266, Visalia, CA 93292.

### LEGAL

Tulare County APN: 127-110-004  
Zoning: AE-40.

### WATER

The property is irrigated by one Ag well and pump. The pump is a 30± HP submersible pump with an estimated output of approximately 615± GPM. The property is located in the Greater Kaweah GSA.

### RESIDENCE

There is an older residence and shop building located on the south side of the property. The house is approximately 2,200± square feet with 3 bedrooms and 2 bathrooms. The home was moved onto the property in 1963. The age of the home is unknown but is estimated to be built between 1950 and 1960. There is a domestic well servicing the home.

### PLANTINGS

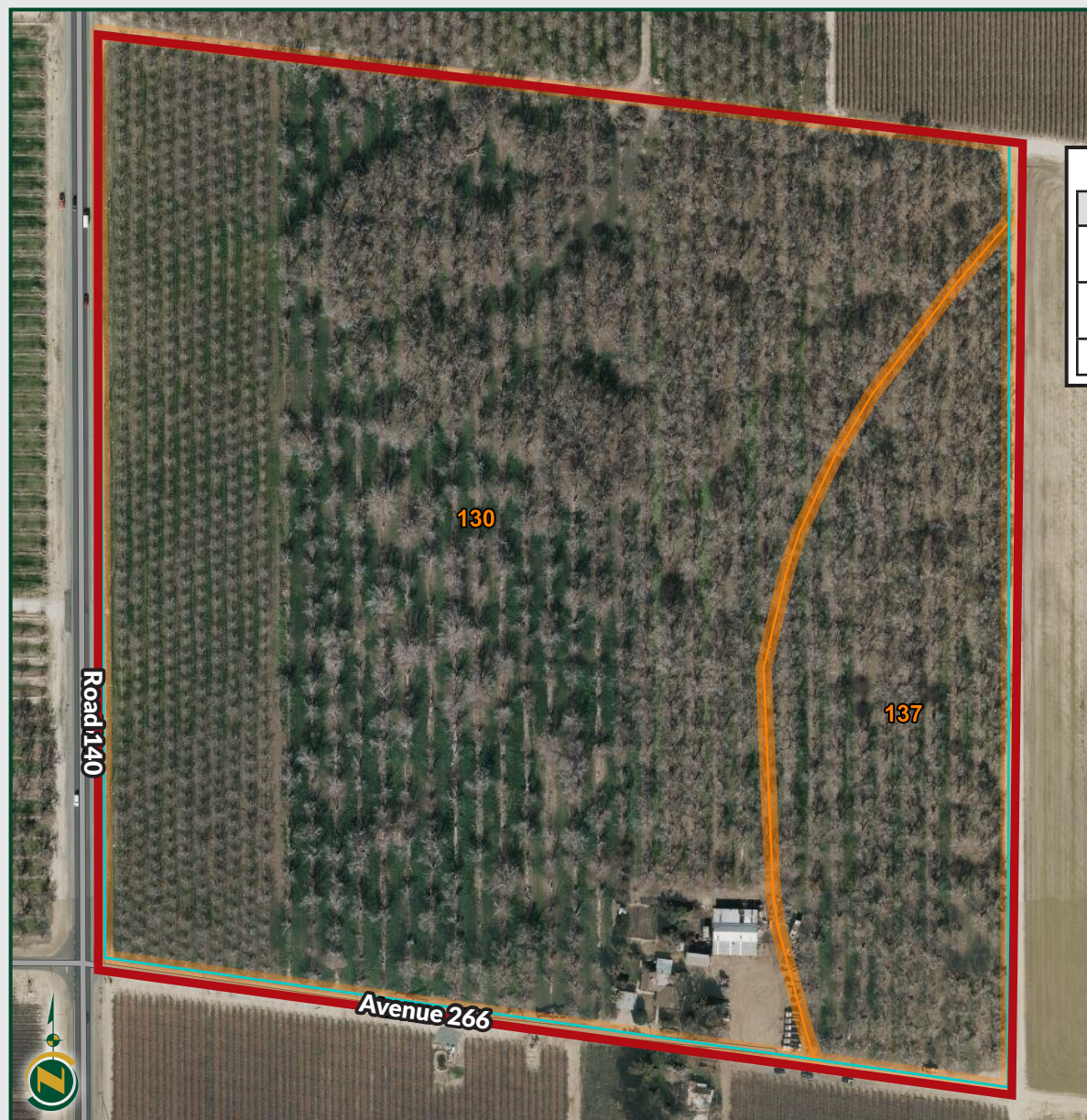
16± acres of Serr walnuts, 1980s with 34'x34' spacing.  
7± acres of Tulare walnuts planted in 2011.  
14± acres of land with old walnut trees ready to be redeveloped.

### PRICE/TERMS

The asking price is \$1,100,000. Seller to retain the 2022 crop.



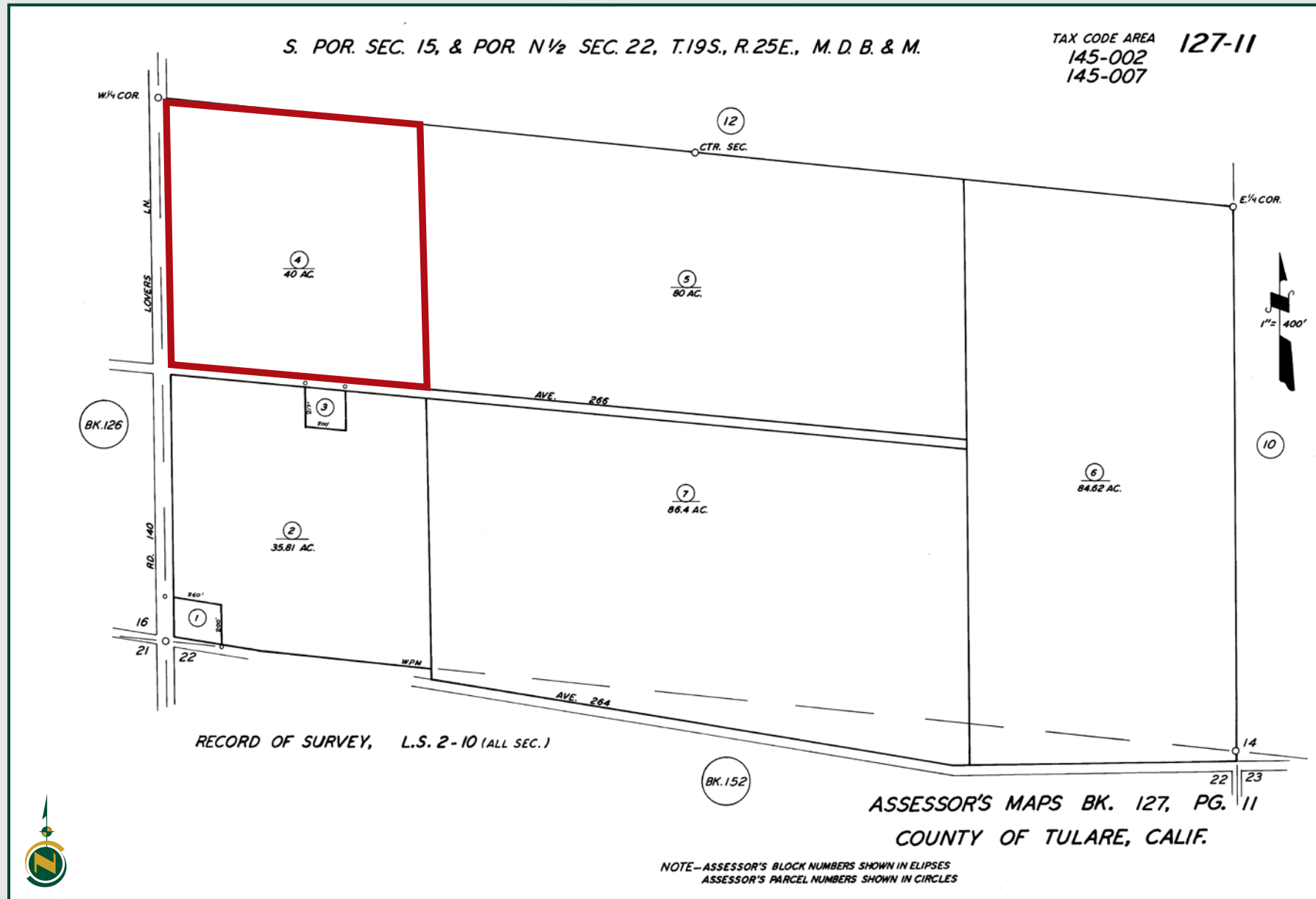
## SOIL MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	81.1%
137	Tagus loam, 0 to 2 percent slopes	18.9%
Totals for Area of Interest		100.0%



## PARCEL MAP





# VISALIA AREA WALNUTS

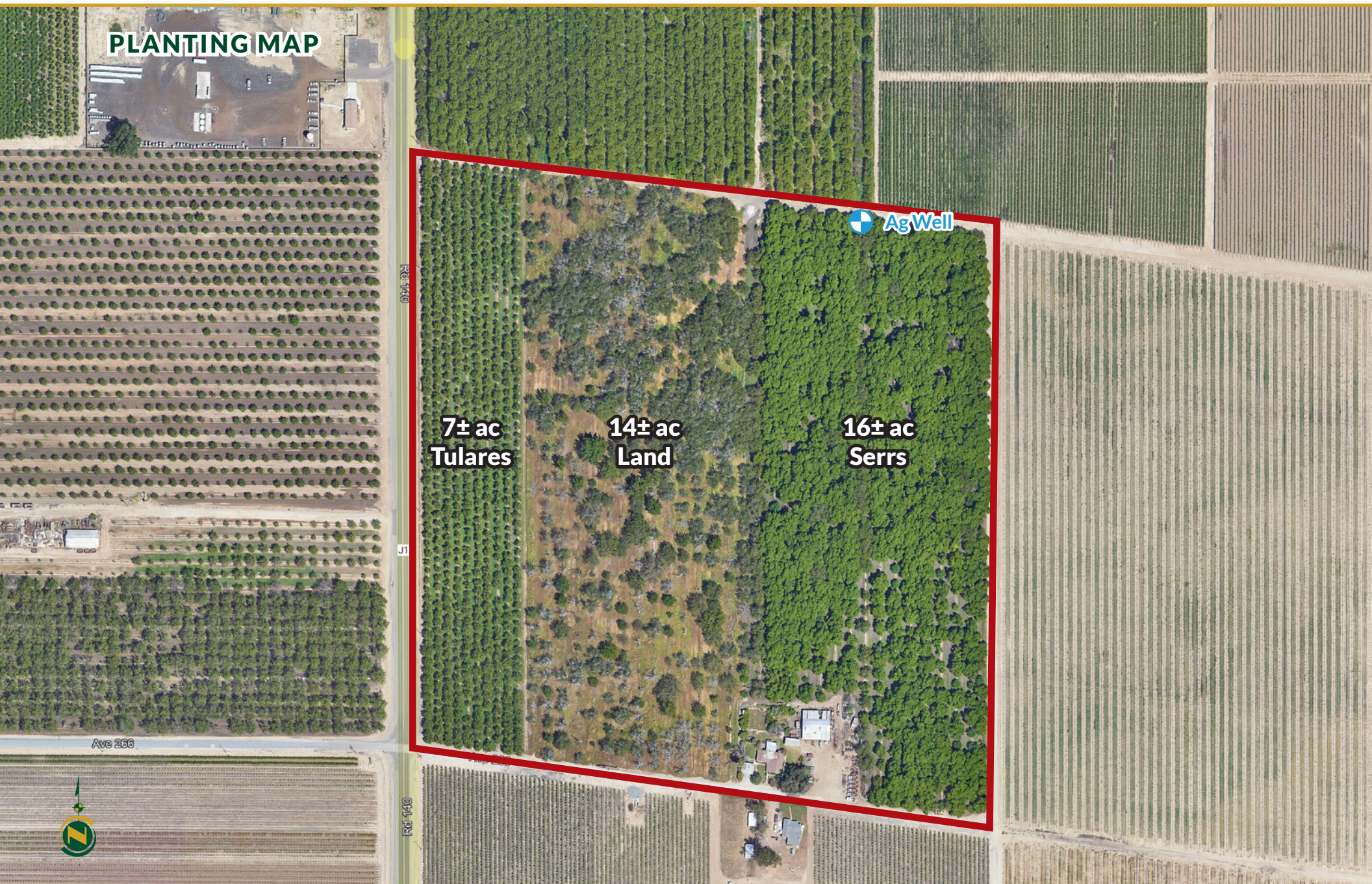
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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water 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.*



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