

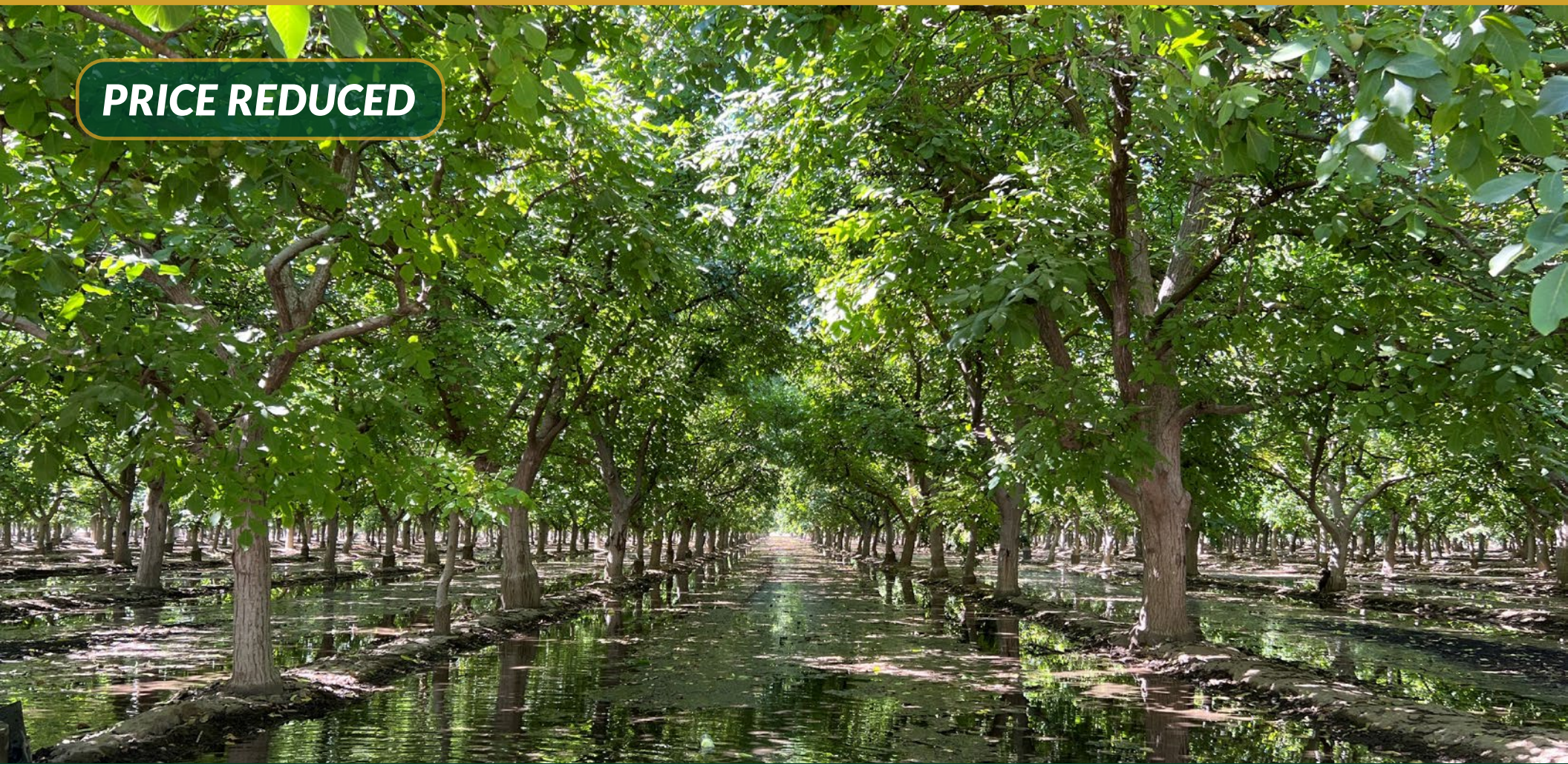
FARMERSVILLE WALNUTS

Tulare County, California

40.21± Acres

\$824,305
(\$20,500/Acre)

PRICE REDUCED



- Desirable Farming Area
- New Ag Well
- Tulare Walnuts



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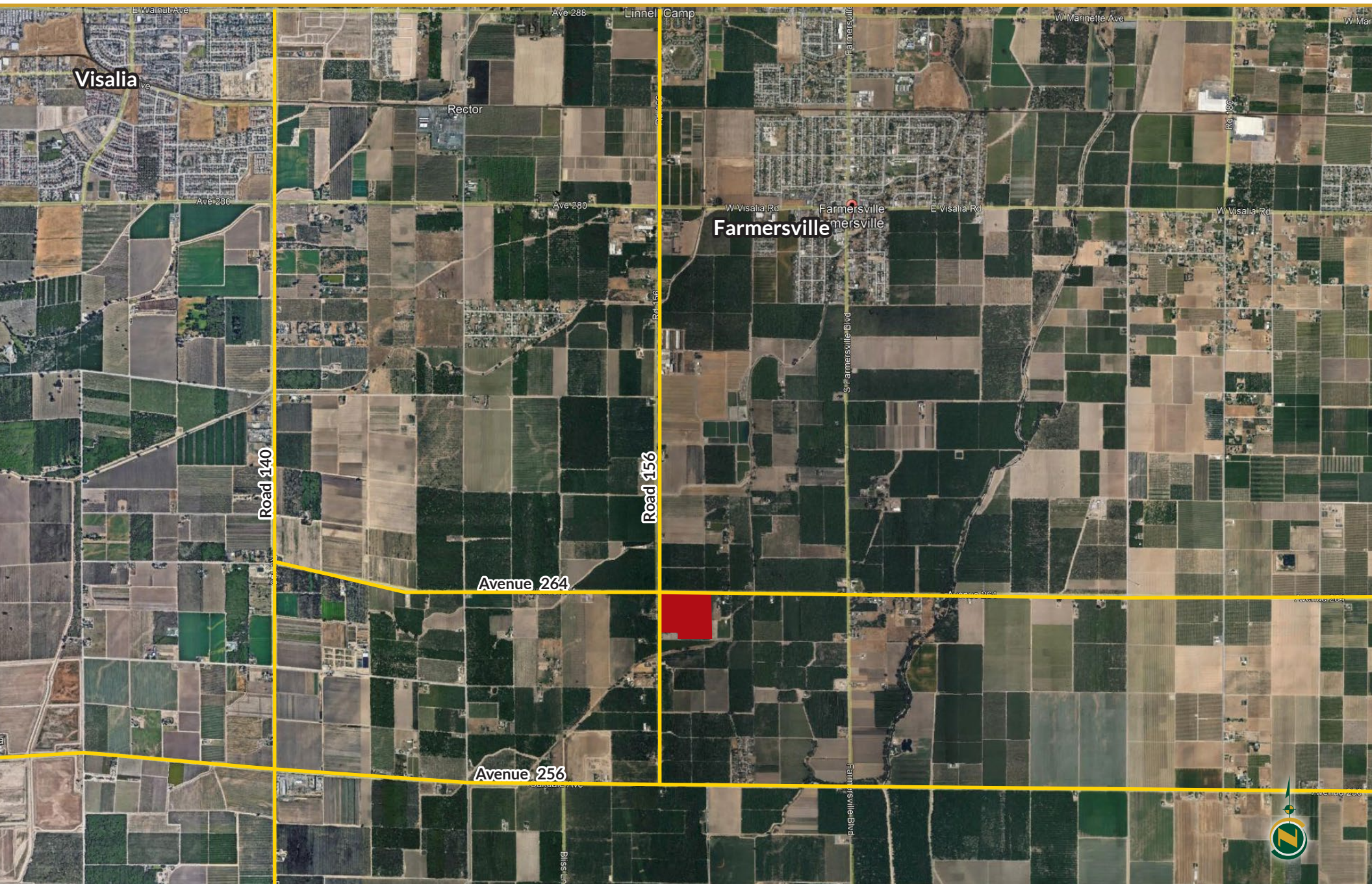
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Exclusively Presented by:



FARMERSVILLE WALNUTS

40.21± Acres, Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a nicely farmed walnut ranch located in the desirable farming area south of Farmersville, California. The property features Tulare walnuts and one newly drilled Ag well.

LOCATION

The property is located on the southeast corner of Avenue 264 and Road 156, approximately two miles south of Farmersville, California.

LEGAL

Tulare County APN: 152-070-015

ZONING

AE-20 Agricultural Exclusive, 20 acre minimum.

PLANTINGS

The property is planted to 40± acres of Tulare walnuts. Half of the trees were planted in 1992 and the other half planted in 1994.

WATER

The ranch is irrigated by one Ag well with a 40±HP pump. The well was drilled in January of 2022 to a depth of approximately 400± feet. The property is located in the Greater Kaweah GSA.

SOILS

Nord fine sandy loam 0 to 2% slopes.
Grade 1 - Excellent.

PRICE/TERMS

The asking price is \$824,305.
Seller financing is available with terms acceptable to Seller.

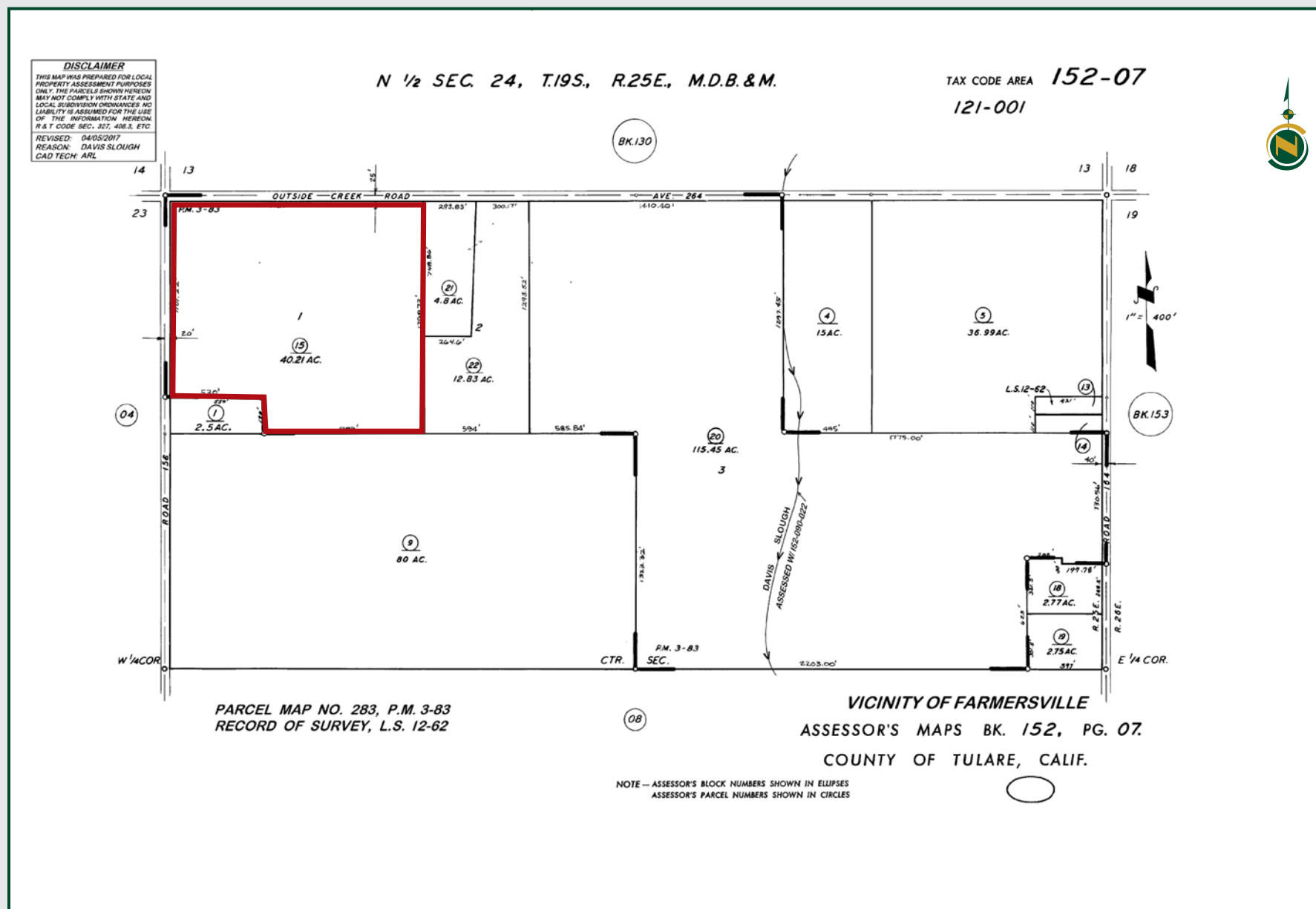


SOILS MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	39.3	100.0%
Totals for Area of Interest		39.3	100.0%

PARCEL MAP



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PLANTING MAP



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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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SUBJECT