

292 RANCH CHANDLER WALNUTS

Tulare County, California

43.17± Acres

\$841,815

(\$19,500±/Acre)

PRICE REDUCED



- Between Visalia and Farmersville
- Custom Home Site
- Young Producing Walnuts



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Tulare County, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Professionally managed Chandler Walnuts approximately 7-8 years old consisting of 43.17± acres. The walnuts are planted on Hybrid rootstock and located in the desired area halfway between Visalia and Farmersville. The walnuts are irrigated by one Ag well that is filtered through a three tank sand media filtration system that supplies water to an above ground sprinkler system in the orchard. Come build your custom dream home.

LOCATION

The entrance of the subject property is located on the south side of Avenue 292, 1/8 mile west of Road 156. There is also access from Road 156 1/8 mile south of Avenue 292.

LEGAL

Tulare County APN# 101-130-032 (43.17± acres).

ZONING

The property is zoned AE-20.

WATER

Single source - 1 Ag well, above ground sprinkler system with 25Hp booster pump.

SOIL

Nord Fine Sandy Loam, 0 to 2 percent slopes/Grade 1 – Excellent.

PLANTINGS

43.17± acres Chandler Walnuts on Hybrid rootstock.

PRICE/TERMS

The asking price is \$841,815 (\$19,500± per acre).

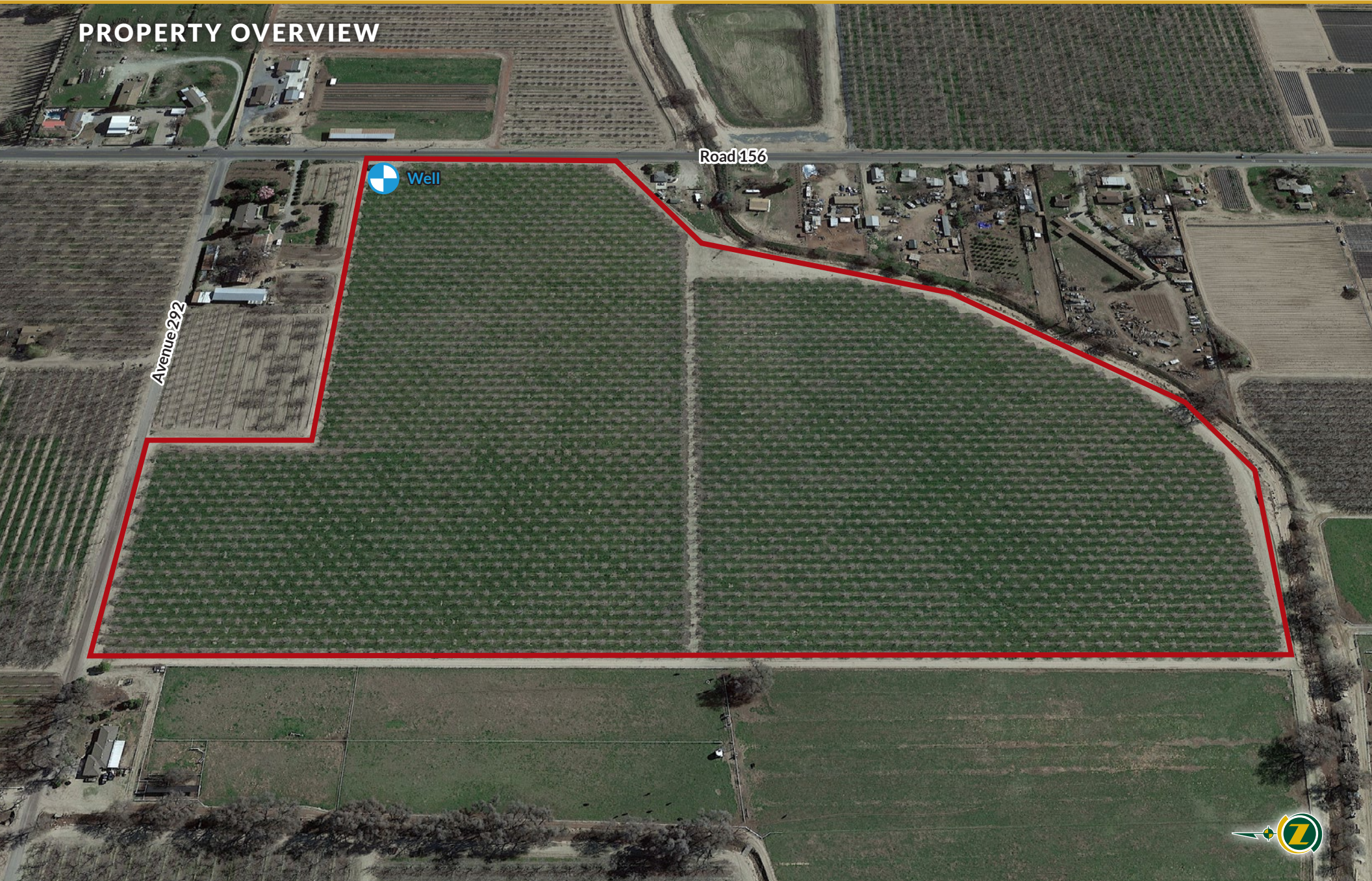


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PROPERTY OVERVIEW



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SOILS MAP



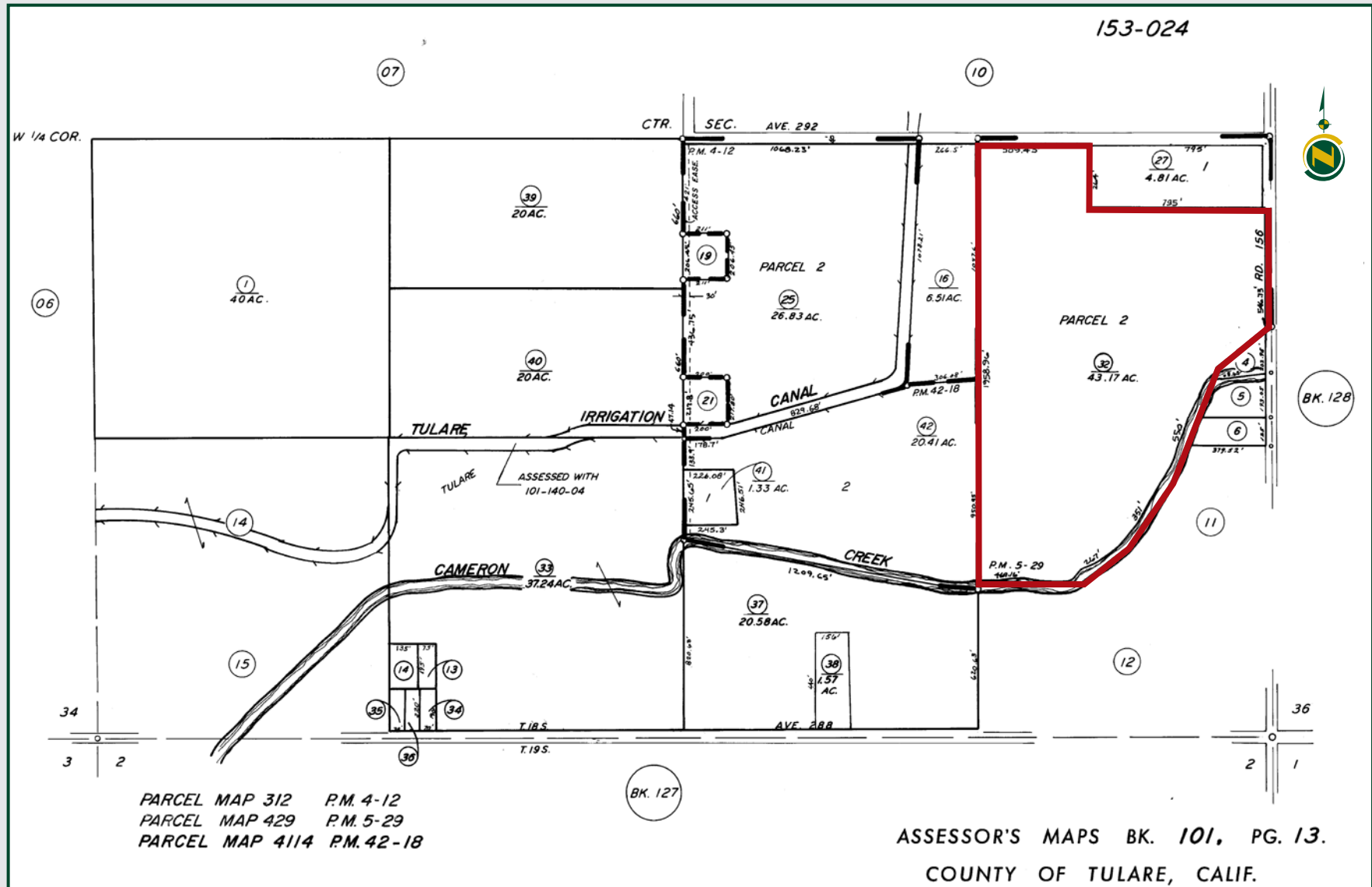
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	92.8%
122	Grangeville sandy loam, drained, 0 to 2 percent slopes	Grade 2 - Good	7.2%
Totals for Area of Interest			100.0%

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PARCEL MAP



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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.