



SCHUIL
AG REAL ESTATE



+/-155.24 Acres – Kiwis and Citrus – Visalia, CA

Rd 160, California, USA • 155.24 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

This property is located in north Visalia, on the southeast corner of Road 160 and Avenue 352.

SIZE :

+/-155.24 Assessed Acres

PLANTINGS :

This property is planted to +/-44.95 acres of Kiwis and +/- 44.11 acres of Citrus.

See 'Aerial Map' for details.

WATER:

Six (6) wells and pumps are located along the west side and middle of the property, along with one (1) filter station toward the center. The property receives water from the Ivanhoe Irrigation District.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL :

Tulare County APNs: 052-150-023 and 052-150-024

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS :

This citrus property is equipped with six (6) wind machines strategically placed throughout the orchard, providing essential frost protection.

PRICE:

\$6,000,000 (+/- \$38,649 per acre)

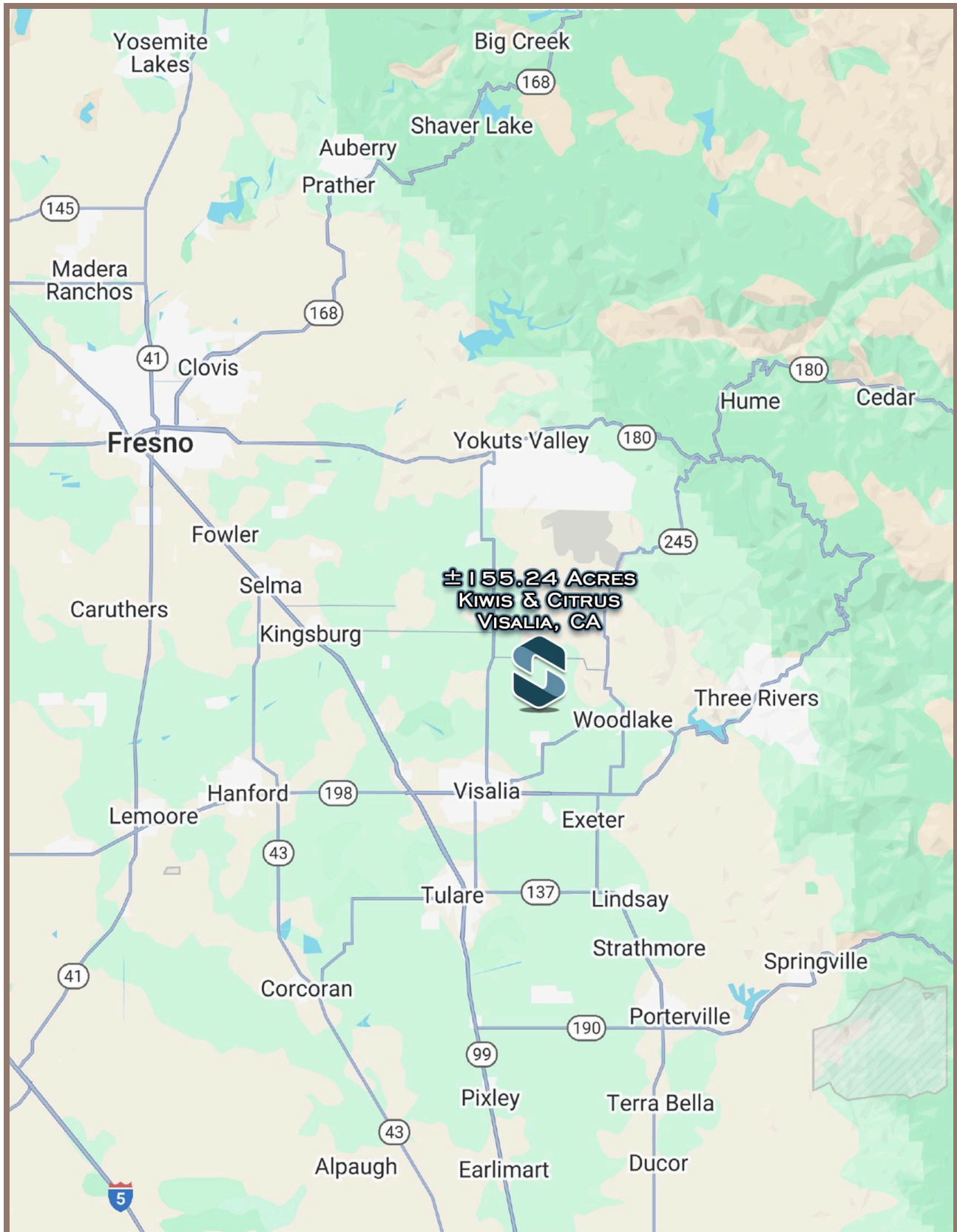
CONTACT:

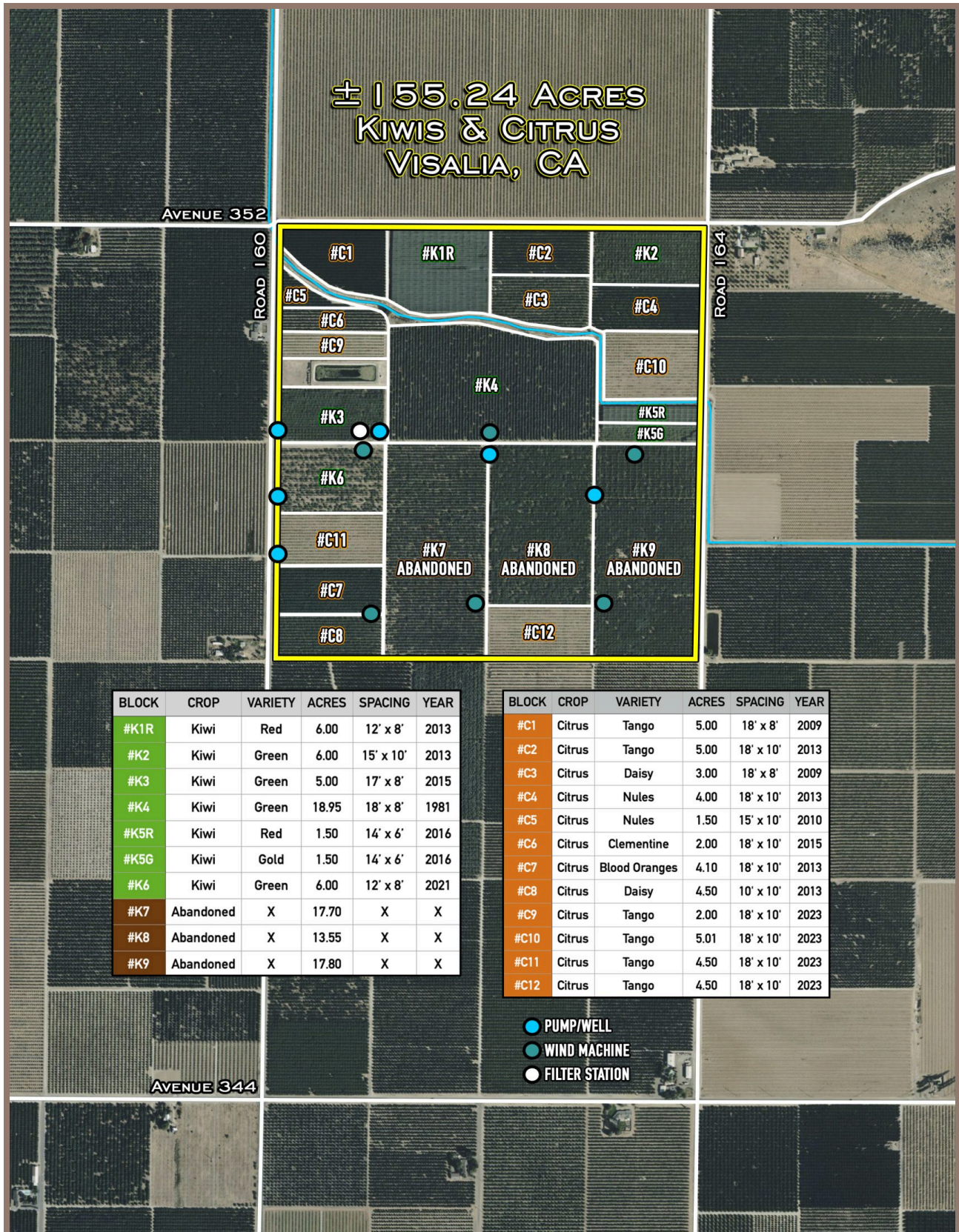
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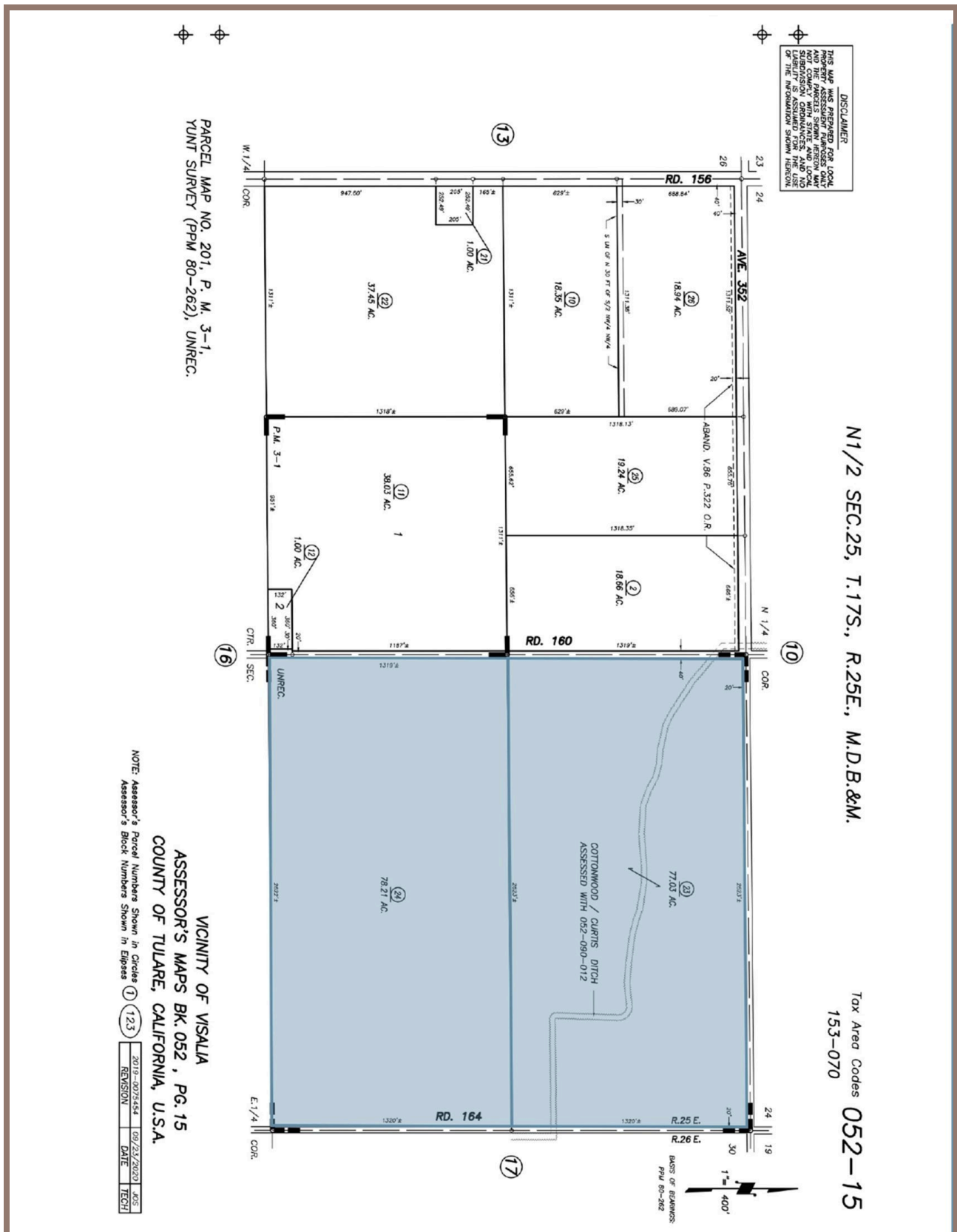
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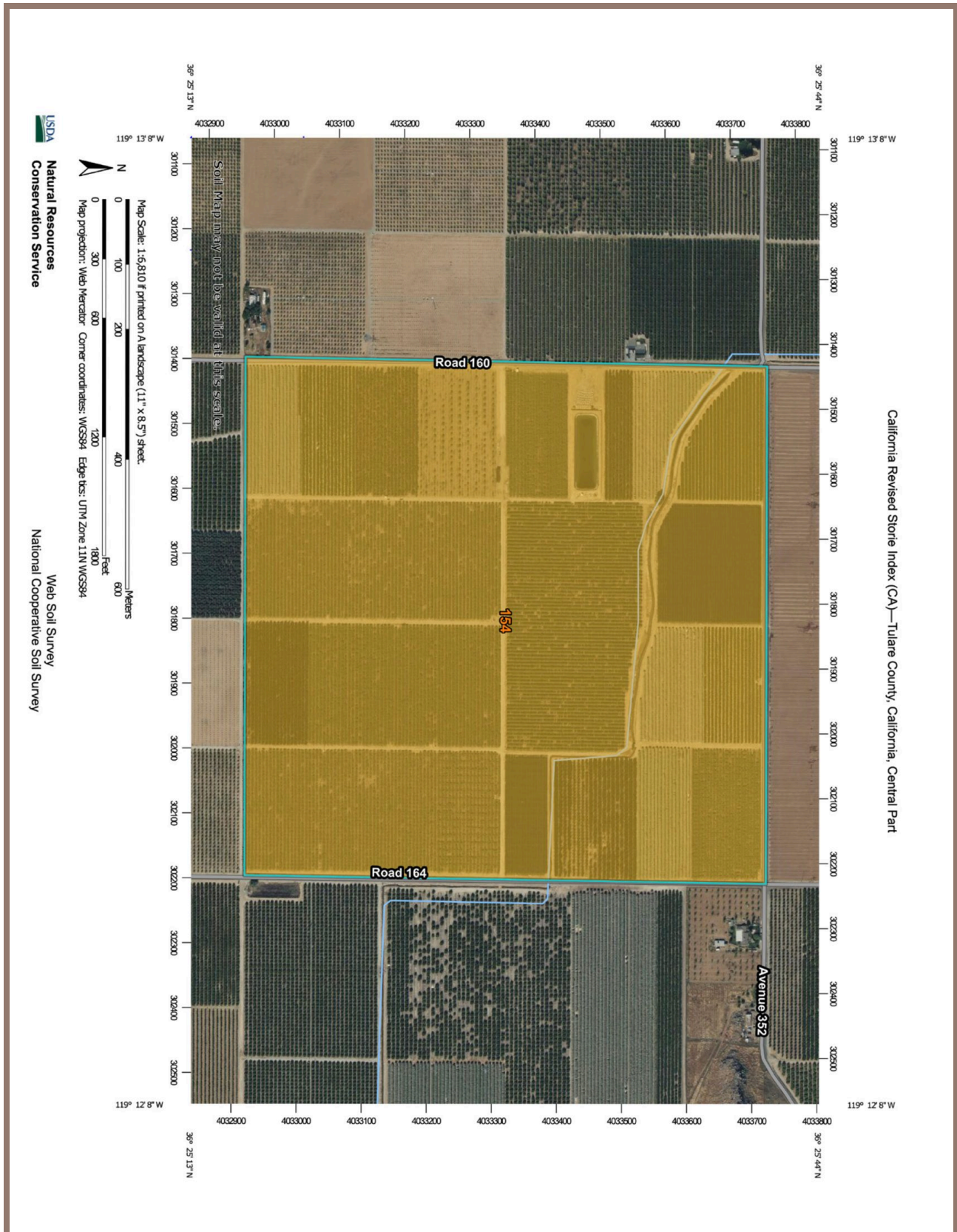




The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

5020 W Mineral King Avenue, Visalia, CA | 559-734-1700 | www.schuil.com





California Revised Storie Index (CA)—Tulare County, California, Central Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
154	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	San Joaquin (75%)	158.6	100.0%
Totals for Area of Interest				158.6	100.0%



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

