

# SOUTHWEST WALNUTS AND HOME

Tulare County, California

37.16± Acres

\$1,746,520

(\$47,000/Acre)

**PRICE REDUCED**



- Visalia Sphere of Influence
- Tier 3 City Growth Plan
- Young Chandler Walnuts
- Location, Location, Location



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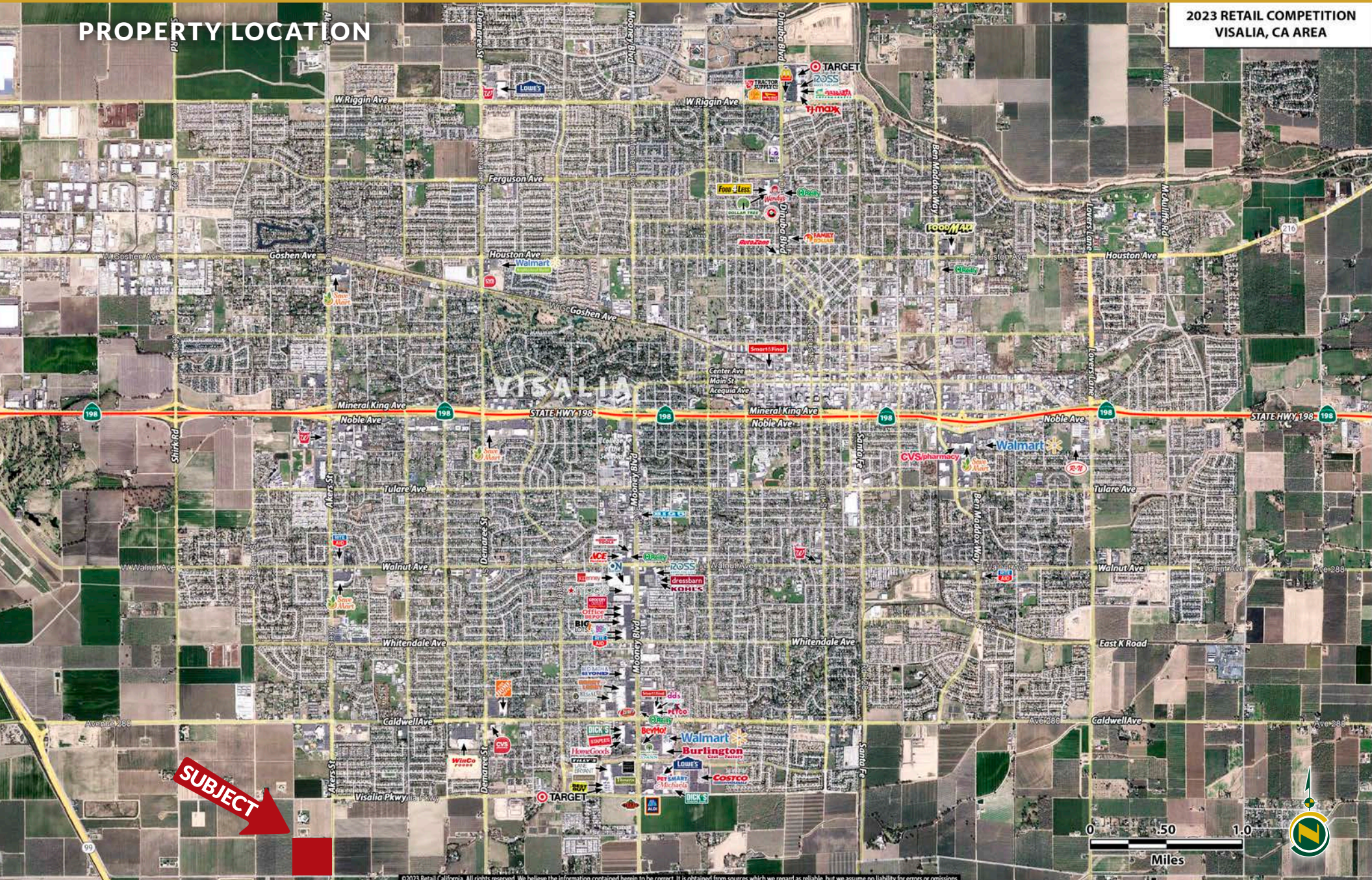
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37.16± Acres  
Tulare County, CA



## PROPERTY LOCATION

2023 RETAIL COMPETITION  
VISALIA, CA AREA



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## PROPERTY INFORMATION

### DESCRIPTION

Unique opportunity to purchase a well-maintained young Chandler Walnut orchard in the “Visalia Sphere of Influence” in Southwest Visalia. Located on the corner of “Akers” Street (Road 100) and Avenue 272. The property is in the “Tier 3”, Low density residential, Urban Development Boundary in “The City of Visalia!!!!” The buyer of this property could continue to farm the young income producing walnuts with Grade 1 soils and still have the benefits of future residential development. Included in the purchase is rental income from a charming 2 bedroom /1 bathroom home. Don’t miss out on this great opportunity!!!!

### LOCATION

Situated on the Northwest corner of Avenue 272 and Road 100 (Akers Street) southwest Visalia.

### LEGAL

Tulare County APN# 119-090-008-000

### ZONING

AE-40 (Agricultural Exclusive, 40 acre minimum).

### PLANTINGS

37± acre of 17± year-old Chandler variety walnuts on Hybrid Root Stock. Production records available on request.

### WATER

60 HP above ground electric pump, Kaweah Delta Water Conservation District, but doesn’t receive allocation, located in the “Great Kaweah” GSA.

### SOILS

Akers-Akers, Saline-sodic complex, 0 to 2% slope  
Nord Fine sandy loam, 0 to 2% slopes

### BUILDINGS

1,000 ± Square Ft home  
2 bed / 1 bath  
Small detached garage with a built-on dog kennel

### PRICE/TERMS

Asking price is \$1,746,520





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## PROPERTY OVERVIEW



60HP Pump & Well

S. Akers St (Rd 100)

Ave 272





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## SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
101	Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes	Grade 1 - Excellent	55.7%
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	44.3%
<b>Total</b>			100.0%







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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.**