

ROAD 148 WALNUTS AND HOME 38.00± Acres

Tulare County, California

\$1,395,000
(\$36,711±/Acre)



- Income Producing Trees
- Possible Rental Income
- Two Sources of Water
- Open Ground Ready to Plant



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

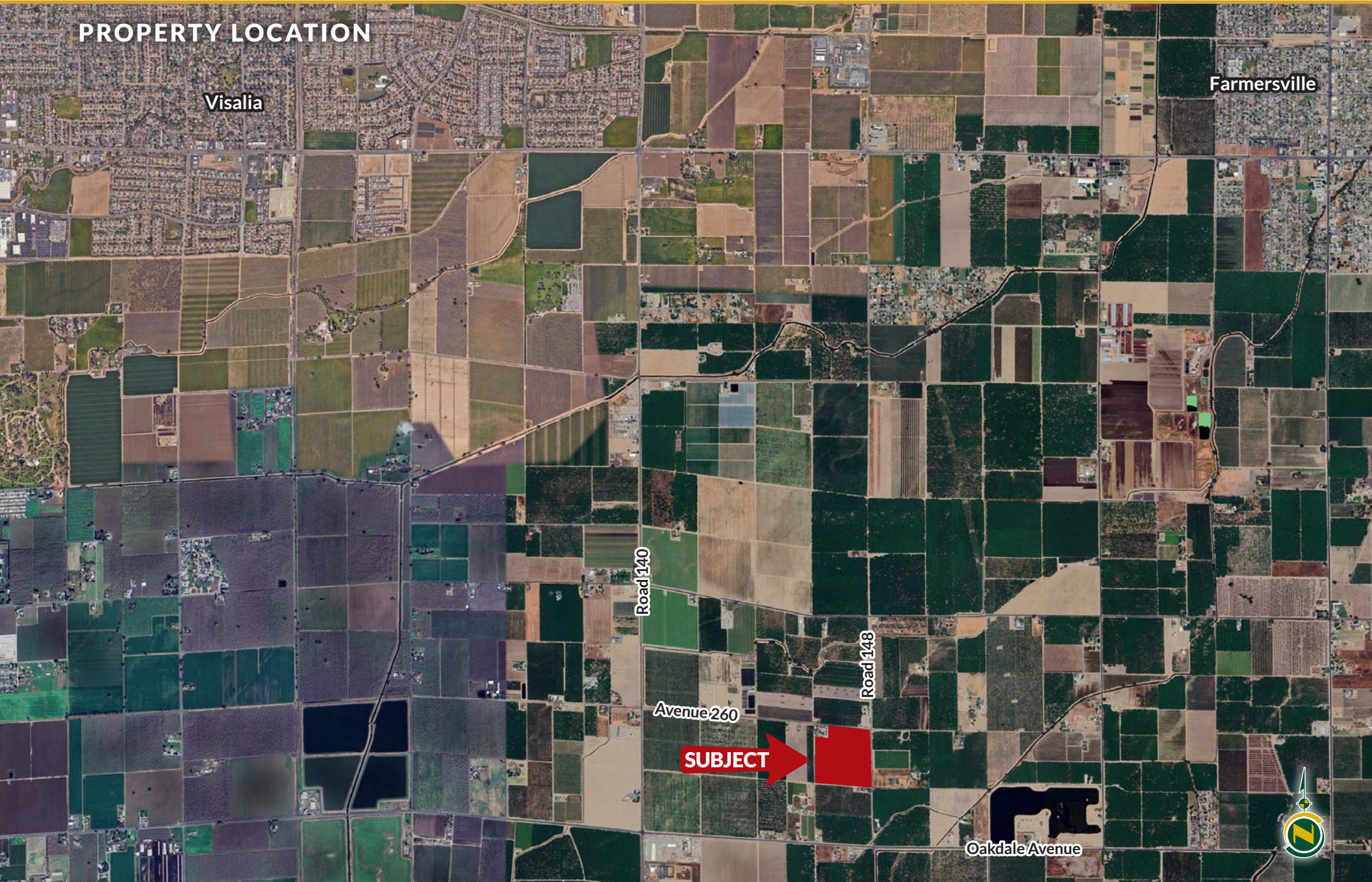


ROAD 148 WALNUTS AND HOME

38.00± Acres
Tulare County, CA



PROPERTY LOCATION



ROAD 148 WALNUTS AND HOME

38.00± Acres
Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

This property consisting of 38± acres is located about two miles southeast of the Visalia city limits. The parcel has a 3 bedroom/3 bathroom home of approximately 2,200± sq. ft. There are 11± acres of mature Tulare walnuts on Black root stock. The trees are irrigated from a newer 424± ft Ag well. There are two domestic wells that provide water to the house and yard.

The seller is providing 3 shares of Consolidated Peoples Ditch stock. The remaining ground is open and irrigated through PVC and concrete pipelines with valves at each row.

LOCATION

Property is located on the southwest corner of Avenue 260 and Road 148 approximately 2± miles southeast of Visalia. The address is 25851 Road 148, Visalia CA 93292.

LEGAL

Tulare County APN 152-020-006, 38.00± acres.

ZONING

Property is zoned AE-40.

WATER

The property has two water sources; There is one (1) Ag well drilled in 2021 at 424± ft and two (2) domestic wells. There are also 3 shares of Consolidated Peoples Ditch stock included. The trees are flood irrigated.

SOILS

Nord Fine Sandy loam, 0 to 2 percent slopes - Grade 1, Excellent.

PLANTINGS

11± acres of Tulare walnuts on Black rootstock.
25± acres of open ground.

BUILDINGS

The home is approximately 2,200± sq. ft. and was built around 1960, and consists of 3 bedrooms, 3 bathrooms, a large game room, 2 patios, a carport and a large outdoor storage shed.

PRICE/TERMS

\$1,395,000 (\$36,711± per acre) Seller will sell ditch stock separately. All cash or terms acceptable to Seller. The 2024 walnut crop is negotiable.



ROAD 148 WALNUTS AND HOME

38.00± Acres
Tulare County, CA



SOILS MAP



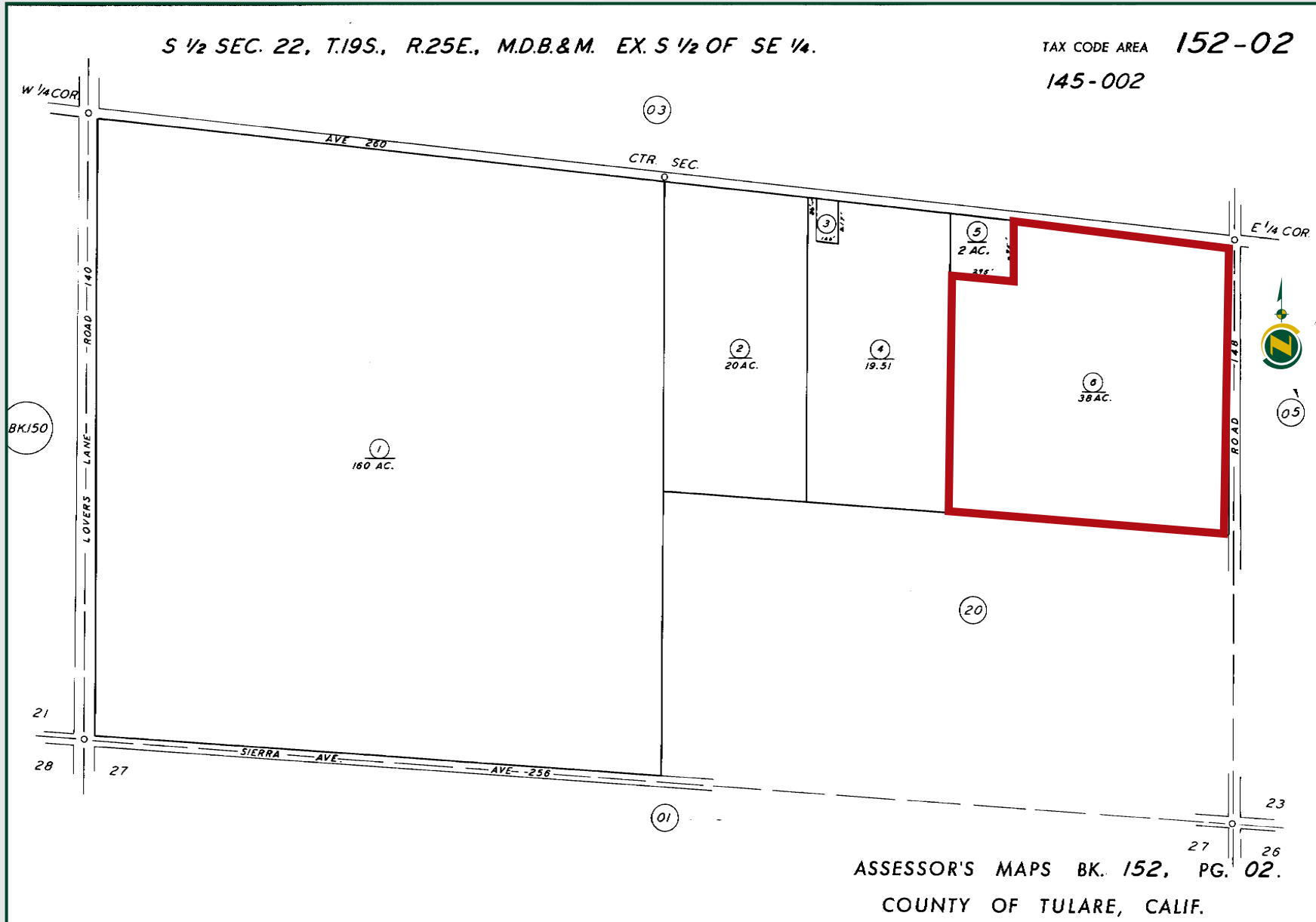
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	100.0%

ROAD 148 WALNUTS AND HOME

38.00± Acres
Tulare County, CA



PARCEL MAP



ROAD 148 WALNUTS AND HOME

38.00± Acres
Tulare County, CA

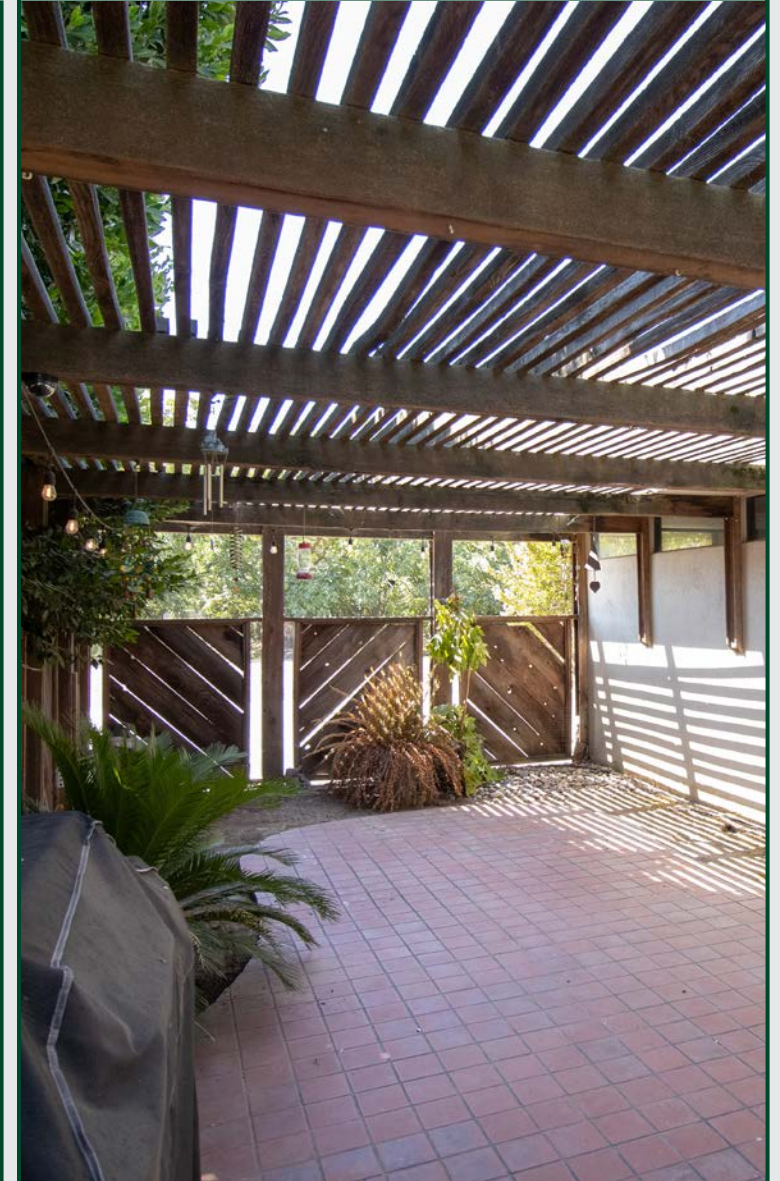


ROAD 148 WALNUTS AND HOME

38.00± Acres
Tulare County, CA



PROPERTY PHOTOS



ROAD 148 WALNUTS AND HOME

38.00± Acres
Tulare County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.