

FOR SALE
ROGERS RANCH- WALNUTS
111081 Ave 264, Visalia Ca. 93277



- **Address:** 111081 Ave 264, Visalia Ca. 93277
- **APN:** 149-030-026
- **Acres:** 29.22 Acres
- **Irrigation Well:** 40 hp – Well depth 240 ft. ± GPM 300
- **Domestic Well:** 5 hp – well depth 400 ft. ± Pump setting 200 ft. - 10" od casing
- **Sales Price:** \$ 1,000,000/ \$34,223 Per Acre
- **OWNER FINANCING:** Owner will finance half or little more at 4%.
- **Life Estate:** Tommie Joe Rogers will have a Life Estate on Home, Shops and Domestic well on the property for his personal use which will consists of the home and the two shops to the south if the home.
- **Yields:** 1.5 tons per acre / 3000 lbs ± Owner does not have the records will need to get weights from tenant.
- **Irrigation District:** Property receives water from the Tulare Irg. District. Gravity through a pipeline across Pedro Dairy field.
- **Property Corners:** Property has been surveyed and corners are marked.
- **Pipelines:** Property is fully pipelined with Pipeline & Valves are located on the east end of the fields.