



MANUEL ORTIZ REAL ESTATE

559-972-0909 | manuelortizjr.com | LIC# 01788064



**40± ACRES
WALNUTS**

40± ACRES
Walnuts

East of Tulare County Yard
Ave. 256, Tulare, CA

\$1,080,000

APN 152-010-019



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Property Details

- 40 + Acres of walnuts located $\frac{1}{2}$ mile east of Rd. 140 on Ave 256, north side of Ave 256.
- Property consists Walnuts Hartley, Payne's, Sunland's and Chandlers 10 +/- acres of each variety.
- All Class 1 Soils.
- 500 ft. well drilled in 2015 with 50 hp pump.
- Included with sale $\frac{1}{2}$ share of Farmers Ditch Stock delivered by a 10 hp ditch pump. Recently rebuilt.
- Property is flood irrigated by two pipelines down the center irrigating to the north & south with 8" valves, 20' valve spacing.
- Tree spacing 40' x 20'. 2019 crop available depending on price negotiated.
- Sellers are in the process of doing a lot line adjustment on part of the property to be paid by the seller and completed before the close of escrow.

Call Manuel Ortiz for more information: Ph. 559.972.0909

Disclaimer: The information in this document was obtained from reliable sources. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on this document. All acreages are approximate from aerial measurements.

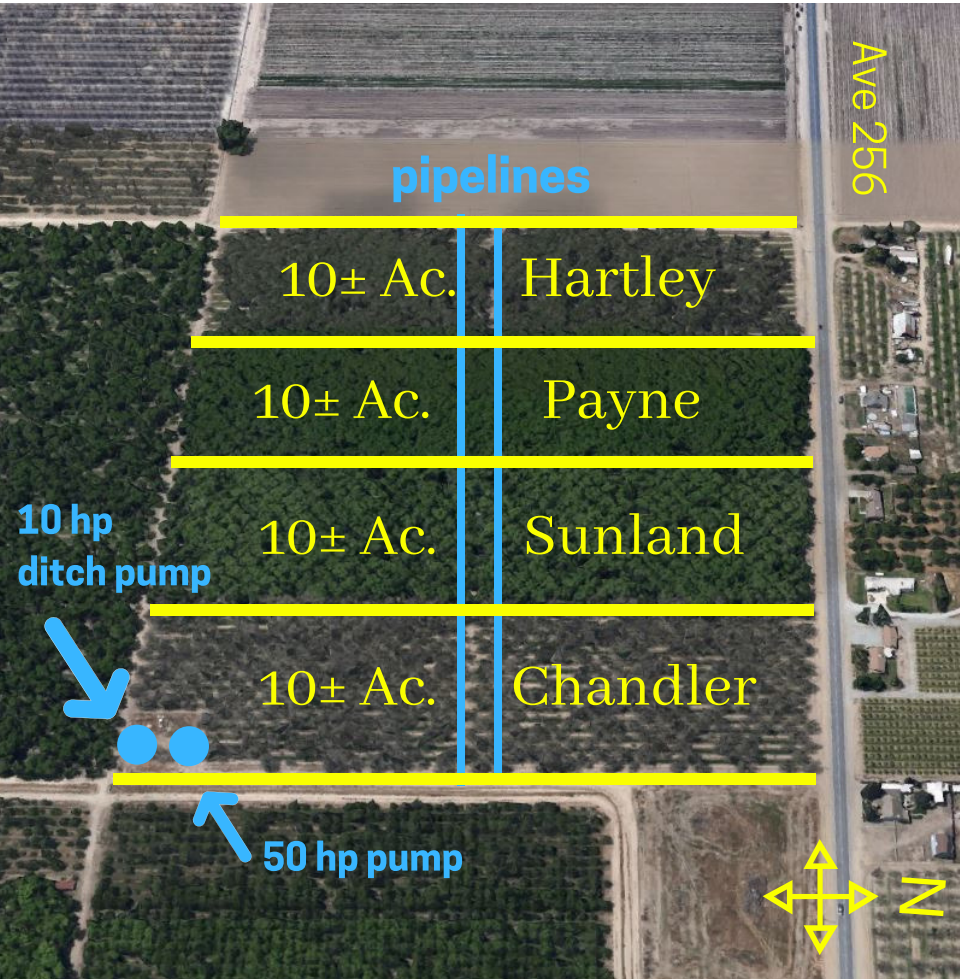
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Walnut Variety Map



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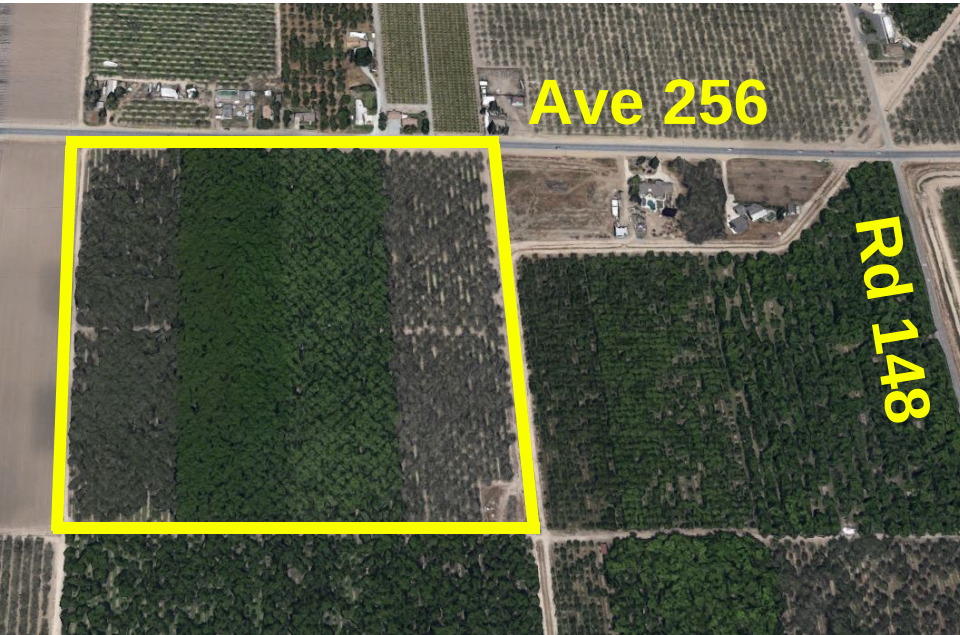
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Aerial Map



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Pumps

10 hp Pump



50 hp Pump



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