

FOR SALE

61.69 Acres

Older Walnuts

**Investor Opportunity Depreciation....
With Farmers Ditch Stock Shares**

Manuel Ortiz


Diversified Real Estate

Ph. 559.972.0909



61.69 Acres
Older Walnuts
Farmers Ditch Stock Shares
2 Parcels - 43.36 Ac. & 18.33 Ac.

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LIST PRICE: \$ 1,48,860.00 / \$ 24,000 Per Acre

This is an old family farm, the walnuts trees are at the end of their prime producing term. Property has 1 home on the property which is a 3/2 and some older buildings. Soil types are all class 1 soils. 1 1/2 shares of Farmers Ditch shares are included with the purchase of this property. This would be a great property for and investor or developer with depreciation opportunities. Replant and layout this ranch with your choose of crop and irrigation setup.

Property receives water from Farmers Ditch canal which is gravity feed. There is also a 20 hp submersible pump for irrigation and a 1 1/2 hp submersible for the home, both the canal and pump water also service the 18.33 acres located on the south side of Ave 256 by a pipeline under Ave 256.

This will be a ranch that will grow walnuts, almonds, pistachios and many more crops with class 1 soil, great water and climate conditions. Call to day for Information Manuel Ortiz 559.972.0909.

APN: 152-050-009 (43.36 ac) & 152-160-009 (18.33 ac) Total acres 61.69

Field Location: 43.36 Ac. Located on the N/W corner of Ave 256 & Rd 156. (25715 Rd. 156, Visalia Ca. 93292)
18.33 Ac. Located on the S/W corner of Ave 256 & Rd. 156.

Field Type: Walnuts - Chandlers, Hartley's, Seer's, Frankquettes

Farmers Ditch Stock: 1 1/2 Shares are included with the sale. Ditch water is serviced by gravity.

Well Depth: 290 ft. **Pumps:** Two submersible pumps in the one well

Irrigation pump - 20 Hp Submersible pump. **Domestic** 1 1/2 hp submersible.

Irrigation District: Farmers Ditch Company

Pipeline: Property has pipeline on the east end of the ranch 10" valves with some larger valves for flooding.

Soils: Soil Maps & Reports on pages 7-10

Terms: Cash or 1031 Exchange

Directions: Home & 43.36 acres address 25715 Rd. 156, Visalia Ca. 93292, the 18.33 ac is across Ave 256 to the south. From Lovers Lane (Rd. 140) head east on Ave 256 to Rd.156, properties on the N/W & S/W corners of Ave 256 & Rd. 156.

* Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided. All map lines are only estimate. Your advised to have corners marked by a licensed surveyor.

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**61.69 Acres
Older Walnuts
2 Parcels**

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W- Farmers Ditch Stock Shares**



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**41.64 Acres
Walnuts
S/E of Visalia and N/E of Tulare
Ave 256 & Rd. 156**

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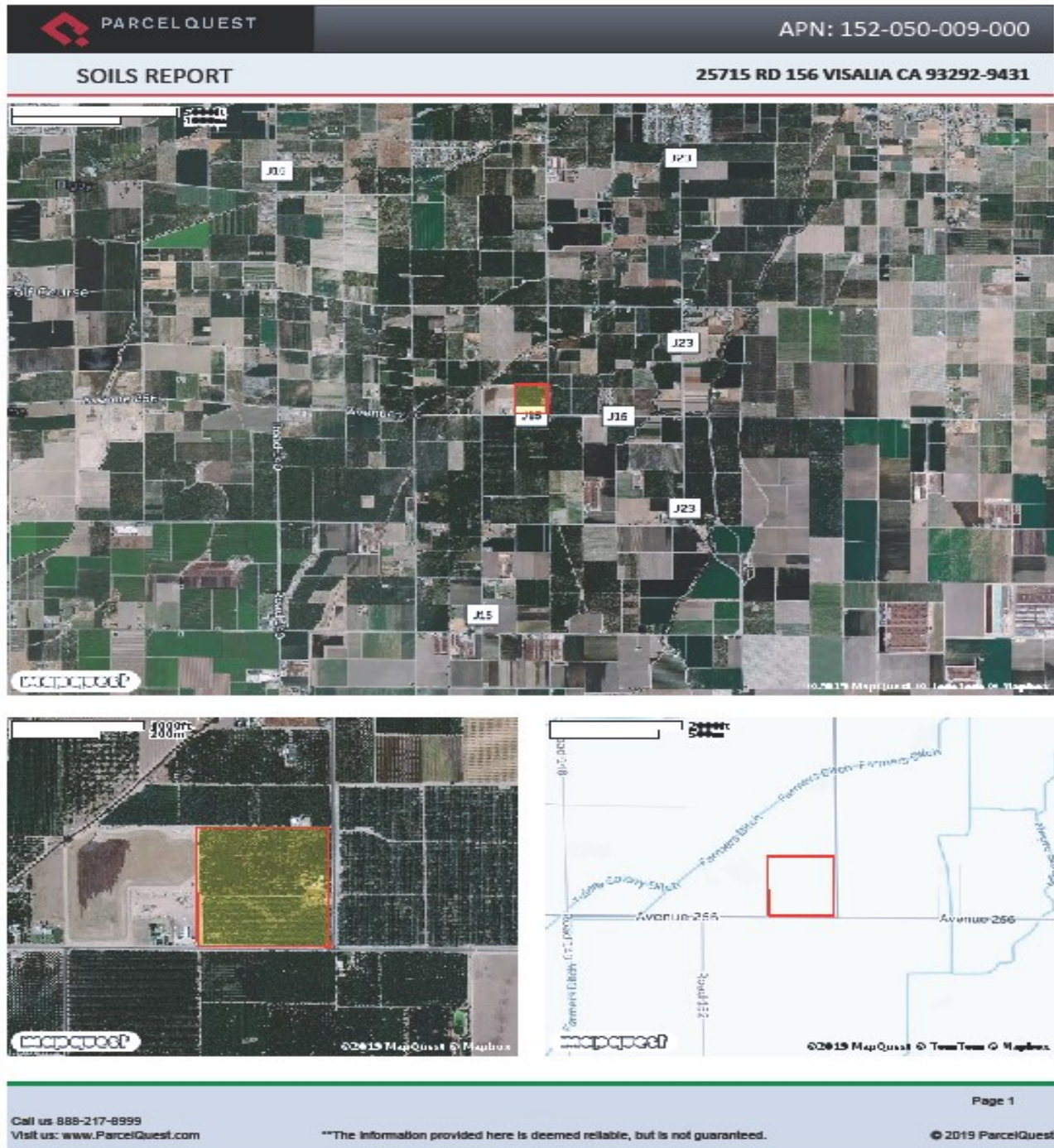


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SOIL MAP 43.36 Acres


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43.36 Ac. Soil Types

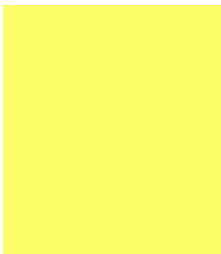
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Soils Report 25715 Rd. 156, Visalia Ca. 93292-9431

USDA Soils Legend

SYMBOL



100 % - 0130 Nord fine sandy loam, 0 to 2 percent slopes

Slope Grade 1

Irr.cap Class 1

Non-Irrs Cap. Class 4

Stories Index 95

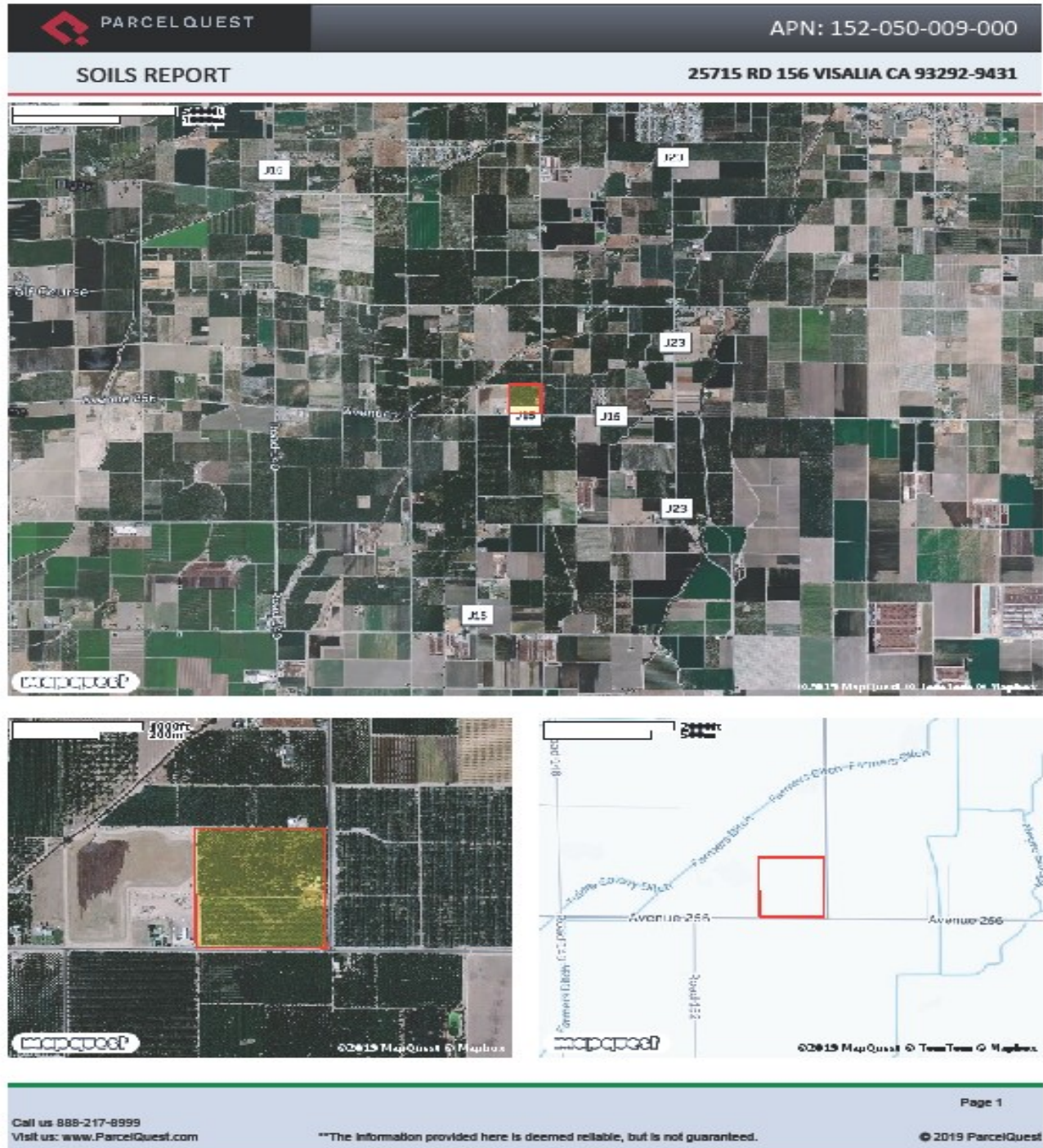
Acres: 42.3254

Total Acres: 42.354

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SOIL MAP 18.33 Acres

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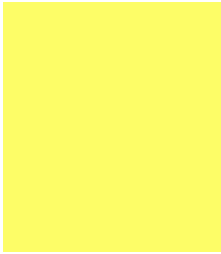
18.83 Ac. Soil Types

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Soils Report APN 152-160-009

USDA Soils Legend

SYMBOL



100 % - 0130 Nord fine sandy loam, 0 to 2 percent slopes

Slope Grade 1

Irr.cap Class 1

Non-Irrs Cap. Class 4

Stories Index 95

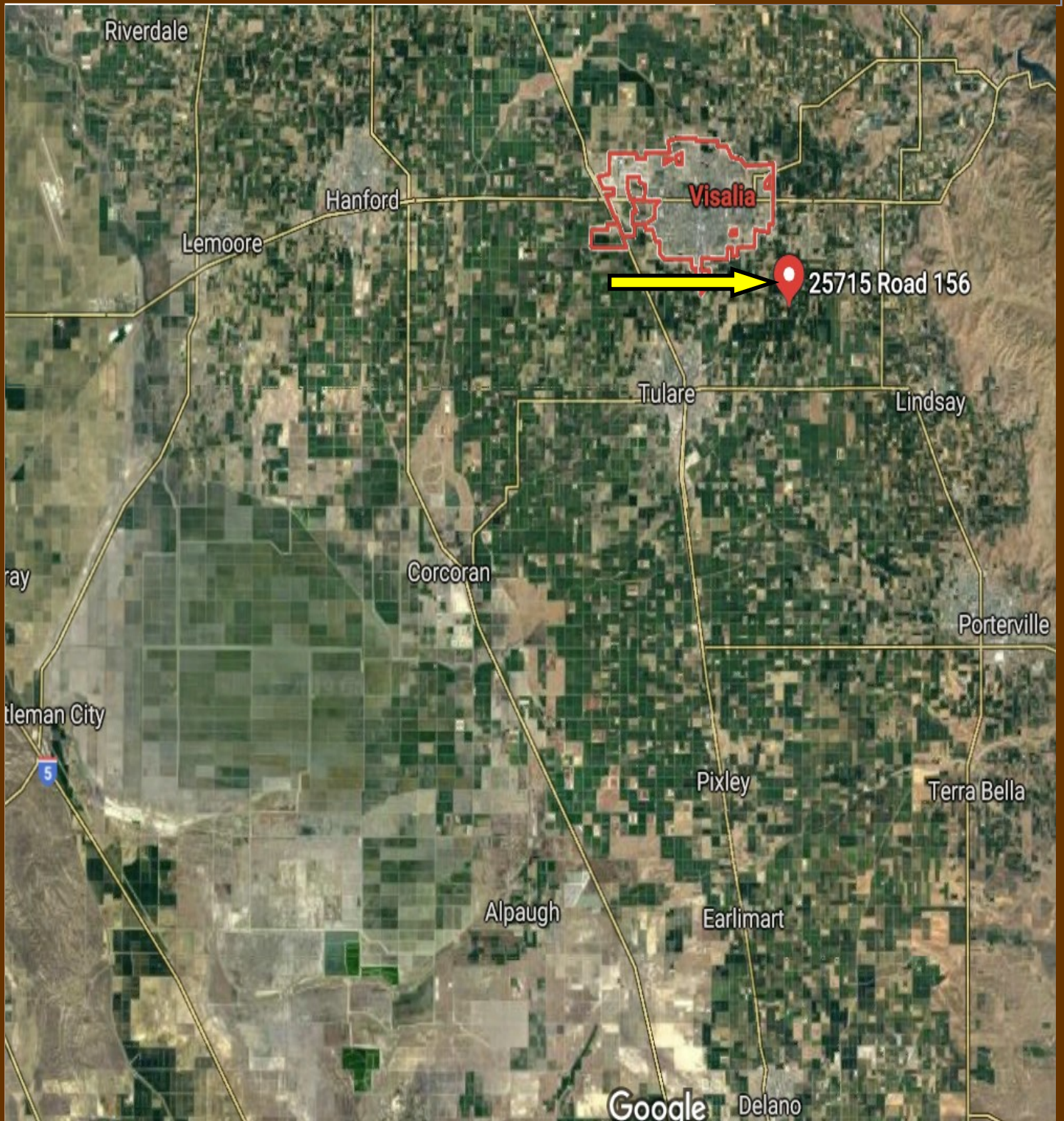
Acres: 18.74

Total Acres: 18.74

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PROPERTY LOCATION

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